



S O U T H



**H O L L A N D**  
**DISTRICT COUNCIL**

Council Offices  
Priory Road  
Spalding  
Lincolnshire  
PE11 2XE

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**FILE COPY**

**Application no:** H23-0876-10

**Applicant:** Mr R Frisby  
60 Broadgate  
Whaplode Drove  
Spalding  
Lincs

**Agent:** Trevor A Clay RIBA Ltd  
14 Old Fendike Road  
Weston Hills  
Spalding  
Lincs  
PE12 6DD

**Description:** Proposed replacement dwelling

**Location:** The Bungalow  
Common Road  
Whaplode Drove  
Spalding Lincs  
PE12 0UF  
PE12 0UF

**Amendment:** Modify shower room,dormer window removed,amend roof  
and gable windows,gable window narrowed,roof materials

**Letter Sent:** 30th November 2010

Dear Sir/Madam

### **ACKNOWLEDGEMENT OF AMENDMENT**

I acknowledge receipt of the amended details in respect of the above and confirm that the changes are able to be incorporated in the application which will now **only be considered in its amended form**.

Your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Head of Planning & Development

# AMENDMENT RECORD SHEET - LIVE APPLICATION

## Admin to Complete

Date Received **26 NOV 2010**

Registered ☐ **30/11**

## Case Officer to Complete

Has this amendment been requested? **Yes/No**

If Yes, is it what was asked for? **Yes/No**

Is it an amendment in principle? **Yes/No**

Is it the same character/description for fee purposes? **Yes/No** (Refer to Admin if in doubt)  
*If No, but amendment requested, the following must be completed if the amendment is to be accepted*

**Certified That The Development Objectives Outweigh The Financial Objectives**

Senior Officer's Signature: ..... Date: .....

## Re-Consults as a result of this amendment

None ☒ All ☐

Partial ☐ Parish Council ☐ Ward Member ☐ Press ☐ Site Notice ☐

Residents/Other ☐ - Name/Address: .....

## Case Officer's Decision:

**REJECTED - New Application Required** ☐

Reason .....

Do you want this reason to be added to the Rejection Notice? **YES/NO**

**ACCEPTED - Superseded Details Removed** ☒

Note .....

Do you want this note to be added to the Acceptance Notice? **YES/NO**

Revised Description (if applicable) .....

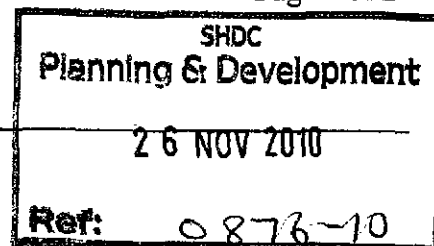
Case Officers Signature **DMG** Date **30/11**

## Admin To Complete

Agreed Term Date Updated ☒ Re-Consultations Carried Out (if necessary) ☒

Public Register Updated ☒ Acceptance/Rejection Letter Issued ☒ **30/11**

(Plus Library if Re-Consulting Residents)

**Dewhurst, Gill**

**From:** Gedney, David  
**Sent:** 29 November 2010 10:20  
**To:** Dewhurst, Gill  
**Subject:** FW: Proposed replacement dwelling, The Bungalow, Common Rd, Whaplode Drove  
**Attachments:** 101126 PLANNING DRAWING REV B.pdf

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**From:** Trevor Clay [mailto:trevorclay@tiscali.co.uk]  
**Sent:** 26 November 2010 19:51  
**To:** Gedney, David  
**Subject:** RE: Proposed replacement dwelling, The Bungalow, Common Rd, Whaplode Drove

David

I have now modified the drawing according to your wishes, and attach a copy for your comments. I believe that I have addressed the dormer issue and have reduced the Velux type windows also, taking them off the front elevation completely. I have added two small windows in the gables and trust that you will not have a problem with these. I have also changed the roof covering specification, and have slimmed down the ground floor gable window.

I am away from 07 Dec 10 until the New Year, and would like to have this back on track well before I go, so that the clock is ticking whilst I am away. I would really be most grateful if you could respond now as a matter of some urgency please.

