SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0446/01 Received: 10-APR-01 Type:OUTLINE

Name: Ms Louise Shaw
Willow Lodge
Roman Bank
Saracens Head
Spalding Lincs PE12 8AS

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Single bungalow and garage

Location : Rear of Willow Lodge Roman Bank
Saracens Head Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposal constitutes backland development, consisting of one dwelling immediately behind another. The site is in close proximity to existing residential development and shares the same access as 'Willow Lodge'. Consequently, the proposal, if permitted, would adversely affect the existing residential aminity of neighbouring properties in terms of lack of privacy and disturbance created by vehicles using the driveway. As such, it is considered to be contrary to South Holland District Local Plan Policy E1. This policy indicates that new development should maintain the amenity of neighbouring residents.

The determined plans are:-
Dwg no. SD01-016/1 received on 10 Apr 01.

Director of Housing and Planning Services
05 JUN 2001

H23/0446/01

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

SALLY WALTHAM
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Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act etc

DRAFT REFUSAL

Reference H23/0446/01 Received: 10-APR-01 Type: OUTLINE

Name: Ms Louise Shaw
Willow Lodge
Roman Bank
Saracens Head
Spalding Lincs PE12 8AS

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs PE12 7AP

Description: Single bungalow and garage

Location : Rear of Willow Lodge Roman Bank
Saracens Head Spalding

South Holland District Council hereby give notice that permission has been refused etc for the following reasons:

1 The proposal constitutes backland development, consisting of one dwelling immediately behind another. The site is in close proximity to existing residential development and shares the same access as 'Willow Lodge'. Consequently, the proposal, if permitted, would adversely affect the existing residential aminity of neighbouring properties in terms of lack of privacy and disturbance created by vehicles using the driveway. As such, it is considered to be contrary to South Holland District Local Plan Policy E1. This policy indicates that new development should maintain the amenity of neighbouring residents.

The determined plans are:-
Dwg no. SD01-016/1 received on 10 Apr 01.

Director of Housing and Planning Services
05 JUN 2001

H23/0446/01

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

APPLICATION NO: N25/0144/85 / Y **DATE** RECEIVED: 12/02/85

APPLICANT: M B Bunn
Willow Lodge
Woods Corner
Saracens Head
SPALDING, Lincs

AGENT: G R Merchant
4 Chapel Gardens
Whaplode
Nr SPALDING
Lincs

TYPE: Full **GRID REF:** 534090 327110

DESCRIPTION: Extension of garage to form post office and general store

LOCATION: Willow Lodge, Woods Corner, Saracens Head

The South Holland District Council hereby give **notice** that **permission has been granted** for the carrying out of the **development** in accordance with the **application** and plans submitted, subject to the **following** condition(s):

1 **The** development must be begun not later **than** the expiration of five **years** beginning with the date of this **permission.**

Reason: As required by Section 41 of the Town and Country Planning Act 1971.

2 **Before** the vehicular access is commenced **to** be used the access and **turning** facility shall be provided on site **in** accordance with the **amended** plan dated 21st May, 1985.

Reason: To ensure the provision of **adequate** facilities for safe **ingress** and egress of vehicles calling at **the site** in the interests of **road** safety.

3 **The** approved scheme of landscaping and/or **screening** shall be carried **out in** its entirety within a period of two **years** beginning with the **date** on which development of the land is **commenced**, or within such **longer** period as may be agreed in writing **with** the Local Planning **Authority**. The trees, shrubs or bushes shall **be** adequately maintained **by the** owner(s) of the land on which they **are situated** for a period of **ten years** beginning with the date of **completion** of the scheme, and all **losses** shall be made good during that period.

Reason: In the interests of visual amenity **and** to ensure that the **approved** scheme is implemented satisfactorily.

