

Application Number: PA/2008/1472

(please quote in all correspondence)

Case Officer: Leanne Simmonds Tel: 01724 297491 (Tues-Thurs)

email: leanne.simmonds@northlincs.gov.uk

17 October 2008

Chris Beckett
Woburn House
Pine Tree Close
Wroot
DONCASTER
DN9 2BT

Dear Sir/Madam

TOWN & COUNTRY PLANNING ACT 1990 NOTIFICATION OF RECEIPT OF A FULL PLANNING APPLICATION

Proposal: Planning permission to erect a single storey extension to front, to raise the roof height and the installation of dormer windows to front and rear

Site Location: 28 Commonsides, Westwoodside

Applicant: Mrs Bloomfield

Your application was received as valid on 16/10/2008. A decision should be reached by 11/12/2008. Any enquiries should be made to the case officer. Please be aware that the application form, plus any accompanying drawings and most documents will be made publicly available on the Council's web site. You can also check the progress of your application on the web site and view/download digital copies of most documents. Your application, fees and drawings can now be submitted online using the Planning Portal. Further information about this service is available on the Council's web site www.northlincs.gov.uk

We decide most applications within the time allowed and we will try to make sure you receive a decision before the due date. This will not be possible in every case, however.

Most applications are decided by myself without reference to the Planning Committee under a clearly defined scheme of delegation. Major or controversial plans will be decided by the Planning Committee. **If you want to put your views to the Committee yourself, or have someone do this for you please write to me within 21 days of the date of this letter.** If you do write, I will let you know the date of the meeting when the application will be considered - it is not possible to say this now.

If, by the 11/12/2008, we have not given you a decision in writing or you have not agreed to extend the decision period, then you may appeal to the Department for Communities and Local Government. You must make your appeal within six months from that date. You must use a form which you can either get from the Planning Inspectorate at Room 304A Kite Wing, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, or you can make your appeal on line and track its progress using the Planning Portal. More information can be found on www.planningportal.gov.uk/pcs.

Yours faithfully

Mike Welton
Head of Planning



Leanne
Simmonds/PL/NorthLincs
13/11/2008 08:50

To Planning/PL/NorthLincs@NorthLincs
cc
bcc

Subject Fw: Planning application PA/2008/1472[Scanned]

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 13/11/2008 08:53AM -----

To: <leanne.simmonds@northlincs.gov.uk>
From: "Liz Bloomfield" <Liz.Bloomfield@dbh.nhs.uk>
Date: 07/11/2008 02:16PM
cc: <elizabeth@westwoodside.fslife.co.uk>
Subject: Planning application PA/2008/1472[Scanned]

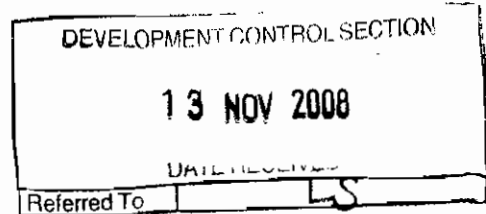
Hi Leanne,

Can you please tell me what the next steps are on the "decision making". I take it that there was no objections lodged?

Thanks

Liz. Bloomfield

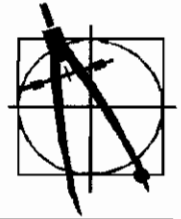
(Please e-mail both addresses when replying)



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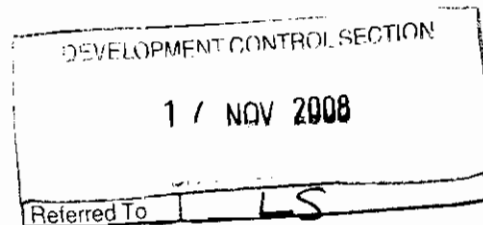
HOUSE PLAN DRAWING SERVICES(HPDS)Ltd
WOBURN HOUSE,PINE TREE CLOSE
WROOF, DONCASTER.
S.YORKS.DN9 2BT



14-Nov 08

Ref : PA/2008/1472

28 Commonsie, Westwoodside
Subject:- Dormer roof extn



To Leanne

Please find amended plans showing the rear elevation with only one dormer window (bathroom) and some high level velux windows fitted as suggested by yourself to avoid overlooking neighbouring properties to the rear.

