

Application number: PA/2013/0381

(please quote in all correspondence)

Case officer: Mark Simmonds Tel: 01724 297309

Email: planning@northlincs.gov.uk

17 April 2013

Mr R Potterton
R M Potterton Ltd
2 Northfield Road
Messingham
SCUNTHORPE
DN17 3SA

Dear Sir/Madam

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

Proposal: Planning permission to convert a domestic garage into a dormer bungalow
Site location: Laurel Cottage 30 Commonsideside WestwoodsideHaxey
Applicant: Mr & Mrs Peter Oliver

Your application was received as valid on 15/04/2013. A decision should be reached by 10/06/2013. 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 officers without reference to the Planning Committee, under a clearly defined scheme of delegation. This allows you to ask for the application to be presented to the Planning Committee if you or your representative intends to put forward your case in person. If this is your intention, 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. You must also comply with the council's public speaking procedure by confirming with Democratic Services, no less than 48 hours before the start of the meeting, that you want to attend and address the Planning Committee. (This time limit will be strictly applied.)

If, by the 10/06/2013, 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 use 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

Phil Wallis
Head of Development Management

Planning application enquiry

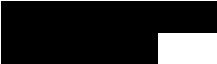
RECEIVED*By Development Control at 11:07 am, Apr 29, 2013*

Name

Title	Mr
First name(s)	Peter
Surname	Oliver

Address

If the address is within North Lincolnshire, enter the postcode or street name in the box below and then select **[Lookup]**. If the address is outside of North Lincolnshire, or your address is NOT SHOWN in the list or is incorrect, you will need to enter the address in the boxes provided below.

Postcode or street name to search for	DN9 2AP
Flat	
House	Laurel Cottage 30
Street	Commonside
Town	Westwoodside
Locality	
County	
Postcode	DN9 2AP
Email Address	
Telephone Number	
Mobile Number	

Enquiry details

Application referencee.g. PA/YYYY/APPNO*	PA/2013/0381
Do you...*	General observation
Comments	

RECEIVED

By Development Control at 11:41 am, Nov 07, 2013

From: Leanne Pogson/NorthLincs
To: Planning/PL/NorthLincs@NorthLincs

Date: 07 November, 2013 09:50AM
Subject: Fw: Re: PA/2013/0381 - 30 Commonside, Westwoodside

Leanne Pogson
 Senior Planning Officer
 01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Pogson/NorthLincs on 07/11/2013 09:50AM -----

To: <leanne.pogson@northlincs.gov.uk>
 From: "R M Potterton Ltd." <info@pottertonarchitectural.co.uk>
 Date: 29/10/2013 11:25AM
 Subject: Fw: Re: PA/2013/0381 - 30 Commonside, Westwoodside
 (See attached file: *Oliver WWS garage conv.pdf*)

Leanne

As per conversation. Let me know if we need to do anything more.

Many thanks

Richard M Potterton
 DIRECTOR

R M Potterton Ltd. (Architectural Services)
 Tel. (01724) 761800 or 07944 302278

2 Northfield Road
 Messingham
 Scunthorpe
 North Lincolnshire
 DN17 3SA

www.pottertonarchitectural.co.uk

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

From: [R M Potterton Ltd.](http://www.pottertonarchitectural.co.uk)

To: [Leanne Simmonds](#)

Sent: Thursday, September 12, 2013 11:39 AM

Subject: Re: Re: PA/2013/0381 - 30 Commonside, Westwoodside

Hi Leanne

Decision on parking for the existing dwelling is to form a new access and to reinstate what I'm told was an original parking area to the left of the existing property as shown on the attached amended drawing.

Hopefully this is acceptable. Please let me know if you need any further information.

Many thanks

Richard M Potterton
DIRECTOR

R M Potterton Ltd. (Architectural Services)
Tel. (01724) 761800 or 07944 302278

2 Northfield Road
Messingham
Scunthorpe
North Lincolnshire
DN17 3SA

www.pottertonarchitectural.co.uk

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

From: [Leanne Simmonds](mailto:Leanne.Simmonds@northlincs.gov.uk)

To: info@pottertonarchitectural.co.uk

Sent: Thursday, August 01, 2013 4:37 PM

Subject: Fw: Re: PA/2013/0381 - 30 Commonside, Westwoodside

Richard,

Further to your e-mail regarding the above site, please could you clarify the situation with regards to garaging/parking/vehicular access to the existing property if this application were to be approved. It would be helpful if you could show these arrangements on a plan, particularly if a new vehicular access is to be created.

