



G.R. MERCHANT LTD

Architectural & Planning Consultants

4 Wrights Mews • 12A Park Road • Holbeach

Spalding • Lincolnshire • PE12 7EE

Telephone: 01406 490800

e-mail: gr.merchant@btconnect.com

www.grmerchantltd.co.uk

Ref: 2980-16

RESIDENTIAL DEVELOPMENT

REAR OF "TWEEN-US"

17 COBGATE

WHAPLODE

SPALDING

LINCS

PE12 6TD

SINGLE BUILDING PLOT

FOR

MR & MRS R FENWICK



PLANNING, DESIGN & ACCESS STATEMENT

VAT No. 552 6200 69

Registered in England No: 5667107

Registered Address: Bank House, Broad Street, Spalding, PE11 1TB

**RESIDENTIAL DEVELOPMENT
REAR OF "TWEEN-US"
17 COBGATE
WHAPLODE
SPALDING
LINCS
PE12 6TD**

The application is to acquire Town and Country Planning Permission (OUTLINE) for a single building plot to the rear of "Tween-Us", 17 Cobgate, Whaplode for the benefit of Mr & Mrs R Fenwick.

The application site is located within the established residential area of Whaplode village and occupies an area of 0.063 hectares, including access off Cobgate. The Cobgate frontage is a street scene of private bungalows and houses with a large house, 17a Cobgate, to the rear, accessed off a private drive to the West of the application site, built circa 15 years ago.

The building area for the proposed development amounts to 485m² (0.0485 hectares) and is currently a large rear garden (lawn) of the host property and is bounded by a 2 metre high wall to the South and West and a 1.8 metre high, close boarded fence to the East.

The indicative proposal is for a two bedroom bungalow with detached single garage, access to the rear garden development will be created by demolishing the existing attached garage to "Tween-Us" and utilising the existing access off Cobgate. A detached single garage to be built to the West of the sites frontage. The access provided will be a minimum of 3 metres wide and to be hard-surfaced (tarmac/block paving).

The proposal is in accordance with section 6 of the National Planning Policy Framework – March 2012 (NPPF) and policies HS6, SG14, SG16 and SG17 of the South Holland Local Plan 2006, although there may be some conflict with Policy HS6 – backland development a precedent has been established with the construction of 17a Cobgate to the rear.

The building area of the application is 485m², an application which was recently approved under reference H23-0163-16 off Cobgate Close, approximately 40 metres to the West amounted to approximately 265m² (see plan 2980-16-01 and appendix).

The following part of this statement is as suggested by "The Commission for Architecture and the Built Environment" (CABE).

USE

The current use of the application site is a large rear garden to "Tween-Us", 17 Cobgate, Whaplode, the proposal is to retain a 10 metre rear garden/patio area and indicatively erect a single storey two bedroom property.

AMOUNT

A single storey property is indicatively proposed to avoid any issues associated with overlooking.

LAYOUT

The indicative proposal is for a single storey two bedroom bungalow with detached single garage, the final layout to be determined at Reserved Matters stage.

SCALE

The final design, scale and layout to be determined by condition at Reserved Matters stage.

LANDSCAING & BOUNDARY TREATMENT

The existing rear garden is bounded by a 2 metre high wall on the South and West and a 1.8 metre high close boarded fence to the East, these are to be retained. A 1.8 metre high close boarded fence to be erected to the rear of the host property and access. A modicum of landscaping and tree planting to be provided subject to approval at Reserved Matters stage. A TPO tree in the South/East corner of the site is to be retained and protected.

APPEARANCE

Architectural appearance of the single storey dwelling to be determined by condition at Reserved Matters stage.

ACCESS

Access to the rear garden development will be facilitated by demolishing the "Tween-Us" attached garage and utilising the existing Eastern access off Cobgate.

FLOOD RISK

As the site is outside of Flood Zones 2 and 3 of the Environment Agency Flood Maps there should be no requirement for a Flood Risk Assessment.

APPLICATION PLANS

2980-16-01	Location & Site Layout Plans
2980-16-02	Indicative Two Bedroom Bungalow & Detached Garage

G R Merchant
July 2016

APPENDIX

LOCATION PLAN 1/2500

'GOOGLE' PLANS

PHOTOGRAPHS

PLANNING PERMISSION H23-0163-16
REAR OF FEN WILLOW, 23 COBGATE, WHAPLODE – OFF COBGATE CLOSE
ERECTION OF TWO-STOREY DETACHED DWELLING