Cont/

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 61161

H23/0144/85

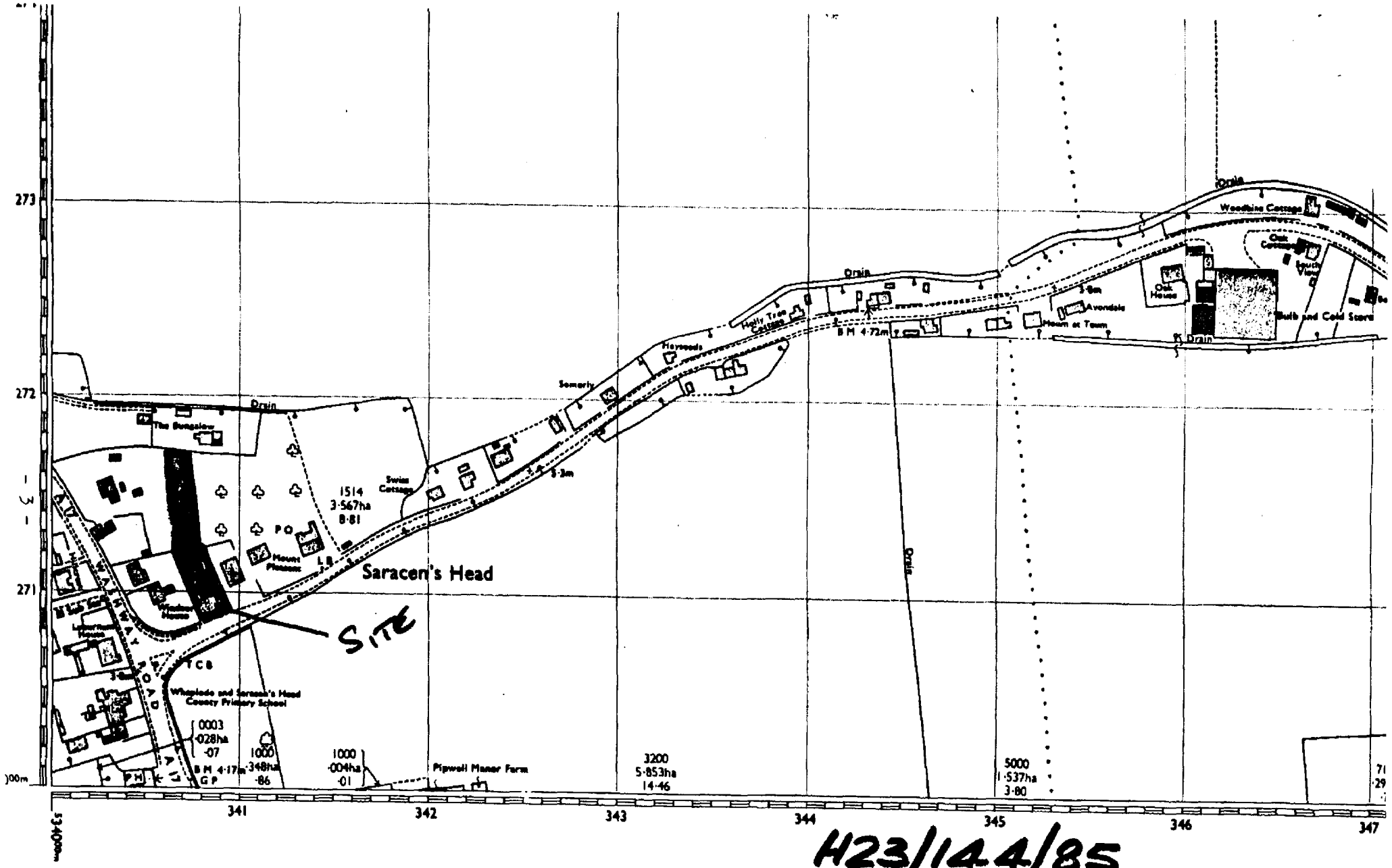
NOTE TO APPLICANT

This permission is granted in accordance with the application submitted as revised by the amended drawings received by the Local Planning Authority on 21st May, 1985.

