



Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H23/0956/92

Received: 07-SEP-92 Type: RESERVED MATTERS

Name: Mr J Lathangue
Windsor Way
Washway Road
Saracens Head
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 4 bed house and garage

Location : Adjacent Windsor House Saracens Head
Spalding

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 The proposed 1.8 metre fence, along the eastern and western boundaries shall be erected before the dwelling is occupied and henceforth maintained in position.

Reason: In the interest of visual amenity, and the privacy of the adjoining dwellings.

- 2 The existing hedge and fence along the western and southern boundary shall be maintained in position as shown on the submitted plans.

Reason: In the interest of visual amenity, and the privacy of the adjoining dwellings.

- 3 Before the dwelling is occupied, the vehicular access and turning feature shall be constructed as shown on the submitted plans.

Reason: In the interests of road safety.

Director of Planning and Building Control Services
30-OCT-92 H23/0956/92

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

PLANNING APPLICATION

For office use only

Application No. H23/0956/92

Date Registered

07 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. J. LATHAMQUE.
WINDSOR HOUSE
WASHWAY ROAD
SARACENS HEAD
SPALDING LINES

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINES

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ADJ. WINDSOR HOUSE, SARACENS HEAD

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTOR OF A BED HOUSE & GARAGE

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Signed

Date

4/9/92

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

Please state Site Area (Hectares)Please tick **any** box where you are including details which you wish to be considered as part of this application.Siting ☐Design ☐External Appearance ☐Means of Access ☐Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application.

✓

A. Please state Reference Number of outline permission.

B. Please state which reserved matters are dealt with in this application.

Now complete Part 4 only

H23/0757/89

All

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition.☐

A. Please state reference Number of previous permission

B. Please state Condition Number referred to

Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented.☐

A. Please state Reference Number of previous permission

B. Please state Condition Number referred to

C. Please state variation required

Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:-

(Tick one or more boxes)

- (i) New Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☐
☐
☐
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:-
- (a) max. height:
 - (b) max. length:
 - (c) max. width:

7 400

8 875

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

BAGGERIDGE INGLE RED
DRACFACE
SANDYST CULDERDALE SLATE
YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES

Please state existing or, if vacant, the last use(s) of site.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)

Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road

or

B. There will be a new or altered access to a public road

C. What provision will be made for garages or parking within the site?

☐☐

If so, name of road:

Will there be—

Individual access(es)

New estate road

☐
☐

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees

B. The proposal does involve the felling of one or more trees

☐☐

⇒ If so, please show details on plans.

DRAINAGE

Please complete

A. Please state how surface water will be disposed of

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☐

Cesspool

☐

Septic tank

☐

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.

Is this application related to a previous submission?

State Yes or No

☐

⇒ If so, please give details in Part 6

☐☐☐☐

⇒ If so, please complete Part 7

☐

⇒

Date:

Consultee(s)

☐

⇒

Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

RESUBMISSION FOLLOWING WITHDRAWAL
OF APP N°: #23/0790/92

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. APPLICANT'S INTEREST

Please state interest in site (e.g. owner, prosp. purchaser)

(Please remember to indicate on the location plan any other land under your control).

OWNER.

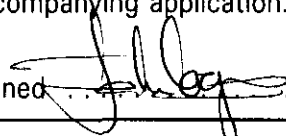
2. OWNERSHIP OF THE SITE

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site**, complete **Certificate A**.

In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B**. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed  (Applicant / Agent) Date 4/9/92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Owner's Name:

Address of owner at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

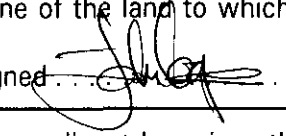
3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use complete Certificate 1.

If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.

If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed  (Applicant / Agent) Date 4/9/92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

Previous
Current
Required

Siting	Design	Ext app	Access	Landscape

Reg 4

Scale drawing

Highway S/W

Agric appraisal

Other

Precise details,
for non-standard
direction:

Senior Officer authorised:

.....

