Application for Planning Permission

Town and Country Planning Act 1990 (as amended)

South Holland https://www.sholland.gov.uk/planning

Publication of applications on planning authority website

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions. If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Property Name

Maple Lodge

Address Line 1

Drove Road

Address Line 2

Shepeau Stow

Address Line 3

-

Town/City

Spalding

County

-

Postcode

PE12 0TU

Description of site location must be completed if postcode is not known:

Easting (x)

531059

Northing (y)

312162

Description of site location

-

Applicant Details

Name/Company

Title

Mrs

First Name

Josephine

Surname

Ross

Company Name

-

Address

Address Line 1

Maple Lodge

Address Line 2

Drove Road

Address Line 3

Whaplode Drove

Town/City

Spalding

County

Lincolnshire

Country

United Kingdom

Postcode

PE12 0TU

Are you an agent acting on behalf of the applicant?

- [x] Yes
- [ ] No

Applicant Contact Details

Primary number

-

Secondary number

-

Fax Number

-

Email address

lab.fjord.spice@mg.plandaportalcomms.co.uk

Agent Details

Name/Company

Title

Mr

First Name

Joshua

Surname

Thacker

Company Name

Peter Humphrey Associates

Address

Address Line 1

2

Address Line 2

Chapel Road

Address Line 3

-

Town/City

Wisbech

County

Cambridgeshire

Country

United Kingdom

Postcode

PE13 1RG

Contact Details

Primary number

01945466966

Secondary number

-

Fax number

-

Email Address

lab.fjord.spice@mg.plandaportalcomms.co.uk

Description of Proposed Works

Please describe the proposed works

Proposed single-story extensions and the change of use of the associated land

Has the work already been started without consent?

- ◯ Yes
- ⊘ No

Site Information

Site Area

809.82 sq. metres

Existing Use

Current Use of Site

Part domestic, part agricultural

Is the Site Currently Vacant?

- ◯ Yes
- ⊘ No

Is the Land Known to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Land Suspected to Be Contaminated?

- ◯ Yes
- ⊘ No

Is the Proposed Use Vulnerable to Contamination?

- ◯ Yes
- ⊘ No

Materials

Does the proposed development require any materials to be used externally?

- ⊘ Yes
- ◯ No

Type

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type	Walls
Existing materials and finishes	N/A
Proposed materials and finishes	Brick to Match Existing Main Dwelling

Type	Roof
Existing materials and finishes	N/A
Proposed materials and finishes	Roof Tiles to Match Existing Main Dwelling

Are you supplying additional information on submitted plans, drawings or a design and access statement?

- [x] Yes
- [ ] No

If Yes, please state references for the plans, drawings and/or design and access statement

7387 - PL01

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

- [ ] Yes
- [x] No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

- [ ] Yes
- [x] No

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- [ ] Yes
- [x] No

Is a new or altered pedestrian access proposed to or from the public highway?

- [ ] Yes
- [x] No

Are there any new public roads to be provided within the site?

- [ ] Yes
- [x] No

Are there any new public rights of way to be provided within or adjacent to the site?

- ◯ Yes
- ⊘ No

Do the proposals require any diversions/extinguishments and/or creation of rights of way?

- ◯ Yes
- ⊘ No

Parking

Does the site have any existing vehicle/cycle parking spaces or will the proposed development add/remove any parking spaces?

- ◯ Yes
- ⊘ No

Assessment of Flood Risk

Is the site within an area at risk of flooding?

- ◯ Yes
- ⊘ No

Is your proposal within 20 metres of a watercourse (e.g. river, stream or beck)?

- ◯ Yes
- ⊘ No

Will the proposal increase the flood risk elsewhere?

- ◯ Yes
- ⊘ No

How will surface water be disposed of?

- ☐ Sustainable drainage system
- ☐ Existing water course
- ☑ Soakaway
- ☐ Main sewer
- ☐ Pond/lake

Biodiversity and Geological Conservation

Protected/Priority Species Present

No

Designated Sites/Habitats Present

No

Geological Features Present

No

Biodiversity Net Gain

Does BNG Condition Apply?

◯ Yes

⊘ No

Reason 1	Development site area of 0.2 hectares or below
Priority habitats on or within 500m of the site	No
Can evidence the site assessment if the presence of priority habitats is disputed	Yes
Justification	Due to the site area being under 0.2ha and there being no priority habitat within 500m

Foul Sewage

Please state how foul sewage is to be disposed of

Other: No foul drainage necessary

Are you proposing to connect to the existing drainage system?

No

Trade Effluent

Does the Proposal Involve Trade Effluent Disposal?

- ◯ Yes
- ⊘ No

Waste Storage and Collection

Do the plans incorporate areas to store and aid the collection of waste?

- ◯ Yes
- ⊘ No

Have arrangements been made for the separate storage and collection of recyclable waste?

- ◯ Yes
- ⊘ No

Residential/Dwelling Units

Does your proposal include the gain, loss or change of use of residential units?

- ◯ Yes
- ⊘ No

All Types of Development: Non-Residential Floorspace

Does your proposal involve the loss, gain or change of use of non-residential floorspace?

- ◯ Yes
- ⊘ No

Employment

Will There Be Existing or Proposed Employees?

- ◯ Yes
- ⊘ No

Hours of Opening

Are Hours of Opening Relevant?

- ◯ Yes
- ⊘ No

Industrial/Commercial Processes

Does the Proposal Involve Industrial/Commercial Activities?

- ◯ Yes
- ⊘ No

Waste Management

Is This a Waste Management Development?

- ◯ Yes
- ⊘ No

Hazardous Substances

Will Hazardous Substances Be Used or Stored?

- ◯ Yes
- ⊘ No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- ⊘ Yes
- ◯ No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

Applicant

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- [x] Yes
- [ ] No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):
Officer Name
Title

Mr

First name

Oscar

Last name

Patman

Reference

HPE-0257-26

Date (must be pre-application submission)

01/04/2026

Details of the pre-application advice received

In conclusion, the proposed extension appears to be broadly acceptable. However, from a procedural perspective, the proposal would involve the change of use of non-domestic land to residential curtilage, necessitating a full application.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

(a) a member of staff
(b) an elected member
(c) related to a member of staff
(d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.
For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- [ ] Yes
- [x] No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)
Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- [x] Yes
- [ ] No

Is any of the land to which the application relates part of an Agricultural Holding?

- [ ] Yes
- [x] No

Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding***

**"owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.*

*** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.*

***NOTE:** You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.*

Person Role

The Applicant

Title

Mrs

First Name

Josephine

Surname

Ross

Declaration Date

15/09/2026

Declaration Made

- [x] Yes
- [ ] No

Declaration

I/We hereby submit this Application for Planning Permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.
I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

☑ I / We agree to the outlined declaration

Signed	Date
Joshua Thacker	22/09/2026