NOTE: Your attention is drawn to the need to comply with the provisions of Section 4,7,8 and 8(a) of the Chronically Sick and Disabled Persons Act 1970, where appropriate, and to the British Standard Code of Practice BS 5810:1979. Any amendments to the approved scheme because of these requirements may need either an amendment to this permission or a further planning application.

B Smith.

District Planning Officer
31st May, 1985



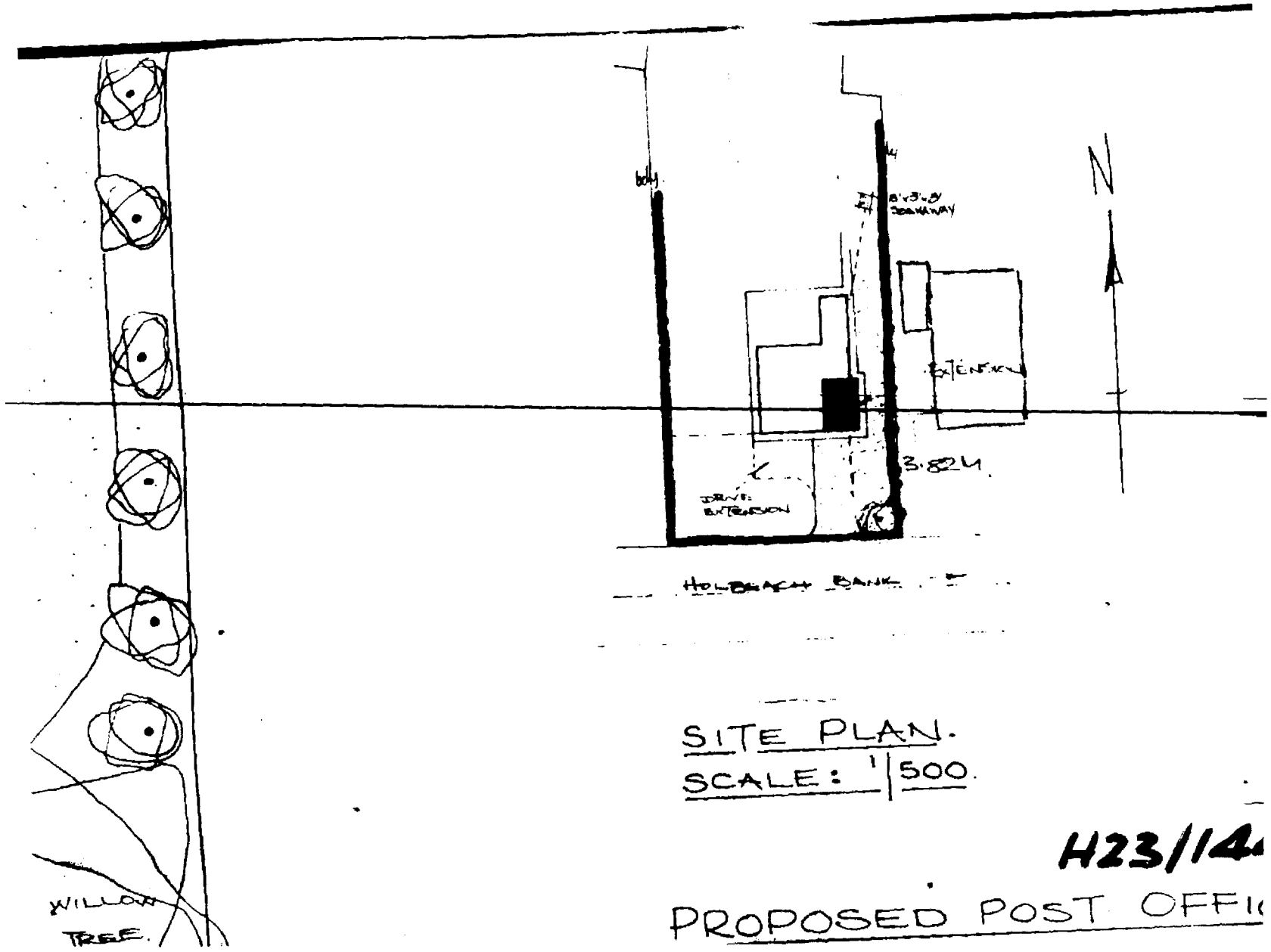
- 3 -

H23/144/85

Made and published by the Director General of the Ordnance Survey, Southampton.