Sent:

.....

Revalidation after Direction

Information satisfactory/unsatisfactory

Signed:

Further direction:

Precise details:

Amended description:

New valid date:

Consultation/Publicity Required

Extra Publicity:

Departure

Requested

Sent

.....

.....

Setting of LB

.....

.....

Public Right of Way

.....

.....

Discretionary

.....

.....

Extra Consultations:

Dept of Transport

.....

.....

Environmental Serv.

.....

.....

LB/Cons. Area - Local

.....

.....

- Local & National

.....

.....

- English Heritage

.....

.....

Consultant: Name.....

Order No

Other:

.....

.....

Case Officer

JOHN BLACKWOOD

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by

Date *17/9/92*

Notice posted by

Date *17/9/92*

Accuracy

Other

Neighbours

Boundaries

RE: NOTICE OF OBJECTION

* *O/O LABURNUM HOUSE, WASHWAY RD*
* *O/O WILLOW LODGE - ROMAN BANK*

Resident Notices required

Sent

Delivered

* *17/9*

Case Officer Conclusions

Approve.

RECOMMENDATION

COMMITTEE

Departure from Policy

Ward Member request

Recommend approval against
material objection

Other circumstance
viz:

Change to Committee recorded

DELEGATED

Case Officer

Senior Officer

Case Officer Recommendation

Approve Refuse

Signed

Conditions/Reasons
(continue overleaf)

Notes to applicant

Disabled
Outstanding RM
Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt Issued

Date first Rec'd

Registration

Reference H23/0956/92

Cross-Ref R

Date 08-SEP-92
088

Validation

TYPE RM

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

☒

Previous app H23/0790/92
Type

Discounted fee

Correct fee NIL

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

Siting Design Ext app Access Landscaping

Previous
Current

Index sheets 116

OS No's

Grid ref 534070 357070

Ward 2

Parish WHITPLADE

TR Rural
TR Bypass
Level Cross
Footpath

☒
☒
☒
☒

CA
LB
TPO

☒
☒
☒

Inside IBD YES

Inside LP area NO

Linked to site

Ref 801

Linked to property

Ref

Planning Records:
Earlier apps

797/89
790/92 NO DEC
95,96/91 YES
413/90
1388/88
690/81

B Reg Records:
Already submitted - Ref
Request
Requested

APPLICATION REFERENCE: H23/0956/92 DATE RECEIVED: 07-SEP-92

APPLICANT: Mr J Lathangue
Windsor House
Washway Road
Saracens Head
Spalding
Lincs

AGENT: Cooper Architectural
Design
Hocklesgate
Fleet
Spalding
~~Lincs~~

TYPE: RESERVED MATTERS

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 27 OCT 1992

DESCRIPTION: Erection of 4 bed house and garage

LOCATION: Adjacent Windsor House, Saracens Head, Spalding

Parish Council: Doubts of access, being on a bend. The proposed dwelling looks large for the site.

County Highways: No objection.

PLANNING POLICIES/DOE ADVICE

Inside I.B.D.

PPG Notice No. 3 Housing

PREVIOUS DECISIONS

H23/0757/89 - Outline planning permission for the erection of one dwelling - Granted 24 July, 1989.

PLANNING ISSUES

- 1 Whether the access arrangements are satisfactory.
- 2 Whether the design and location of the proposed dwelling is satisfactory.

CONCLUSIONS

- 1 Access would be off Roman Bank and entails the provision of parking and turning space within the site. These arrangements are satisfactory and are in accordance with the permission H23/0757/89. There are no grounds, therefore, for objection in terms of highway safety.
- 2 The proposed dwelling which would be of two storey construction with a hipped roof would be of a scale and massing similar to the adjacent house "Windsor House" which

lies immediately to the north. It would have a similar vertical fenestration to that property. Adequate rear garden space would be provided (some 70 sq.m.) screened by a 1.8m vertical boarded timber fence to the rear. The proposed dwelling would also have a substantial front garden screened by 6' hedging. The proposed dwelling would be constructed of a red brick with a slate roof. It is considered the dwelling would relate satisfactory in terms of its size to the site.