I have also added a window in the gable end over the conservatory to meet building regs fire escape windows.

I hope this meets with your requirements and things can now go forward.

Thanks

Regards
Chris Beckett (Agent)

Phone: (01302)772150
Mobile 07879-861191

Fax: (01302)772150

cbeckett@hpds.org.uk

Application Reference: 2008/1472

(please quote in all correspondence)

Case Officer: Martin Wilson Tel: 01724 297995

2 December 2008

Mrs Bloomfield
28 Commonsides
Westwoodside
Haxey
DONCASTER
DN9 2AP

Dear Mrs Bloomfield

Proposal: Planning permission to erect a single storey extension to front, to raise the roof height and the installation of dormer windows to front and rear

Location: 28 Commonsides, Westwoodside

Applicant: Mrs Bloomfield

I understand that work on this project has already commenced. However, permission has not been granted and it is not possible to guarantee either that it will be granted at all, or that it will be granted on the basis of the plans presently submitted. You should therefore cease all further work until your planning application has been determined.

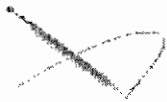
The work may also be subject to the Building Regulations. Approval of the plans under these Regulations, and indeed inspection of the work by the Council's Building Control staff, should not be taken to imply that the planning position is acceptable.

If work is continued, despite the advice in this letter, then you should understand that it will not prejudice the Council's position as local planning authority. If the work does not subsequently receive planning permission action may be taken by the Council requiring you to remove or alter the development at your own expense.

Yours sincerely



**Martin Wilson
Enforcement Officer**



Leanne
Simmonds/PL/NorthLincs
31/12/2008 09:44

To "Liz Bloomfield" [REDACTED]
cc Steve Whittemore/LD/NorthLincs@NorthLincs, Mike
Welton/PL/NorthLincs@NorthLincs
bcc

Subject 2008/1472 - 28 Commonsides (Committee Item - 7 Jan) [REDACTED]

Liz,

I have been informed that if you are unable to get someone to speak on your behalf, any comments submitted will be treated as a late representation in that if any new points are raised that are material planning considerations they will be reported if they are not material they won't. I can also confirm there is no provision for us to read out statements on behalf of would be speakers. Nor are speakers permitted to display/circulate plans.

Hope this helps,

Leanne

-----"Liz Bloomfield" [REDACTED] wrote: -----

To: "Leanne Simmonds" <Leanne.Simmonds@northlincs.gov.uk>
From: "Liz Bloomfield" [REDACTED]
Date: 31/12/2008 06:12AM
Subject: Fw: plan

Hi Leanne,

As my agent cannot attend the meeting as he has prior commitments, he has drafted the attached statement and block plan. He would like these to go to the committee for consideration before the meeting in lieu of verbal representation.

I cannot guarantee my attendance at the meeting as my grandson is in hospital at the moment with periorbital cellulitis.

Could you please confirm that this is possible?

Thank you for your assistance.

Liz Bloomfield

----- Original Message -----

From: [Chris Beckett](#)
To: [Liz Bloomfield](#)
Sent: Tuesday, December 30, 2008 1:44 PM
Subject: Re: plan

Liz please find attached a letter for Leanne and a block plan showing distances and proximity to your house, please send it to leanne asap so the committee will receive it for consideration

Specify to Leanne you want this letter to go before the committee in lieu of verbal representation

Regards Chris

----- Original Message -----

From: [Liz Bloomfield](#)
To: cbeckett@hpds.org.uk
Sent: Tuesday, December 30, 2008 6:52 AM

Subject: plan

Hi Chris,

I'll add comments for objections if you like? I'll send better photos in another e-mail

I believe 6 of the adjacent properties to me are houses only 4 bungalows.

The Rowans & Birches are a mixture of both houses & bungalows, But I consider myself Commonsides and these are mainly houses.

