Town and Country Planning Act etc

DRAFT DECISION

Reference: H02/0603/92 Received:02-JUN-92 Type:FULL

Name: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)
Location : Rear of 78 North Street Crowland Peterborough

South Holland District Council hereby give notice that permission has been granted/refused etc on the following conditions/reasons:

1 In the opinion of the Local Planning Authority the justification for the caravan centred on the development of two bungalows on this site which have been refused planning permission. Therefore the need for the caravan has been removed.

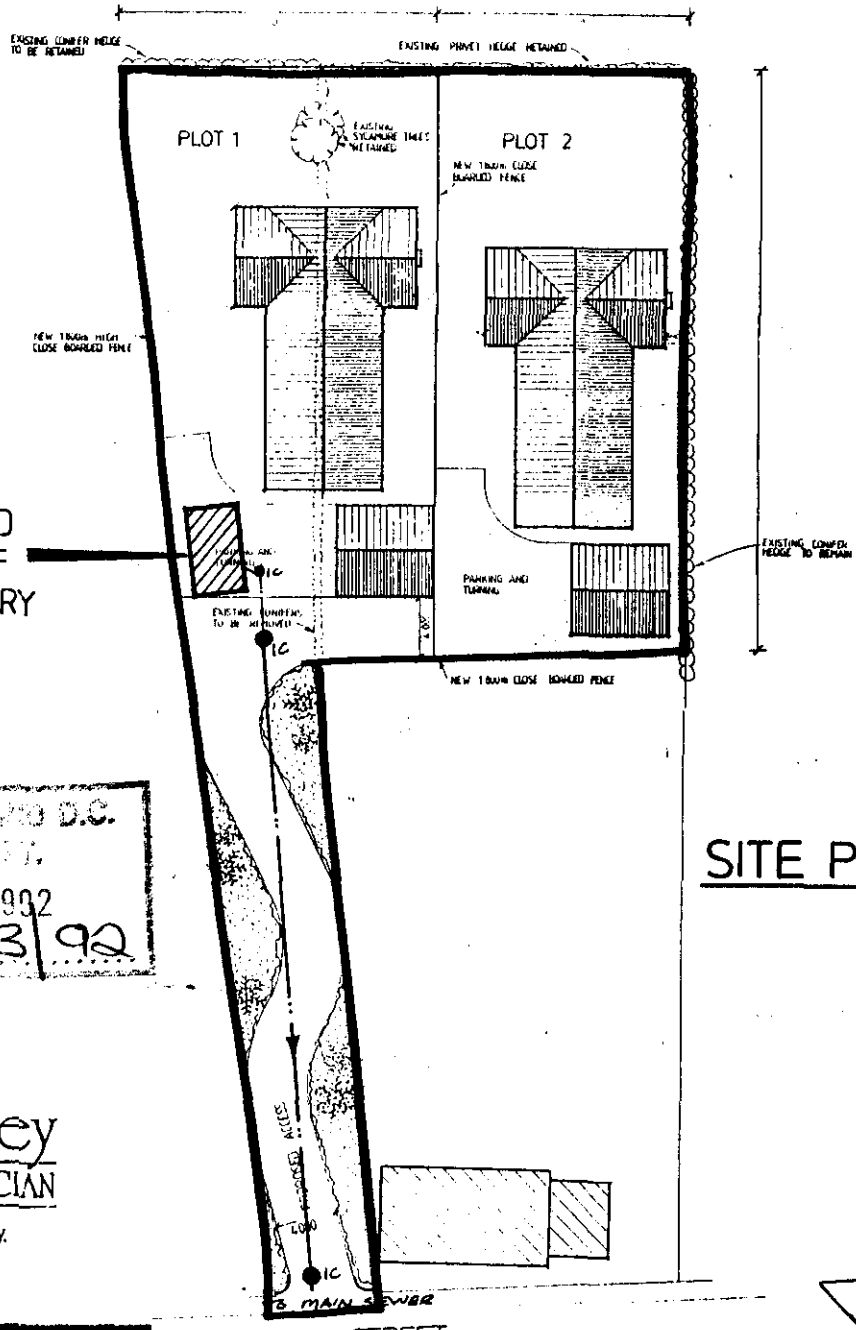
Authorised to issue:

28-SEP-92 H02/0603/92 AD...M.....DC.....