RECOMMENDATION - Grant consent.

- SCA 1 The proposed 1.8m fence, along the eastern and western boundaries shall be erected before the dwelling is occupied and henceforth maintained in position.
- SCB 2 The existing hedge and fence along the western and southern boundary shall be maintained in position as shown on the submitted plans.
- SCC 3 Before the dwelling is occupied, the vehicular access and turning feature shall be constructed as shown on the submitted plans.

Reasons

- 1 In the interest of visual amenity, and the privacy of the adjoining dwellings.
- 2 In the interest of visual amenity, and the privacy of the adjoining dwellings.
- 3 In the interests of road safety.
-

BRAD SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H23/0956/92

Type: RESERVED MATTERS

Applicant: Mr J Lathangue
Tel:

Agent: Cooper Architectural Design

Description: Erection of 4 bed house
and garage

Location: Adjacent Windsor House
Saracens Head
Spalding

Valid date:	07-SEP-92	Terminal date:	02-NOV-92
Target dates:		Target Committee:	27-OCT-92
To case officer	12-SEP-92	Report deadline:	13-OCT-92
Inspected by	17-SEP-92		
Extra contacts	22-SEP-92	Case Officer:	
Report if not clear by	12-OCT-92	J BLACKLOCK	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier Laburnum House	17-SEP-92	08-OCT-92
Owner/Occupier Willow Lodge	17-SEP-92	08-OCT-92
Clerk to Whaplode PC 0406 26739	10-SEP-92	24-SEP-92
Cllr A Biggadike	10-SEP-92	24-SEP-92
Site/Press Advert MIN	15-SEP-92	06-OCT-92

L.C.C. - CTS Attached for 17/8/92.

SITE DETAILS

Grid ref: 534070 327070
OS Sheets: 116

Parcel:

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



Application no: H23/0956/92

Applicant: Mr J Lathangue
Windsor Way
Washway Road
Saracens Head
Spalding Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Erection of 4 bed house and garage

Location: Adjacent Windsor House Saracens Head
Spalding

Type: RESERVED MATTERS

Date received: 07-SEP-92

10-SEP-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 25-SEP-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is J BLACKLOCK.

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Doubts of access, being on a bend.
The proposed dwelling looks large for the site
signed: J Blacklock

S.H.D.C. PLANNING DEPT. RECEIVED - 5 OCT 1992	
APPROVED BY CPO DOPO IC ACP	DATE 10 OCT 1992
SIGNED BY Director of Planning and Building Control Services	SIGNED BY J Blacklock

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: Sonali Howard District Council

Application
Reference

H 23 / 0956 / 92

Form of notification by the County Director of Highways and Planning for
DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a
central point on site

horizontal			vertical		

2. Address or location

ADJ WIMBORNE HOUSE, SACREONS ROAD
WIMBORNE

3. Name, classification and number of road

4. Date application referred

17-9-92

5. State whether outline, detailed application etc.

L.M.

6. Description of proposed development/change of use
including access details

4 Bed House & GARAGE

- 7.

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as
appropriate

- a. ☒ Does not wish to restrict the grant of permission.
- b. ☐ Requests that any permission given by the local planning authority shall include the conditions shown overleaf.
- c. ☐ Requests that the local planning authority refuse the application (reason overleaf).
- d. ☐ Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date:

17-9-92

Signed:

[Signature]
Director of Highways and Planning

PLANNING COMMITTEE - 27th October, 1992

792. PLANNING APPLICATIONS (Continued)

(d) Application approved subject to Planning Obligation

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 prohibiting the development from being brought into use until the improved access facilities to the site have been completed and amending the existing Planning Obligation dated 23rd April, 1992 by the substitution of plan No. MRH/2485/2 for plan B attached thereto, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development in accordance with his recommendation:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0650/92 Messrs Turner Stores	Chill store and packhouse at Brooks Farm, Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(e) Application Director of Planning and Building Control Services Authorised to Approve

That, subject to the submission by the applicant of an amended plan showing a reduced curtilage to coincide with the historical curtilage of the existing dwelling, the Director of Planning and Building Control Services be authorised to grant the relevant planning permission in accordance with his recommendation in respect of the following proposal:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H14/0753/92 Mr W H Sneath	O.A. Replacement dwelling at Money Bridge Lane, Pinchbeck.

(f) Advertisement Consent

The Director of Planning and Building Control Services be authorised to grant consent for the display of the undermentioned advertisement in accordance with his recommendation and subject to standard advertising conditions:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0850/91 Mr R Turner	Free standing signboard (re-registered as H16/1316/91) at Brooks Farm, access onto Barrier Bank, Cowbit.

(Councillor T. Barker declared an indirect interest in the above application and left the Council Chamber during consideration thereof and Councillor M.C. White requested that his abstension from voting be recorded.)

(g) Reserved Matters Approval

The reserved matters submitted in connection with the undermentioned development be approved in accordance with the recommendation of the Director of Planning and Building Control Services:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H23/0956/92 Mr J Lathangue	4 bed house and garage adjacent to Windsor House, Saracens Head.

20

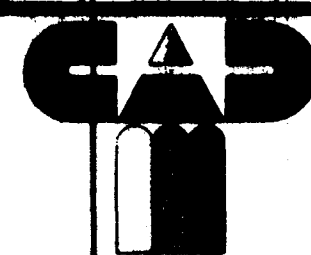
SECRET D.C.
PLAN. DEPT.
07 SEP 1992
REF 005090



Ref.

SUPPLY DIVISION D.C.
 PLAN. SECT.
 07 SEP 1992
 REF 095692

CONTRACTOR TO CHECK ALL DIMENSIONS
ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

[illegible]