I will not extend over next doors boundary. (It seems that next doors boundary is now nearer than in drawings in with my deeds)

I do not believe any shadow from the house will affect no 3 the Rowans. There certainly will still be no loss of light.

I need another bedroom to accommodate my family visiting. Also my future mother in law may need accommodation due to ill health.

The proposed footprint of the extended bungalow is not much larger than at present

No 1 the Birches says conversion from bungalow to house, this is not the case. Directly across from him is a bungalow adjoined to a row of 4 houses. Next door but 1 to no 3 the Rowans are houses.

I've lived in the village in a 4 bedroomed house for since 1985, and only due to the break up of my 32yr marriage have I had to move into a smaller property. I love the location of my property.

Don't know if this helps.

If you need to discuss anything please feel free to call me at work.

[REDACTED] in the morning, [REDACTED] in the afternoon or leave a message on [REDACTED] and I'll call when I get home.

This is much appreciated. Perhaps I'll sleep better with your experience to guide and assist me

Thanks again

Liz

No virus found in this incoming message.

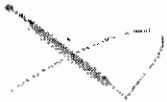
Checked by AVG - <http://www.avg.com>

Version: 8.0.176 / Virus Database: 270.10.1/1868 - Release Date: 12/29/2008 10:48 AM

[attachment "BLOOMFIELD.doc" removed by Leanne Simmonds/PL/NorthLincs]

[attachment "BLOOMFIELD-500.pdf" removed by Leanne Simmonds/PL/NorthLincs]


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Steve
Whittemore/LD/NorthLincs
31/12/2008 09:32

To: Leanne Simmonds/PL/NorthLincs@NorthLincs
cc: Mike Welton/PL/NorthLincs@NorthLincs, Val
Wilcockson/LD/NorthLincs@NorthLincs, Angela
Taylor/LD/NorthLincs@NorthLincs

bcc

Subject: Re: 2008/1472 - 28 Commonsides (Committee Item - 7 Jan) 


Hi Leanne

If she can't get someone there to speak on her behalf, any comments submitted will be treated like any other late representation. i.e. if they raise any new points that are material planning considerations they will be reported (and the application may have to be deferred to enable them to be addressed in a revised report) if they don't they won't.

There is no provision for us to read out statements on behalf of would be speakers. Nor are speakers permitted to display/circulate plans.

Steve Whittemore
Regulatory Support Officer
Democratic Services
01724 296232.

-----Leanne Simmonds/PL/NorthLincs wrote: -----

To: 
From: Leanne Simmonds/PL/NorthLincs
Date: 31/12/2008 09:10AM
cc: Mike Welton/PL/NorthLincs@NorthLincs, Steve Whittemore/LD/NorthLincs@NorthLincs
Subject: 2008/1472 - 28 Commonsides (Committee Item - 7 Jan)


Liz,

I'm not sure if it would be possible for the comments to be read out by the Council in lieu of yourself or your agent speaking. I have copied in the relevant parties to this e-mail, who should be able to advise me/you further. As soon as I have clarification on this matter I shall let you know (this is likely to be Tuesday).

Regards

Leanne

-----Forwarded by Leanne Simmonds/PL/NorthLincs on 31/12/2008 09:05AM -----

To: "Leanne Simmonds" <Leanne.Simmonds@northlincs.gov.uk>
From: "Liz Bloomfield" 
Date: 31/12/2008 06:12AM
Subject: Fw: plan

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Liz Bloomfield

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To: Liz Bloomfield

Sent: Tuesday, December 30, 2008 1:44 PM

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To: cbeckett@hpds.org.uk

Sent: Tuesday, December 30, 2008 6:52 AM

Subject: plan

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This is much appreciated. Perhaps I'll sleep better with your experience to guide and assist me

Thanks again

Liz

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2008/1472

Statement not referred
do at mtg. - info
rec. late not read
out
7/1/09

Statement

Site Address

28 Commonside
Westwoodside

To Convert a bungalow into a Dormer Bungalow.

This statement is written in response to neighbours objections.