COMPILATION DATA

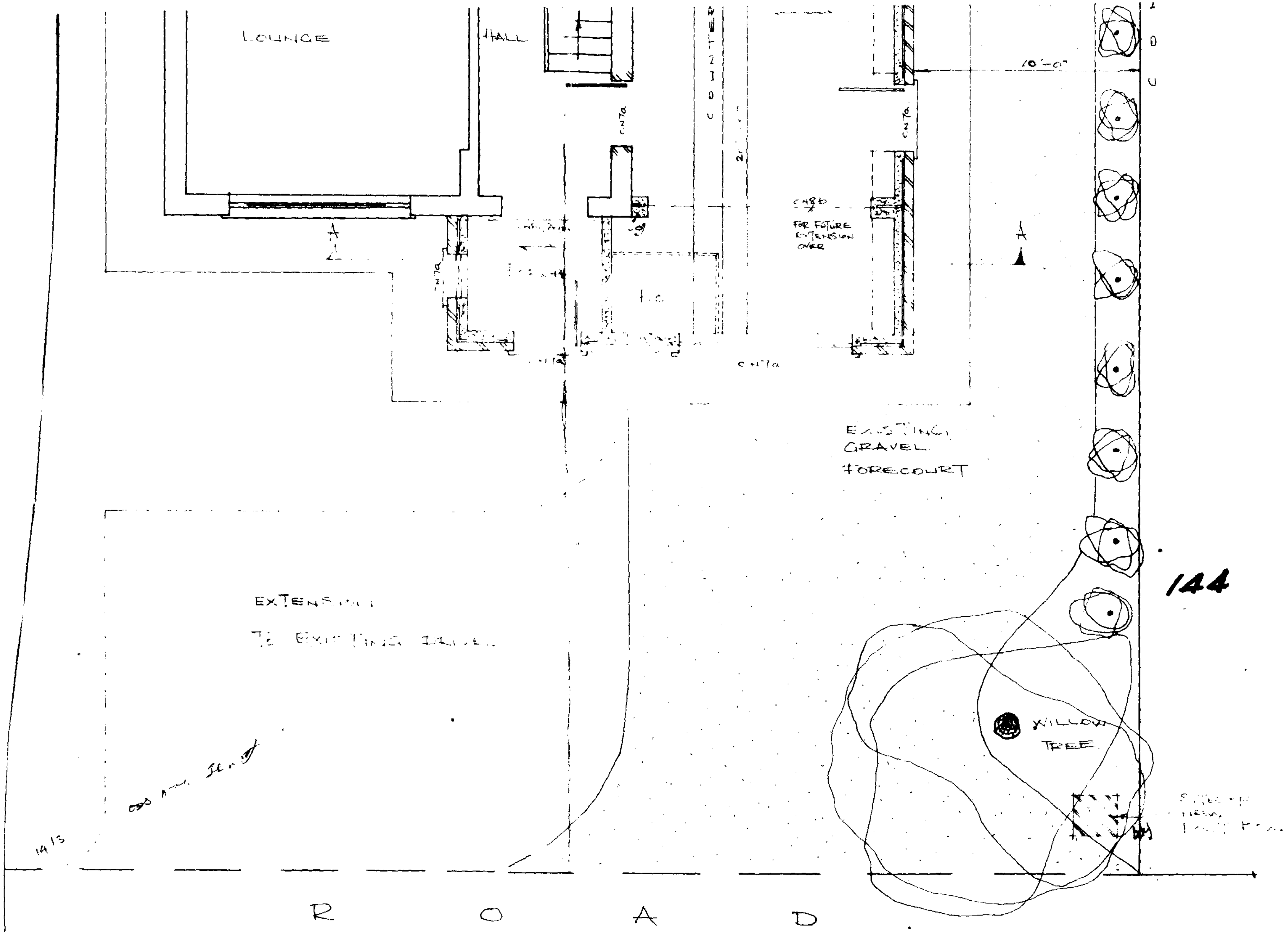
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Acres 0 1 2 3 4 5 6 7
Metres 30 20 10 0 20 40 60 80 100 120 140 160 180 200 220 240
Feet 100 50 0 100 200 300 400 500