Many thanks,

Leanne Simmonds
Senior Planning Officer
01724 297491 (Tues-Thurs)

-----Forwarded by Leanne Simmonds/NorthLincs on 01/08/2013 04:35PM -----

To: Leanne Simmonds/NorthLincs@NorthLincs

From: Emma Stanley/NorthLincs

Date: 01/08/2013 10:15AM

Subject: Fw: Re: PA/2013/0381 - 30 Commonside, Westwoodside

-----Forwarded by Emma Stanley/NorthLincs on 01/08/2013 10:15AM -----

To: info@pottertonarchitectural.co.uk
From: Philip Wallis/NorthLincs
Date: 01/08/2013 10:13AM
Subject: Re: PA/2013/0381 - 30 Commonsides, Westwoodside

Richard thanks for your note -I will chase up progress on this application and cause for the delays -as you know the case has been reallocated to Emma Stanley following the departure of Mark Simmonds-there is at present a Parish Council objection which may necessitate presentation to planning committee-Please continue to liaise with Emma and let me know if there are any other cases you are concerned about.Regards Phil

-----"R M Potterton Ltd." <info@pottertonarchitectural.co.uk> wrote: -----

To: <philip.wallis@northlincs.gov.uk>
From: "R M Potterton Ltd." <info@pottertonarchitectural.co.uk>
Date: 31/07/2013 10:52AM
Cc: "P OLIVER" <p.r.oliver@btinternet.com>, "Planning"
<Planning@northlincs.gov.uk>
Subject: PA/2013/0381 - 30 Commonsides, Westwoodside

Dear Mr Wallis

I wonder if you might be able to shed some light on the current situation regarding the above? We are approaching two months beyond the application's expiry date and we appear to have ground to a halt. Sadly this isn't my only application which appears to have been forgotten.

I am aware that Mark Simmonds has left the authority and that Planning may have some staffing issues at present. I sympathise and I'm doing my best to appease my clients but frankly I'm running out of excuses.

Your advice and assistance would be appreciated.

Regards

Richard M Potterton
DIRECTOR

R M Potterton Ltd. (Architectural Services)
Tel. (01724) 761800 or 07944 302278

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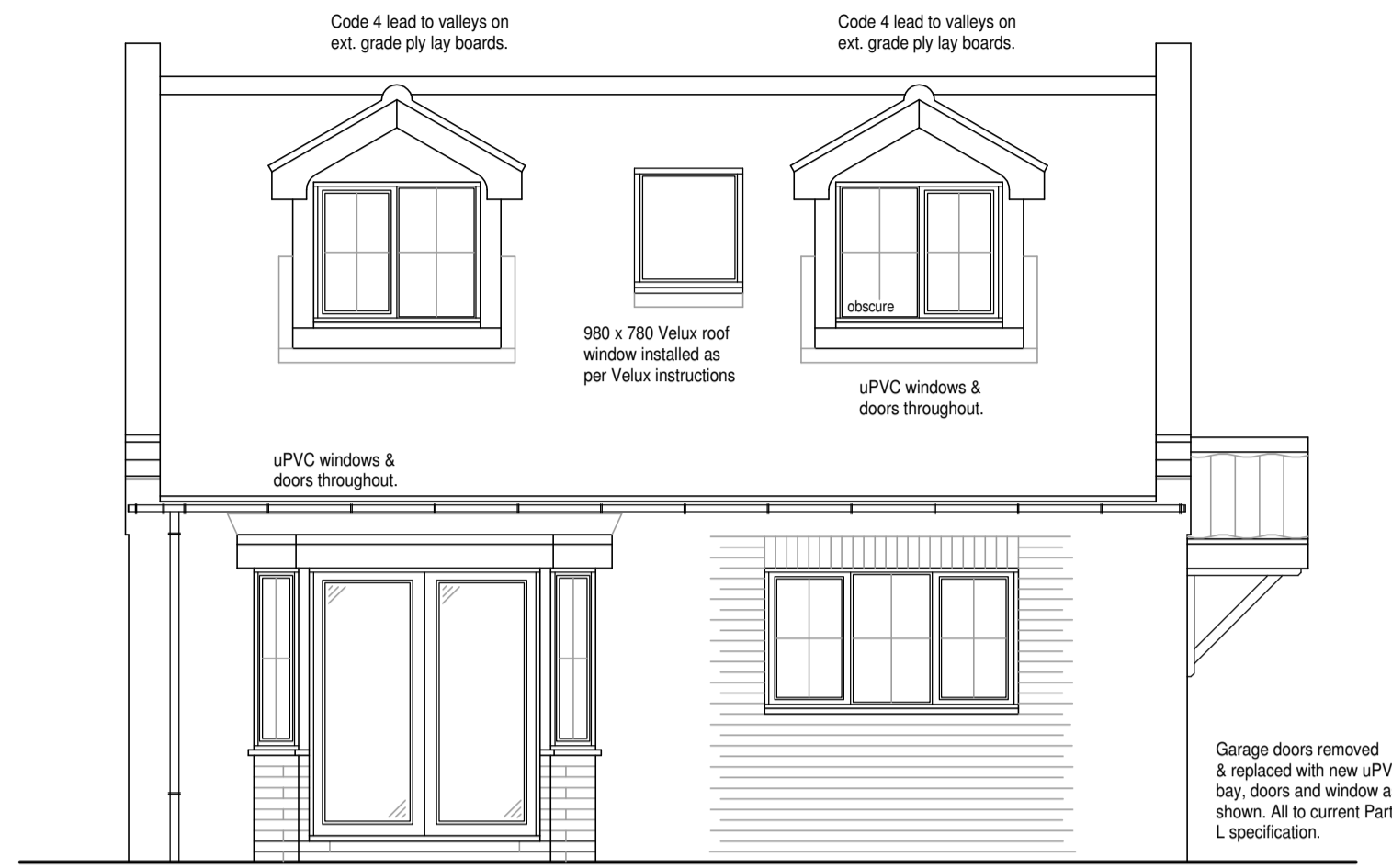
This e-mail expresses the opinion of the author and is not necessarily the view of the Council. Please be aware that anything included in an e-mail may have to be disclosed under the Freedom of Information Act and cannot be regarded as confidential. This

communication is intended for the addressee(s) only. Please notify the sender if received in error. All Email is monitored and recorded.