Statement of fact :-

1)The Planning officer is in favour of this development as it stands after taking into consideration all aspects of the proposal, indeed the plans were amended to satisfy an overlooking issue by removing the bedroom dormer windows to the rear elevation leaving only the frosted glass dormer to the bathroom.

2)Highways have no objection to this application.

3)The Parish council have no objection.

Objections from Neighbours

1)That this dormer bungalow would not be in keeping with the rest of the street i.e. The Birches but in point of fact the application site is registered as 28 Commonside a road which has every possible variation of house, bungalow, semi, dormer along it.

2)The proposed dormer is gable to gable with number 1 the Birches and as such will not overlook or block light to it.

Its forward elevation looks out onto the side garden of number 2 The birches which is on the opposite side of the road and as such is by no stretch of the imagination overbearing.

The rear elevation is some 15m away from the bathroom dormer (Frosted glass) to the house behind number 1 The Rowans with no clear glass windows overlooking into their back garden at all, the proximity is far enough away not to block light into the rear garden.

The other rear garden looked into is in fact a garage gable end wall belonging to Laurek Cottage, Commonside.

3)All of these aspects of the size, sighting, light obstruction and proximity have been taken into account by the Planning Officer who has concluded in her professional opinion that this application should be approved.

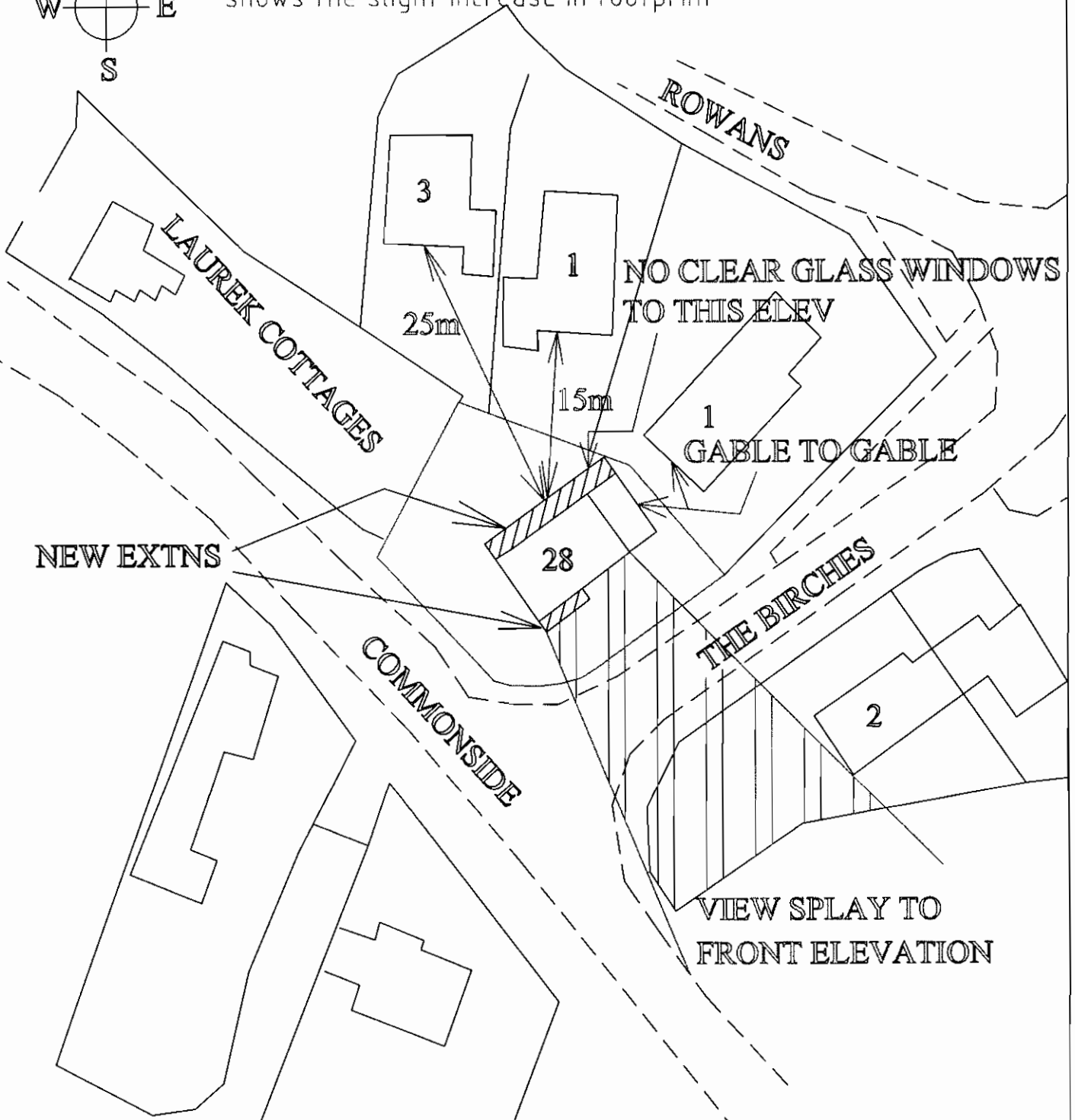
4)Attached is a copy of the block plan scale 1:500 which shows there is plenty of distance between neighbours, no overlooking, no loss of light created.