ENVIRONMENT AGENCY FLOOD MAP

LOCATION PLAN 1/2500



'GOOGLE' PLANS



Google earth

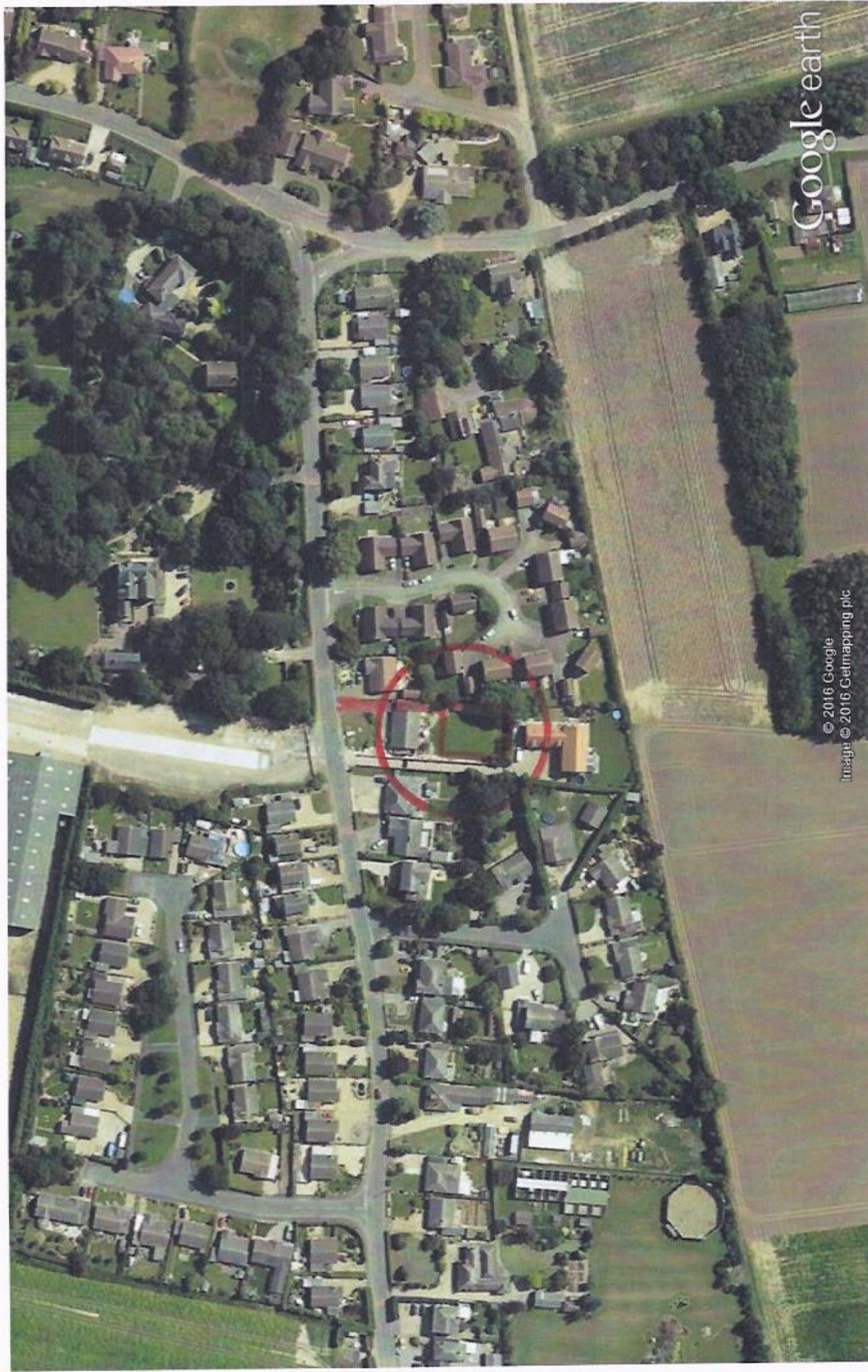
© 2015 Google
Image © 2013 Getmapping plc

Google earth

feet
km

3000
1





Google earth

© 2016 Google
Image © 2016 Getmapping plc

Google earth

feet
meters

1000
300





Google earth

© 2016 Google
Image © 2016 Getmapping plc

Google earth

feet
meters

100

600



PHOTOGRAPHS













PLANNING PERMISSION H23-0163-16
REAR OF FEN WILLOW, 23 COBGATE, WHAPLODE – OFF COBGATE CLOSE
ERECTION OF TWO-STOREY DETACHED DWELLING

Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

TOWN AND COUNTRY PLANNING ACT 1990 OUTLINE

Reference: H23-0163-16 **Date of Decision:** 11th April 2016
Applicant: Mr R Harman
Fen Willow
23 Cobgate
Whaplode
Spalding Lincs
PE12 6TD
Location: Fen Willow 23 Cobgate Whaplode Spalding
Description: Erection of two-storey detached dwelling - resubmission of H23-1117-15

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

- 1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
2673/01A & 2673/02A (layout indicative only).