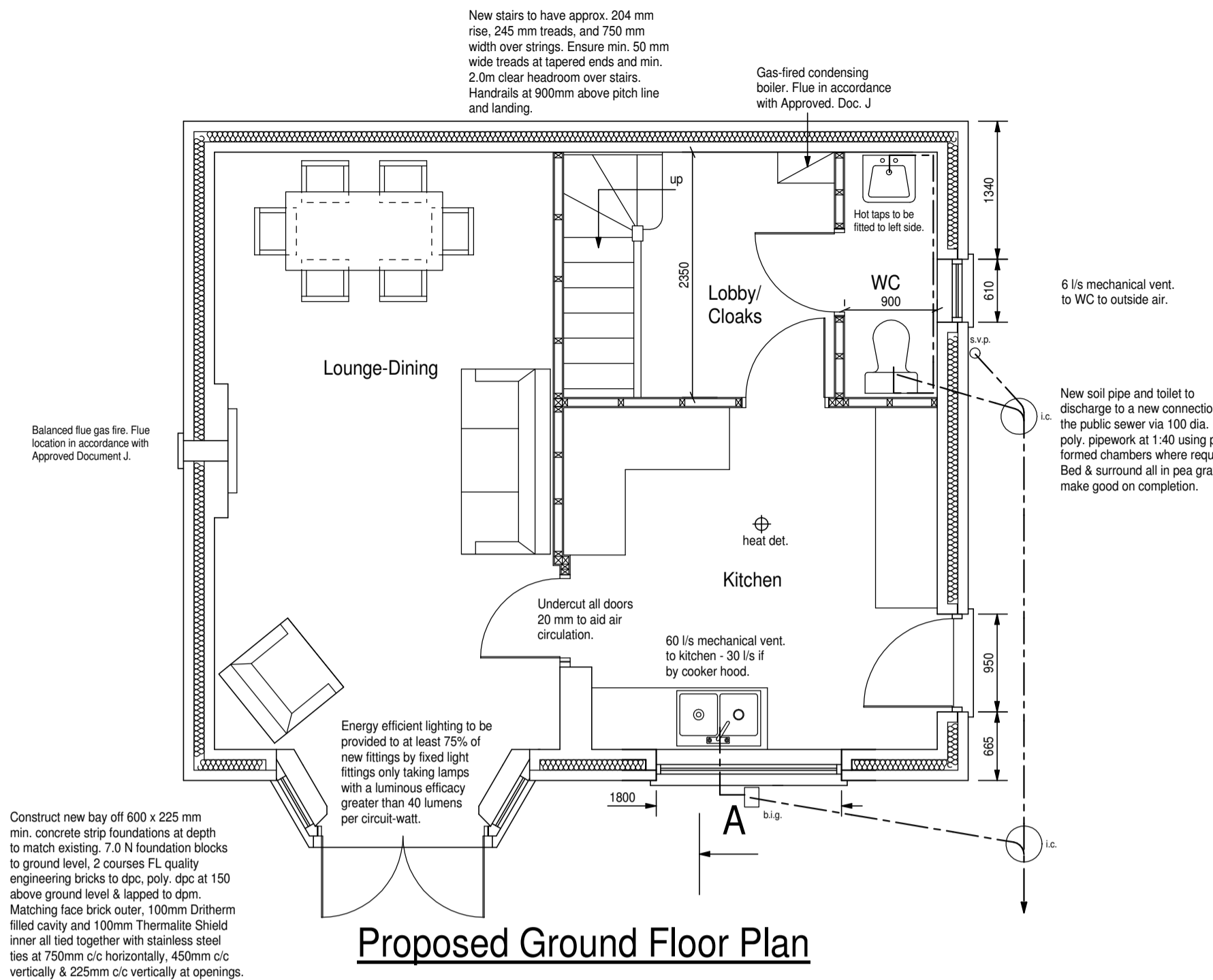
Please think before you print- North Lincolnshire Council greening the workplace

Attachments:

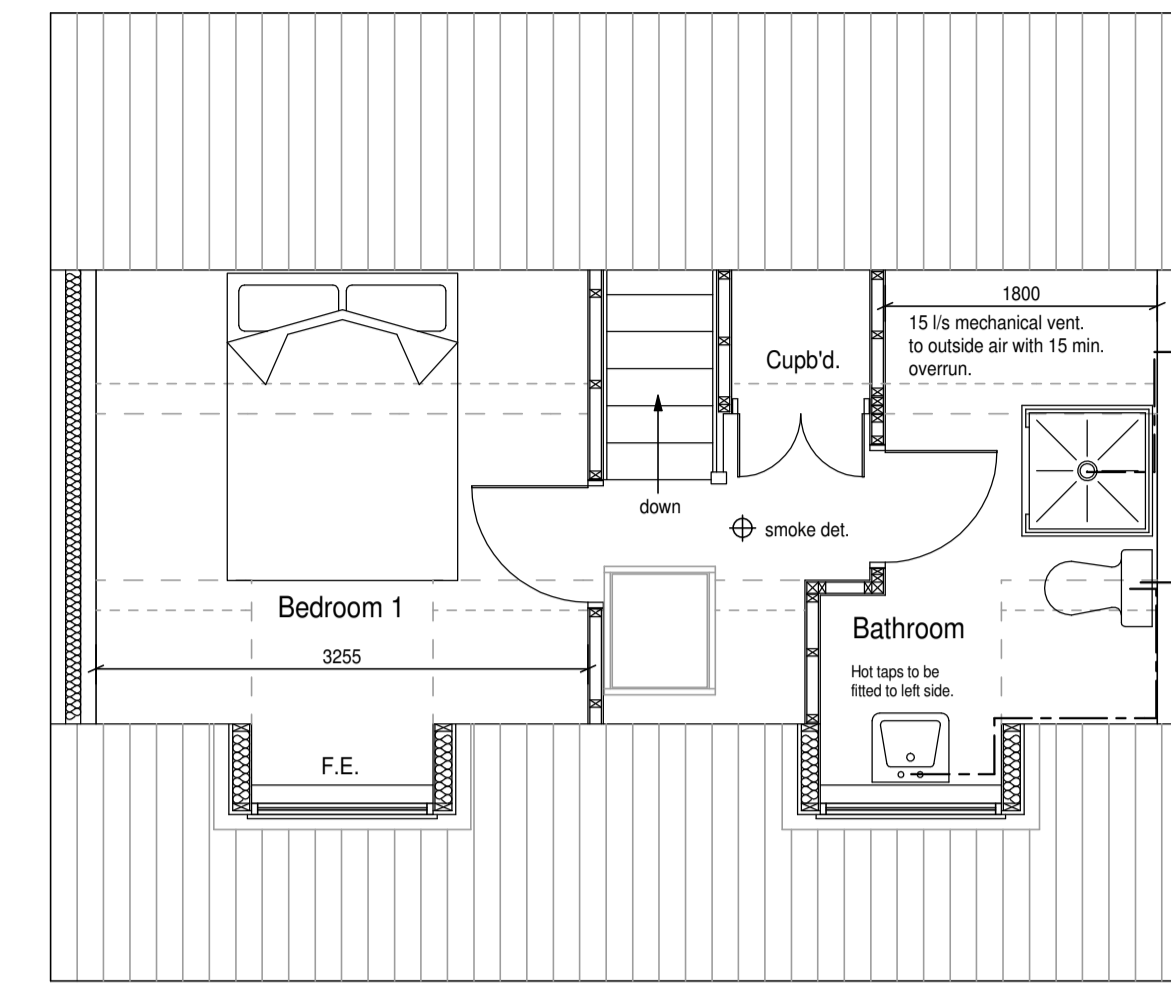
Oliver WWS garage conv.pdf



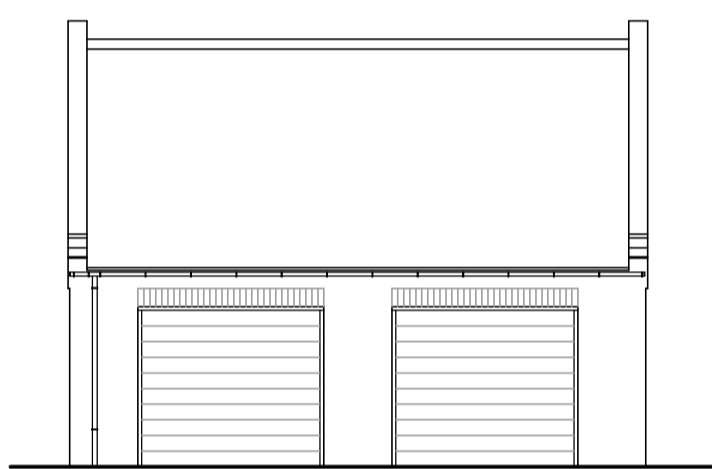
Proposed Front Elevation



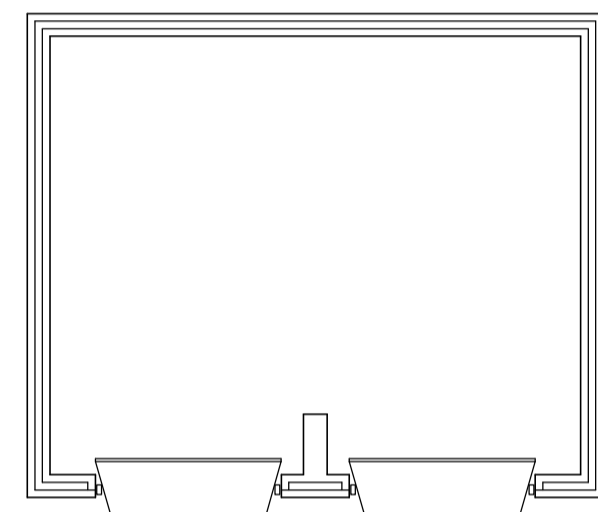
Proposed Ground Floor Plan



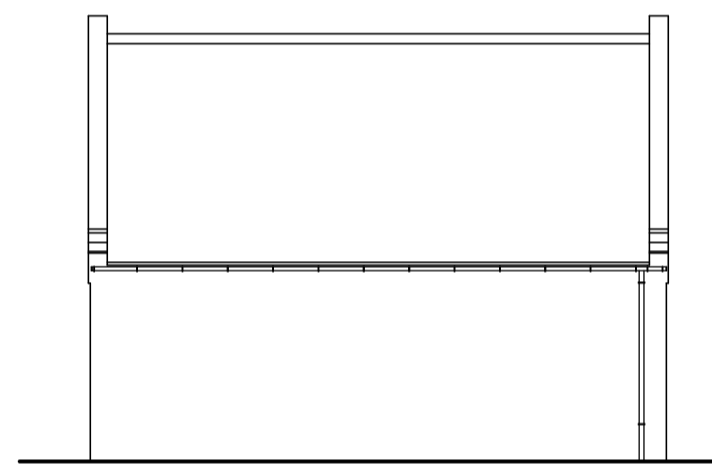
Proposed First Floor Plan



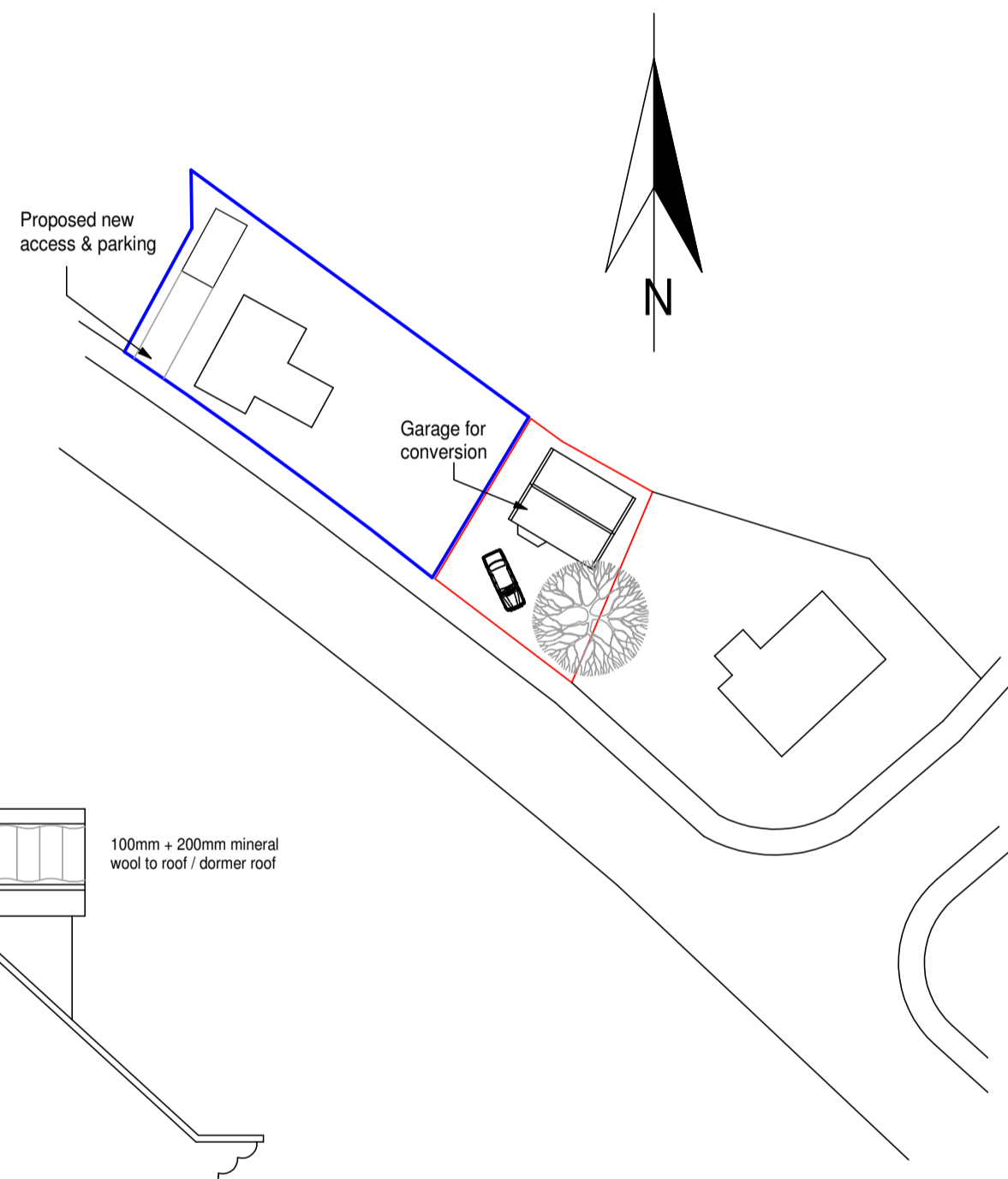
Front Elevation



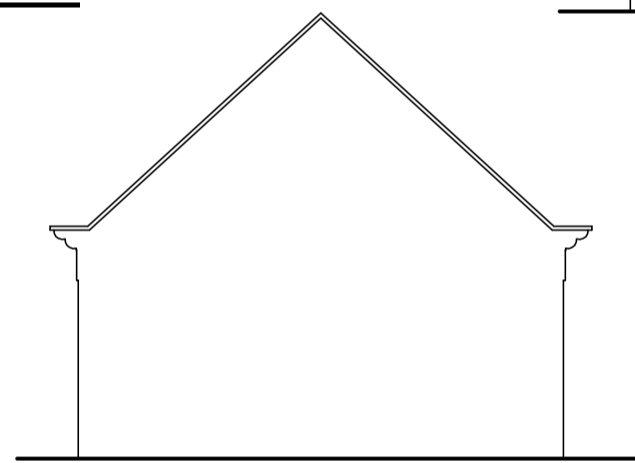
Floor Plan



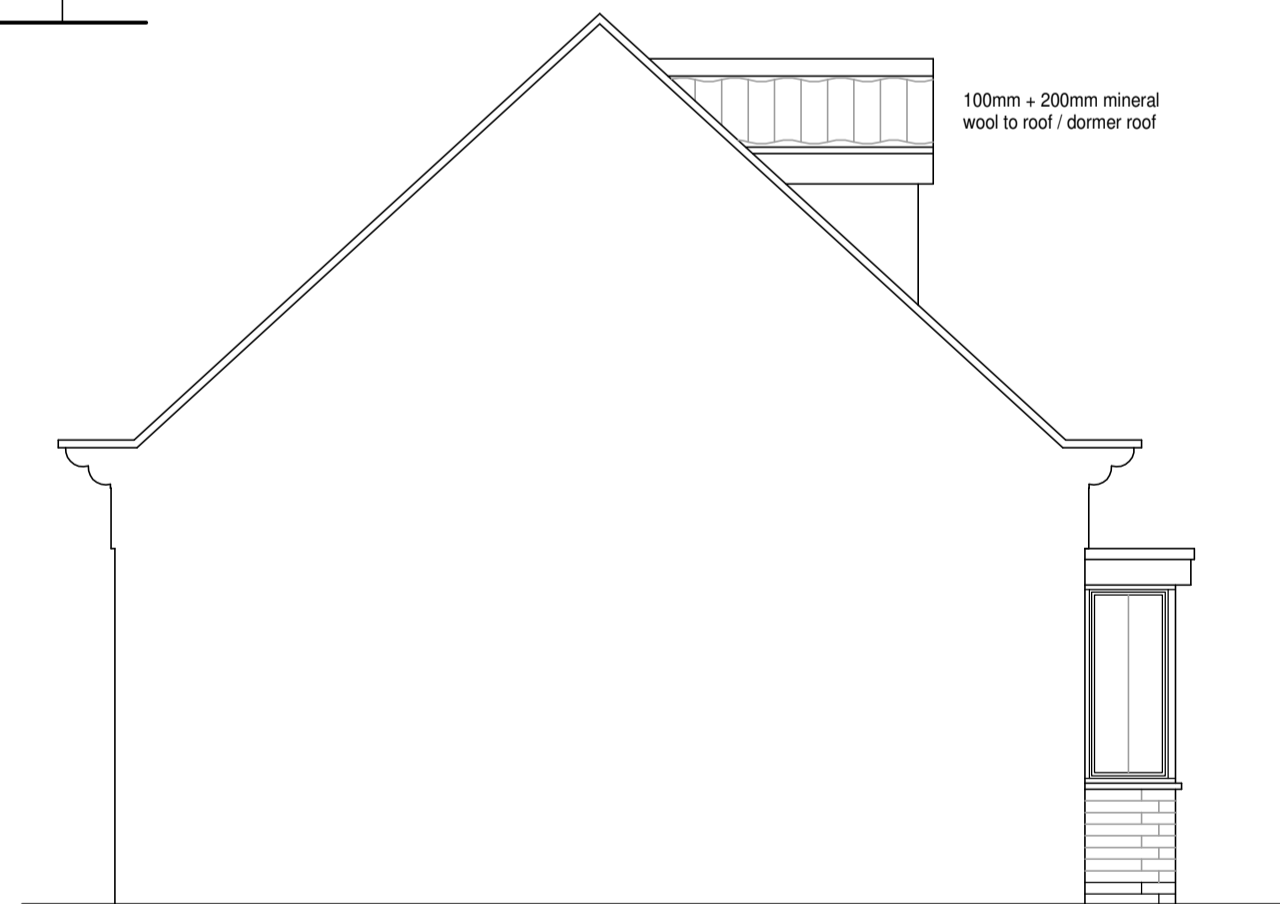
Rear Elevation



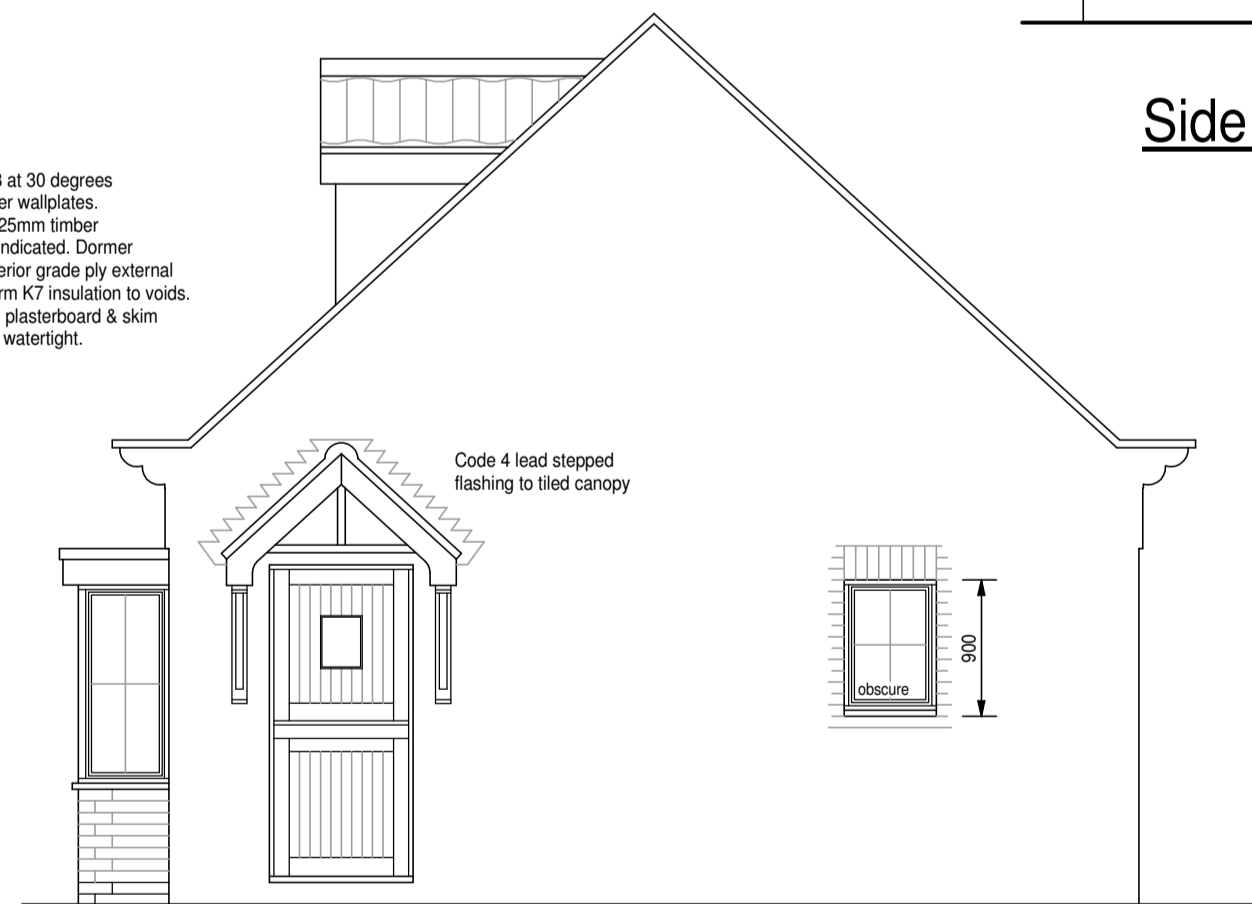
Site Plan 1:500