COOPER ARCHITECTURAL DESIGN
1000 AVON TROUBLE GATE
RUST BANDING LINES PE12 81/

client	MR J. LATHANGUE.
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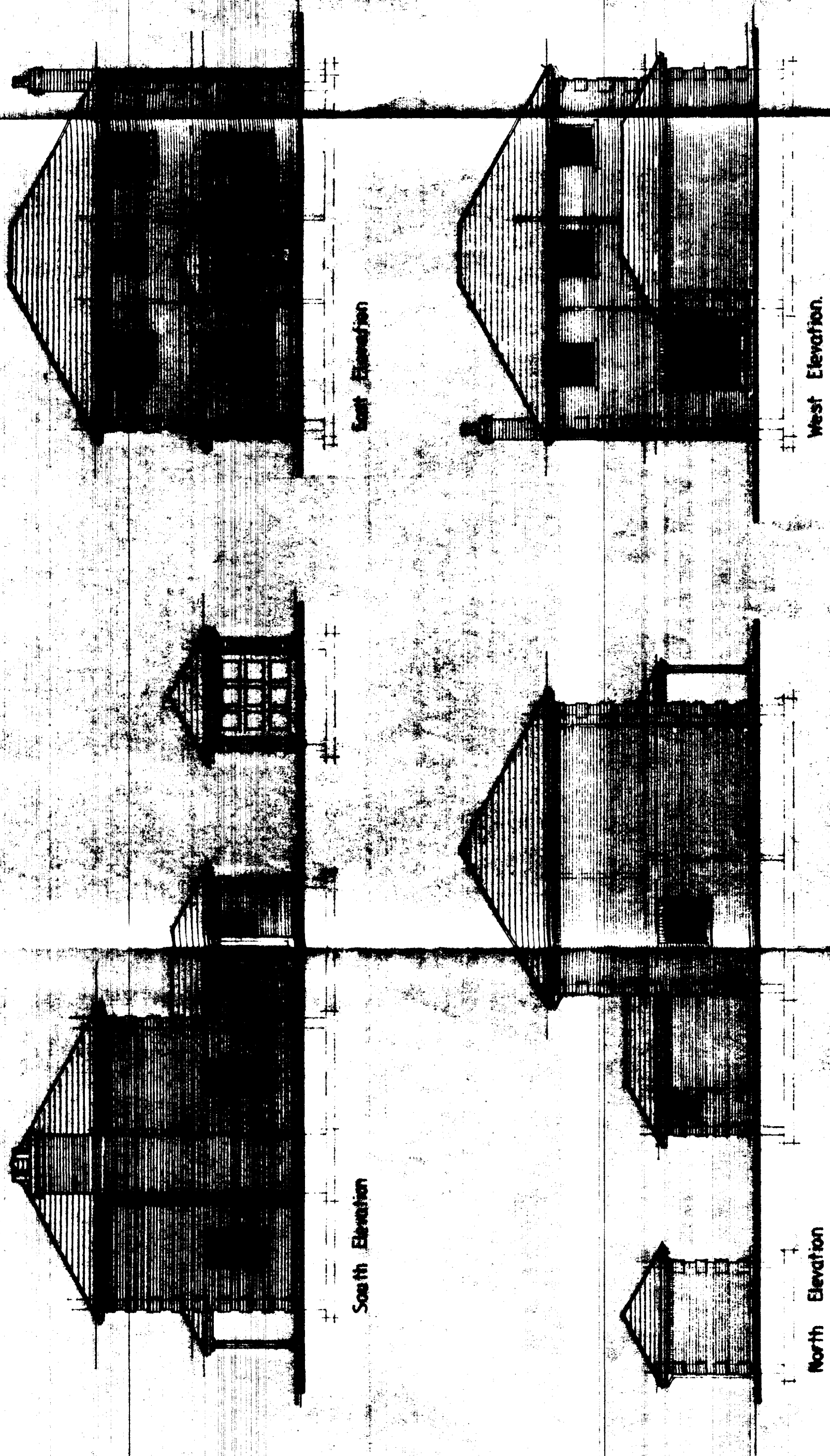
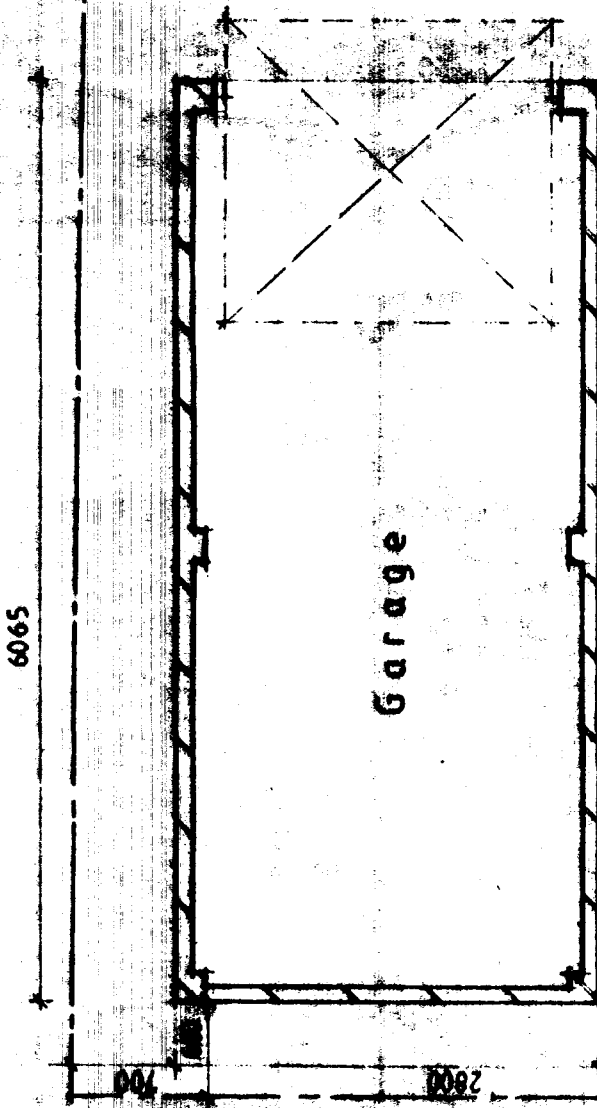
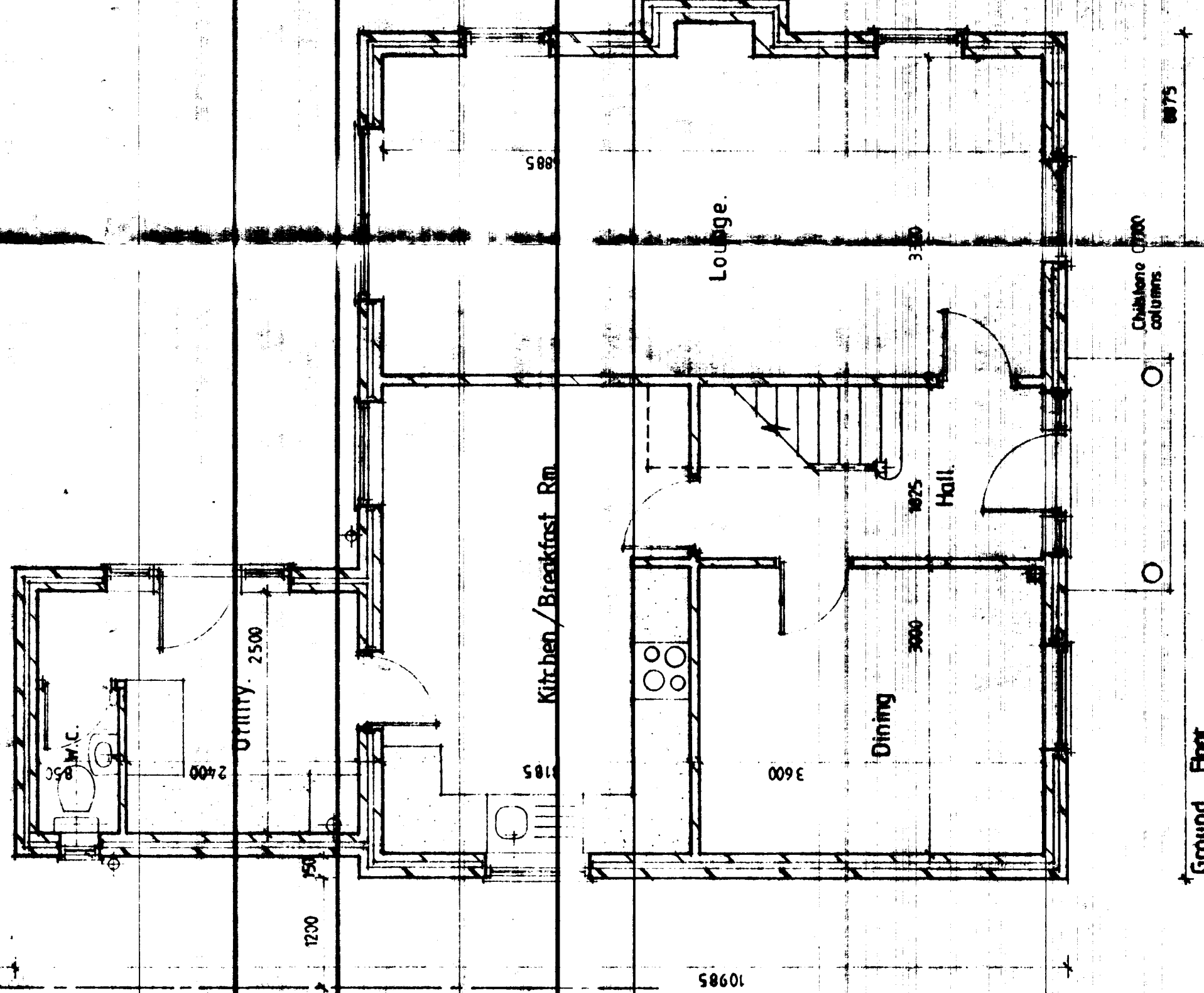