Trevor

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**From:** Gedney, David [mailto:DGedney@sholland.gov.uk]  
**Sent:** 18 November 2010 10:24  
**To:** Trevor Clay  
**Subject:** Proposed replacement dwelling, The Bungalow, Common Rd, Whaplode Drove

Dear Trevor,

Local Plan Policy HS17 only makes provision for replacement dwellings, subject to compliance with specific criteria. These are summarised below:

- The original building has not been abandoned
- It is not a temporary or mobile structure
- The building has a lawful dwelling house use
- It is not of architectural or historic merit and is capable of repair, where restoration would be preferred to replacement
- The replacement is of similar scale and size to the original building and does not exceed the floor area of the original dwelling by more than 20%
- The new building is situated on a similar footprint
- The design of the replacement building reflects that of traditional vernacular buildings in terms of scale, character, materials and architectural detailing.

Concerning criteria 5, a larger property is only exceptionally allowed if the replacement is of a high

29/11/2010

standard of design and closely reflects traditional vernacular buildings in terms of scale, character, architectural detailing, materials, etc.

In accordance with the above, a number of revisions are therefore required to make the development more acceptable. The dormer at the rear in particular is unacceptable and should be omitted. The number of rooflights on the front elevation is also excessive - the middle one should be deleted. Whilst we are somewhat more relaxed in respect of the rear elevation, the window on the side elevation should have a greater vertical emphasis.

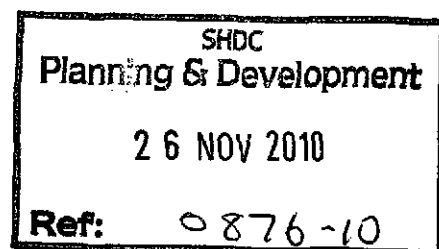
The external roofing material to be used for the main roof and bays will need to be a traditional material and not concrete.

I look forward to revised plans which address the above in due course.

Regards.

David Gedney.

Development Control Officer,  
South Holland District Council,  
Council Offices,  
Priory Rd,  
Spalding.  
PE11 2XE



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# PLANNING AMENDMENT

For Office Use only

Application No: H23-0876-10-A1

Date Registered: 26 NOV 2010

Case Officer: DMC



(Please complete using block capitals and black ink)

|                                                                                                                   |                                                    |
|-------------------------------------------------------------------------------------------------------------------|----------------------------------------------------|
| <b>APPLICANT NAME AND ADDRESS</b><br><br>MR R FRISBY                                                              | <b>AGENT NAME AND ADDRESS</b><br><br>TREVOR A CLAY |
| Telephone:                                                                                                        | Telephone:                                         |
| <b>SITE ADDRESS DETAILS</b><br><br>THE BUNGALOW, COMMON ROAD, WHARFODE<br>PROVE, SPALDING                         |                                                    |
| <b>CURRENT APPLICATION NO:</b><br>This amendment cannot be considered unless<br>the relevant reference is stated. | H23-0876-10                                        |
| Building Regulation reference relating to same<br>development (if applicable)                                     |                                                    |

I attach four copies of this form and necessary plans and request that the changes described below can be accepted as an amendment. As the amendment relates to a current application, I agree to an extension of the terminal date (if applicable).

Signed :

Date:

|                                                                                                                                                                                                   |                                                                                                                                                                                       |  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
| <b>FULL DESCRIPTION OF DEVELOPMENT OF<br/>CURRENT APPLICATION THAT THIS<br/>AMENDMENT RELATES TO</b>                                                                                              | <b>PROPOSED REPLACEMENT<br/>DWELLING</b>                                                                                                                                              |  |
| State details of amendments proposed.<br>(Give a full detailed list of the changes, and also<br>mark these clearly on the accompanying plans.<br>Only the changes listed here will be considered) | SHOWER ROOM MODIFIED,<br>PILMER WINDOW REMOVED,<br>ROOF WINDOWS AMENDED,<br>GABLE WINDOWS AMENDED,<br><del>GF GABLE WINDOW AMENDED</del> or<br>ROOF MATERIAL SPECIFICATION<br>ALTERED |  |
| State drawing numbers of the current<br>submission                                                                                                                                                |                                                                                                                                                                                       |  |
| Has this amendment been requested by the<br>Council? (If so, state Officer dealing with the<br>application)                                                                                       | YES/NO                                                                                                                                                                                |  |
| Describe any part of the original development<br>which is excluded by virtue of the amendment,<br>and state any alteration to plot numbers                                                        |                                                                                                                                                                                       |  |
| Has a similar amendment been submitted under<br>Building Regulations? (If so, state Building<br>Control Surveyor dealing with application)                                                        | YES/NO                                                                                                                                                                                |  |