

Amendment Statement and Schedule of Proposed Changes
26-2558

For

Residential Development

At

Plot 1 Adjacent Carlton Lodge
Oxcroft Bank
Shepeau Stow
Spalding
PE12 0TY
Client

Mr and Mrs Balding

To be read in conjunction with plans P-26-2558-1 to P-26-2558-6

6th August 2026

Amendment Statement

The proposal relates to the construction of a detached four-bedroom dwelling with an attached garage on Plot 1, land adjacent to Carlton Lodge, Oxcroft Bank, Shepeau Stow.

This application has been submitted under Section 73 of the Town and Country Planning Act and seeks to vary the approved plans associated with planning permission reference H23-1272-25.

The application relates solely to Plot 1. The dwelling's footprint and overall design remain substantially as previously approved, with only a number of minor amendments proposed. These comprise:

1. An increase in the width of the front elevation windows serving the lounge, study, master bedroom and dressing room.
2. Amendments to the window design on the side elevation.
3. Revisions to the external landscaping proposals for the site.
4. The provision of a boundary fence between the two plots at the rear of the site.
5. A slight increase in the width of the site access.

Aside from these minor amendments, the development remains in accordance with the scheme previously approved under planning permission reference H23-1272-25.

Schedule of changes		
Approved Plan Title/Reference	New Plan Title/Reference	Changes Made
Block Plans, Site Location - J201-BR 1A	P-26-2558-3 – Proposed Site Plan. P-26-2558-7 – Proposed Roof Plan	Updated to show change of landscaping, new boundary fence between the plots, details of the access, and compliance with a number of planning conditions. Roof plan now shown on a separate plan.
Elevations - J204-PL7A	P-26-2558-6 – Proposed Elevations	Updated to show slightly wider windows to front elevation and a change of window design to side elevation.

		Details of the access, and compliance with a number of planning conditions.
Plot 1 - Floor Plans - J204-PL8	P-26-2558-4 and P-26-2558-5 - Proposed ground and first floor plans	Updated to show slightly wider windows to front elevation.
3D Views - J204-PL10	P-26-2558-3 – Proposed Site Plan and P-26-2558-6 – Proposed Elevations	No longer relevant to plot 1. Details now shown on other plans.