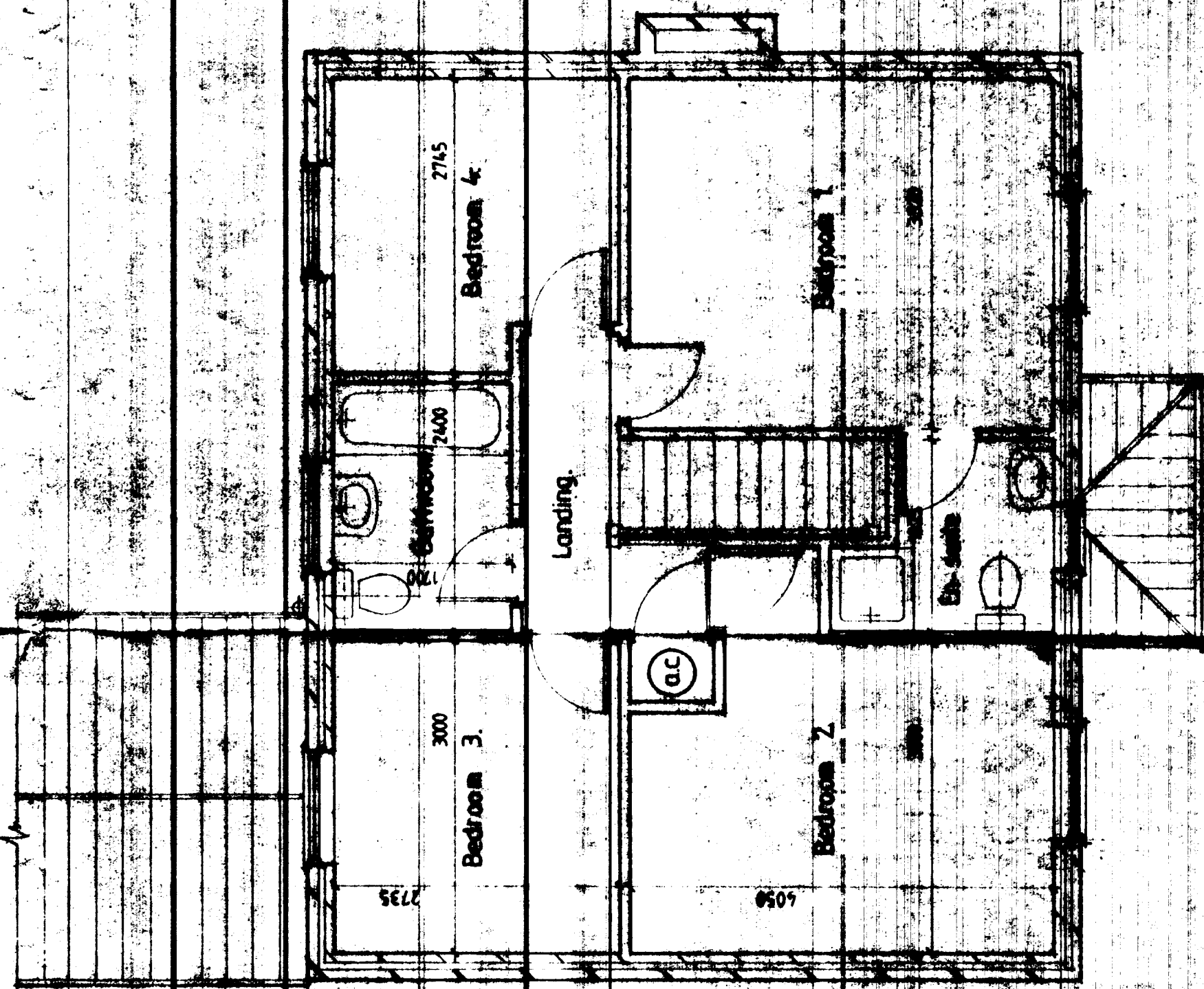
project	PROPOSED 4 BEDROOMED HOUSE & GARAGE.
Adj.	Windsor House Washway Road. Saracens Head.