Side Elevations



Proposed Side Elevation

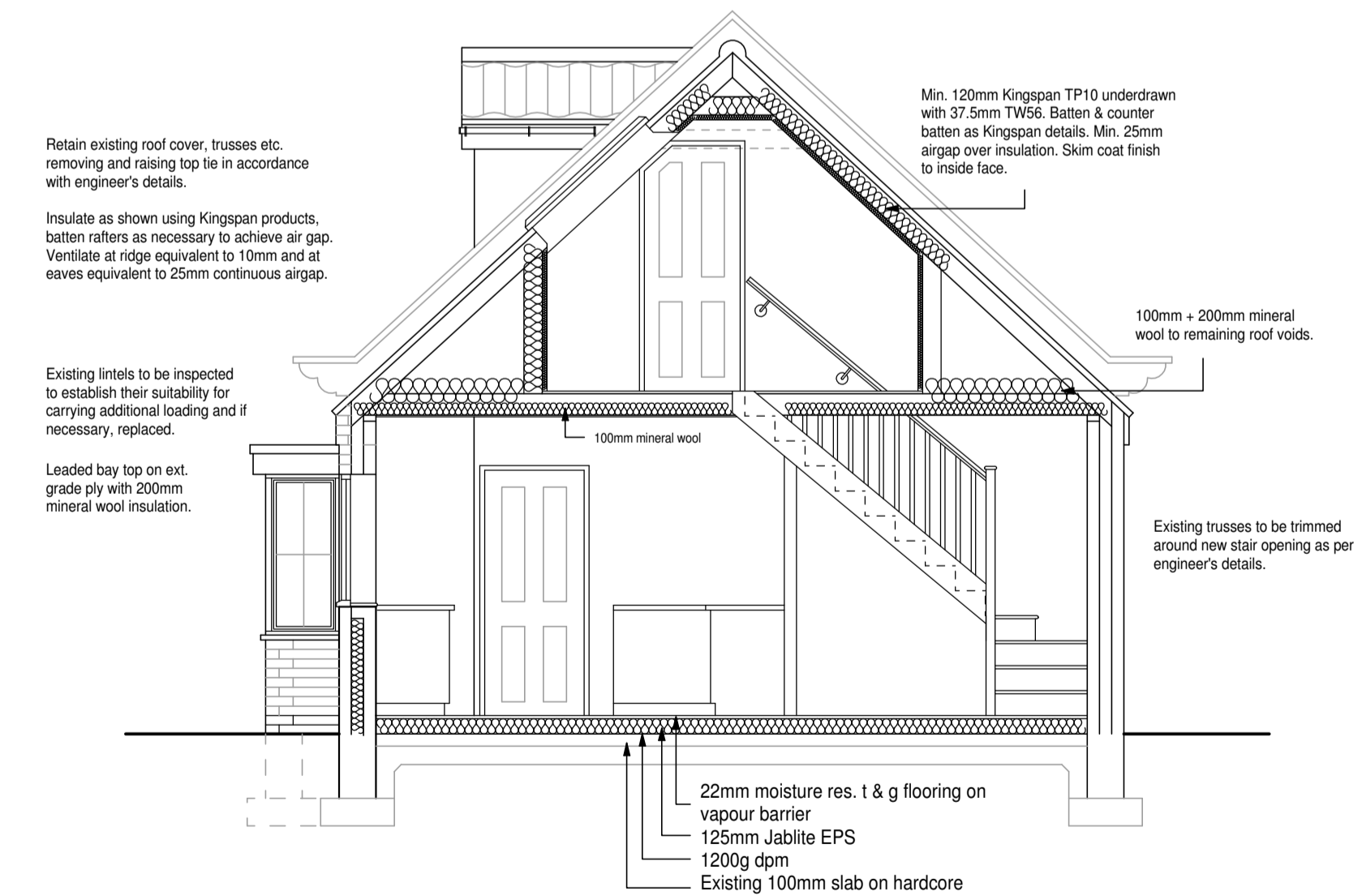


Proposed Side Elevation

BUILDING REGULATIONS COMPLIANCE NOTES.

PROVIDE MAINS FED INTERLINKED HEATING/SMOKE DETECTORS AS INDICATED ON DRAWING TO BUILDING REG. REQUIREMENTS AND TO BS 5446 PT 1.
 FIRST FLOOR BOARDED USING 22mm T & G CHIPBOARD WITH 100mm MINERAL WOOL LAID BETWEEN JOISTS.
 HABITABLE ROOMS VENTILATED (TRICKLE VENT TO WINDOW HEADS) TO BE EQUAL TO 8000 sq. mm. RAPID VENTILATION BY OPENING WINDOWS PROVIDING MIN. 1/20TH FLOOR AREA VENTILATION.