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:

- i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;
- ii) the landscaping of the site and details of post-planting maintenance;
- iii) details of boundary treatment;
- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan, 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 Before the access is brought into use the existing hedge/fence shall be lowered to a height not exceeding 1 metre above the edge of the adjacent carriageway and thereafter shall be kept free of obstacles exceeding 1 metre in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site.

This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise, and subsequently determining to grant planning permission.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:

This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk



Site Location Plan
1 : 1250

Contractors are responsible for checking all dimensions on site prior to work commencing. Due to status of the structure being removed, measured or otherwise, it is recommended that the notes / specifications of existing materials are subject to confirmation of site where it is feasible to measure the relevant areas of construction. All measured dimensions are given in good faith and for pricing purposes only. It is the responsibility of the contractor to check their accuracy before ordering any materials. Remway Design accepts no responsibility for the necessity of these material schedules.

A3



ENVIRONMENT AGENCY FLOOD MAP

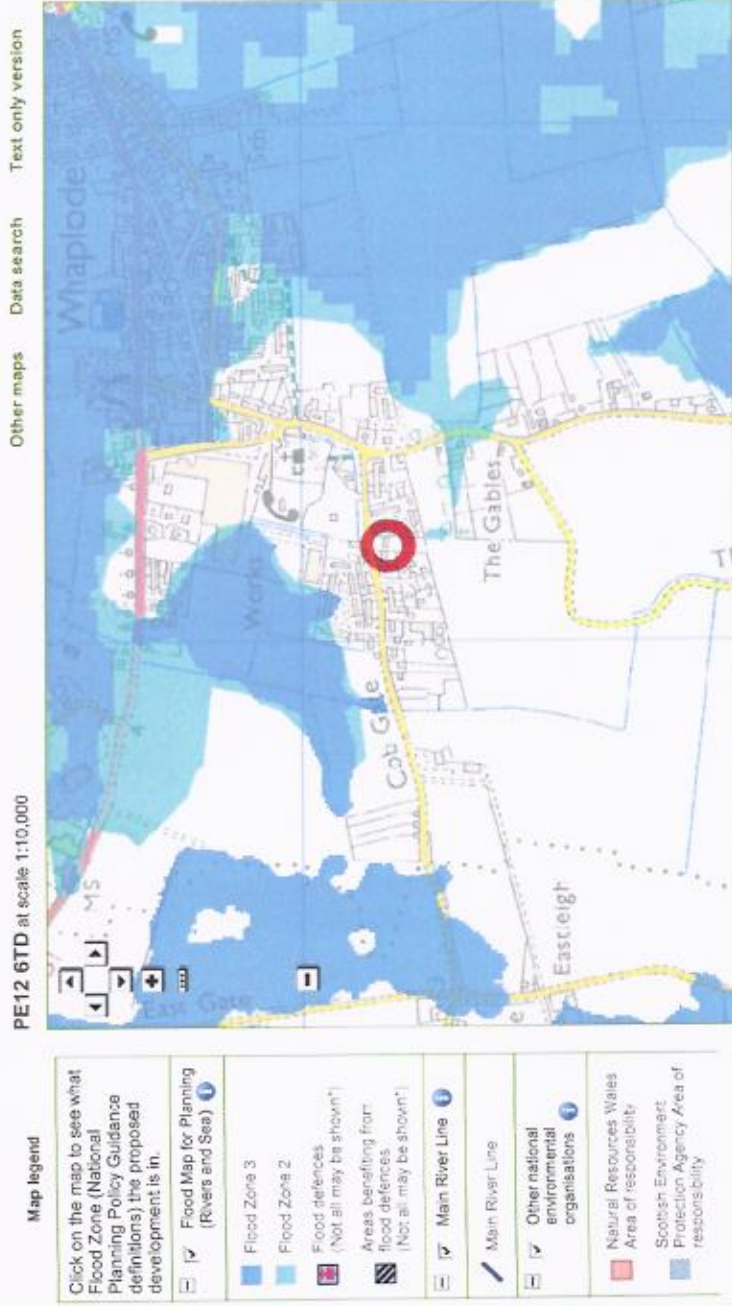


Enter a postcode or place name: Other topics for this area... [Flood Map for Planning \(Rivers and Sea\)](#)

[PE12 6TD](#) [Go](#)

Flood Map for Planning (Rivers and Sea)

Other maps Data search Text only version



More about flooding:

[Understanding the Flood Map for Planning \(Rivers and Sea\)](#)

A more detailed explanation to help you understand the flood map shown above.