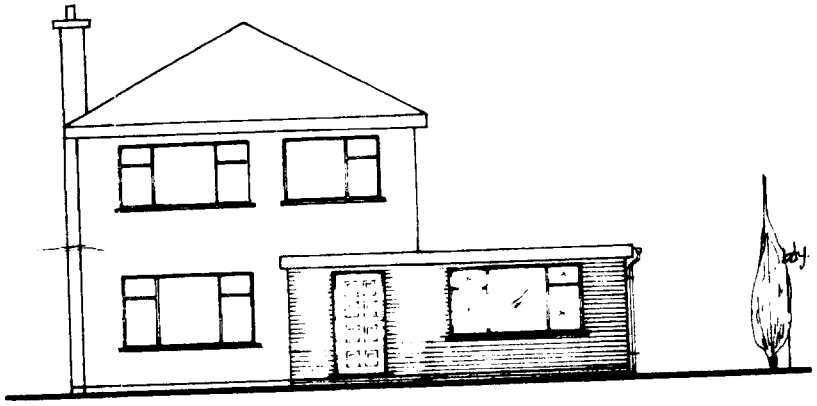
SITE PLAN.
SCALE: 1/500.

H23/14

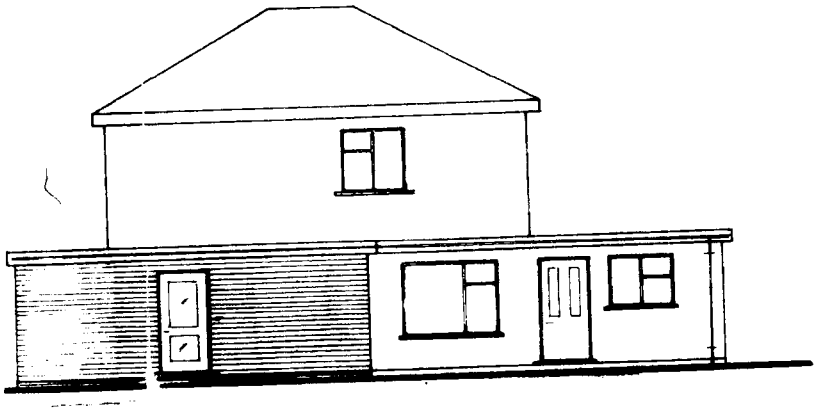
PROPOSED POST OFFI



PLAN.
SCALE: 4 FEET TO 1 INCH.

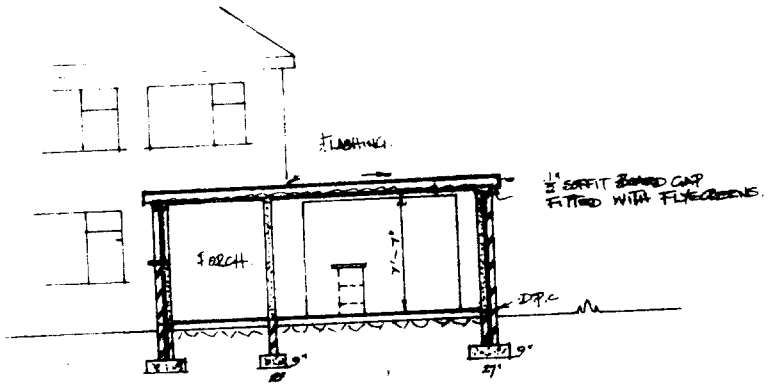


FRONT.