 GAS FIRED COMBI BOILER TO SERVE WET SYSTEM WITH RADS IN EACH ROOM FITTED WITH TRVs. ALL RELEVANT PIPEWORK TO HAVE INSULATION THICKNESS EQUAL TO PIPE DIA. OR 40mm MAX. INC. ANY PIPE RUNS THROUGH UNHEATED AREAS.

ANY NEW WINDOWS TO COMPLY WITH NEW PART L REQUIREMENTS ('U' VALUE OF 1.6 W/m²K OR BETTER). GLAZING IN CRITICAL LOCATIONS TO BS 6206 1981 (SAFETY GLASS).
 ALL WORK REQUIRED TO COMPLY WITH APPROVED DOCUMENT P IS TO BE CARRIED OUT BY A PERSON COMPETENT TO DO SO. A CERTIFICATE ISSUED BY A COMPETENT PERSON TO PROVE THAT THE WORK HAS BEEN INSTALLED, TESTED & FOUND TO COMPLY WITH PART P WILL BE REQUIRED BY BUILDING CONTROL ON COMPLETION.



Section A - A

NOTE:
 THIS DRAWING IS INTENDED FOR CONSULTATION PURPOSES ONLY AND IS SUBJECT TO CHANGE. ADDITIONAL INFORMATION OR AMENDMENTS MAY BE REQUIRED. DO NOT START WORK UNTIL YOU ARE IN POSSESSION OF ALL CORRESPONDING APPROVALS, APPROVED SUPPORTING DOCUMENTS AND APPROVED DRAWINGS.
 All dimensions are approximate & to be checked on site.

Drawing title: EXISTING & PROPOSED ARRANGEMENTS		Client: MR & MRS P OLIVER	
Revisions: REV. A SEPT. 2013 - PROPOSED NEW / REPLACEMENT VEHICULAR ACCESS & PARKING TO EXISTING DWELLING ADDED.	Drawing No. PO/O1/01/012/13/A	Scale. 1/50, 1/100, 1/500	Date. MARCH '13
Project: CONVERT DOMESTIC GARAGE TO DORMER BUNGALOW, ADJACENT TO 30 COMMONSIDE, WESTWOODSIDE.		R M Potterton Ltd. Architectural Services 2 Northfield Road Messingham Scunthorpe North Lincolnshire DN17 3SA Telephone: (01724) 761800 Mobile: 07944 302278 www.pottertonarchitectural.co.uk	