drawing		SOUTH MOLAN P. 101 1910/12
scale		drawing no LS 9176: 2
date	JULY '92	drawn 

SOUTH HOLLAND
PIERCE
790182

drawing no LS 9176:2 A	
drawn 	

0222 191

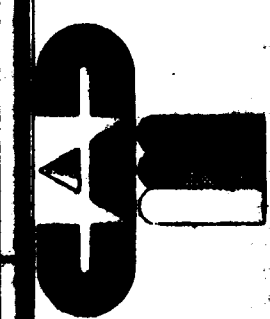


AMENDED PLAN
Ref.

SOUTH HOLLAND D.C.
PLAN DEPT.
07 SEP 1972

REF: 035108
CONTRACTOR'S CONSULTATIONS
ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details
1	1972	SC	1. SOUTH HOLLAND D.C. PLAN DEPT.
2	1972	SC	2. SOUTH HOLLAND D.C. PLAN DEPT.
3	1972	SC	3. SOUTH HOLLAND D.C. PLAN DEPT.
4	1972	SC	4. SOUTH HOLLAND D.C. PLAN DEPT.
5	1972	SC	5. SOUTH HOLLAND D.C. PLAN DEPT.
6	1972	SC	6. SOUTH HOLLAND D.C. PLAN DEPT.
7	1972	SC	7. SOUTH HOLLAND D.C. PLAN DEPT.
8	1972	SC	8. SOUTH HOLLAND D.C. PLAN DEPT.
9	1972	SC	9. SOUTH HOLLAND D.C. PLAN DEPT.
10	1972	SC	10. SOUTH HOLLAND D.C. PLAN DEPT.
11	1972	SC	11. SOUTH HOLLAND D.C. PLAN DEPT.
12	1972	SC	12. SOUTH HOLLAND D.C. PLAN DEPT.
13	1972	SC	13. SOUTH HOLLAND D.C. PLAN DEPT.
14	1972	SC	14. SOUTH HOLLAND D.C. PLAN DEPT.
15	1972	SC	15. SOUTH HOLLAND D.C. PLAN DEPT.
16	1972	SC	16. SOUTH HOLLAND D.C. PLAN DEPT.
17	1972	SC	17. SOUTH HOLLAND D.C. PLAN DEPT.
18	1972	SC	18. SOUTH HOLLAND D.C. PLAN DEPT.
19	1972	SC	19. SOUTH HOLLAND D.C. PLAN DEPT.
20	1972	SC	20. SOUTH HOLLAND D.C. PLAN DEPT.



COOPER ARCHITECTURAL DESIGN
1115 W. 10TH ST. SUITE 100
DALLAS, TEXAS 75203

Client: MR. J. LATHAM

Project: PROPOSED 4 BEDROOM HOUSE & GARAGE

Address: 1115 W. 10TH ST. SUITE 100
DALLAS, TEXAS 75203

Architect: SOUTH HOLLAND D.C. PLAN DEPT.

Scale: 1/8" = 1'-0"

Date: JULY '92

Sheet: 1 of 1

Drawn by: [Signature]

Checked by: [Signature]

Approved by: [Signature]