I hope this clarifies the situation and shows that my extn from a bungalow to a dormer bungalow fall within all guidelines laid out by the planning authority and as such claims of light depravation and shadowing do not hold water.

BLOCK PLAN

SCALE 1:500

Shows proximity distances between neighbours, shaded area shows the slight increase in footprint



This clearly shows there are no overlooking issues to this proposal or loss of light issues, commonside has 6 houses adj to this property and Rowans has a mixture of houses and bungalows

From: Mark Simmonds/PL/NorthLincs
To: elizabeth@westwoodside.fslife.co.uk
cc: Mike Welton/PL/NorthLincs@NorthLincs

Date: Wednesday, September 30, 2009 10:10AM
Subject: PA/2008/1472

Dear Mrs Bloomfield,

I am replying to your e-mail to Mike Welton dated 28 September 2009 regarding the above planning permission.

I can confirm that providing the development has been carried out in accordance with all the relevant planning conditions and the approved plans then there would be no further involvement by the Local Planning Authority.

I have spoken to the Building Control officers and they advise you contact them as the works will need to be signed off under the provisions of Building Regulations legislation, they can be contacted on 01724 297426/27/01.

I hope this is useful.

Regards,

Mark Simmonds
North Lincolnshire Council

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From: Mike Welton/PL/NorthLincs
To: Mark Simmonds/PL/NorthLincs@NorthLincs

Date: Tuesday, September 29, 2009 09:45AM

Subject: Fw: PA/2008/1472

Mark

This was one of leannes

can you look into it and reply pl--have advised writer that someone will be getting in touch
Mike Welton Dip URP,MRTPI
Head of Planning

-----Forwarded by Mike Welton/PL/NorthLincs on 29/09/2009 09:44AM -----

To: "Leanne Simmonds" <Leanne.Simmonds@northlincs.gov.uk>
From: "Liz Bloomfield" <elizabeth@westwoodside.fslife.co.uk>
Date: 28/09/2009 02:57PM
cc: <mike.welton@northlincs.gov.uk>
Subject: Fw: PA/2008/1472

Simmonds ok

Hi Leanne,

I'm sending this query again as I've not had a reply in over 2 months.

Does the building work need to be signed off?

Cheers

Liz Bloomfield

*7426
27
01
- 28 Commons 106*

----- Original Message -----

From: Liz Bloomfield
To: Leanne Simmonds
Sent: Thursday, July 16, 2009 6:24 PM
Subject: PA/2008/1472

*single story ext
front + rear
raise roof
corner windows front
and rear.*

Hi Leanne,

Can you please advise me on the next steps I need to take to complete the process.
All building work is now complete. Do I need to have the work inspected?

Thanks

Liz Bloomfield

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