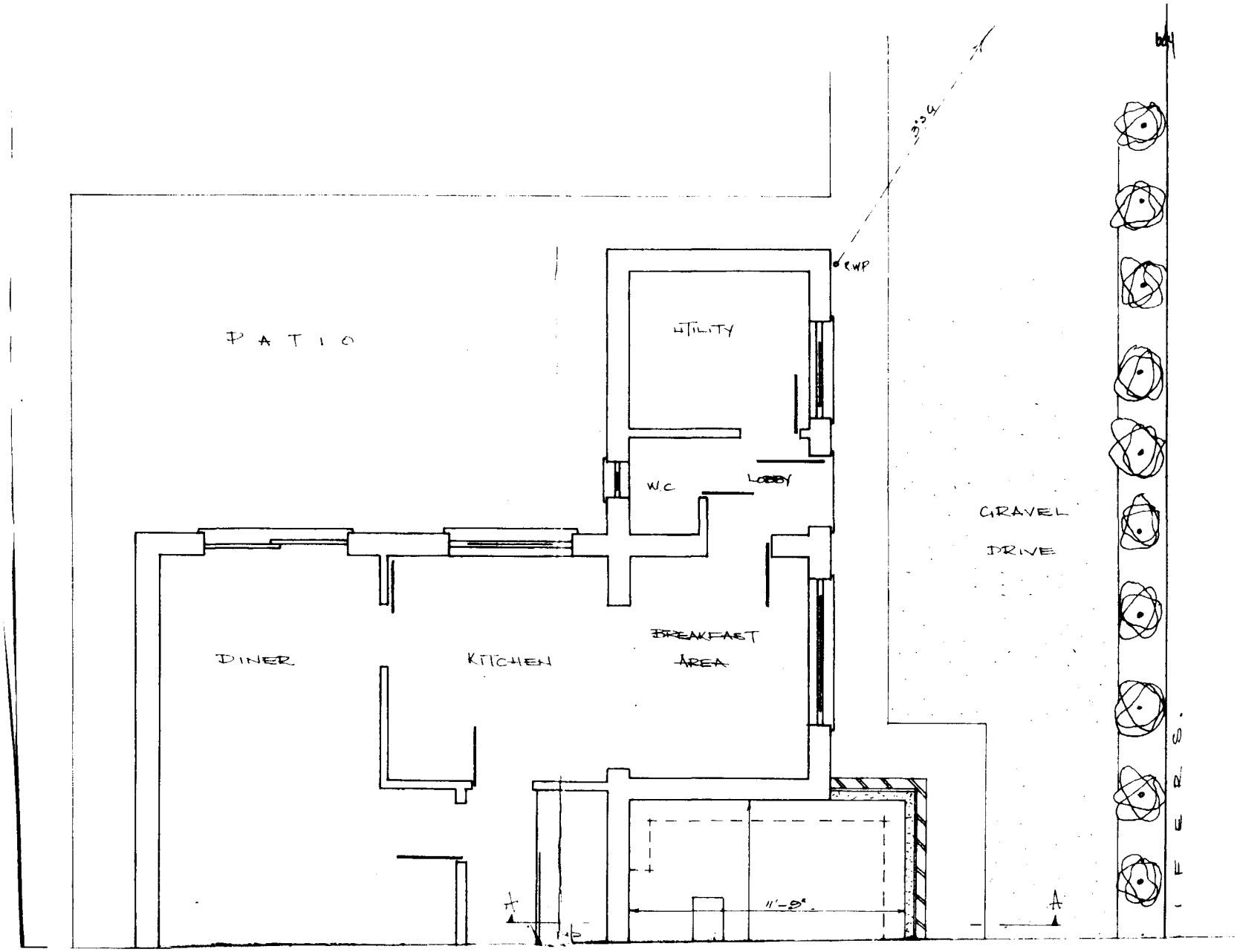


SIDE.

SCALE: 8 FEET TO 1 INCH.



SECTION AA.


PATIO
UTILITY
W.C
LOBBY
RWP
GRAVEL
DRIVE
DINER
KITCHEN
BREAKFAST
AREA
11'-8"
A
A