28/9

Application Withdrawn instead

PM 23-11-92



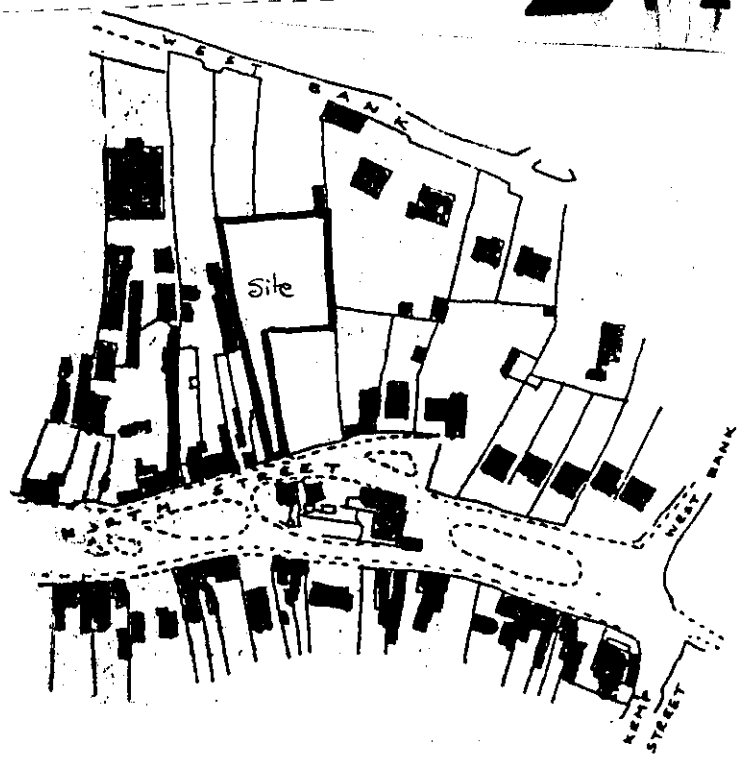
SITE PLAN 1-500

SOUTH HOLLAND D.C.
02 JUN 1992
0603/92

Peter Humphrey
ARCHITECTURAL TECHNICIAN
Church Road, Wisbech St Mary.
Wisbech, Cambs. PE13 4RN
Telephone 0945 81619

N

PROPOSED SITING OF TEMPORARY CARAVAN,
REAR OF 78 NORTH STREET
CROWLAND
NR. PETERBOROUGH.
for.
MR. MRS. UPTON.



LOCATION PLAN 1-2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H02/0603/92

Date Registered 02 JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS UPTON
93 WEST END
WHITTLESEY
PETERBOROUGH

Tel. No. 0733 203563

NAME AND ADDRESS OF AGENT
(if form completed by agent)

PETER HUMPHREY
PORTMAN LODGE
CHURCH ROAD, WISBECH ST MARY
NR. WISBECH

Tel. No. 0945 81619
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

REAR OF 78 NORTH STREET, CROWLAND

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED SITING OF RESIDENTIAL CARAVAN FOR USE DURING CONSTRUCTION OF PROPOSED BUNGALOWS (2 NO.)

Please complete

Signed..... Date..1.6..92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110 If you consider no fee is payable include a written explanation instead.
Previous application No:

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 works (✓) ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application ↴

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

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 building(s) [ ]

(ii) Alterations or extension [ ]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: 1 CARAVAN - TEMPORARY USE

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials. N/A

5. GENERAL INFORMATION Please complete each section

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

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 [✓] → If so, name of road NORTH ST. Will there be -- Individual access(es) [✓] New estate road [ ]

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

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 of 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 N/A

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer [✓] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	NO	→ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public footpath	YES	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping purposes	NO	→ If so, **please complete Part 7**
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.	NO	→ Date: Consultee(s):

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	PROSPECTIVE PURCHASER

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.** You can use the notice at the bottom of the form to send to the owner. (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 .....

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.

State Name and address of owner:
MR BARTON
78 NORTH STREET, CROWLAND

State Date notice served:
1.6.92

Signed ..... (Applicant/Agent) Date 1.6.92

3. AGRICULTURAL HOLDINGS CERTIFICATE

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 1.6.92

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.

State Name and address of tenant:

State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

Inspected by: PJH
date: 16-6

Case Officer Conclusions (issues)

caravan appears to be sited against blank wall of brick barn
for N. bl (signed) OK

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals –

Departure from policy	Yes ----		No ----
Ward member request	Yes ----		No ----
Recommend approval against material objection	Yes ----	Any objection received? No If yes, is any obj. material? Yes / No (Reason:	No ----
Other circumstances needing Committee decision	Yes ----	Flagged by Senior Officer Signed	No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic.	No ----	Nil fees (not first Submission)	Yes ----
	ANY ONE OF ABOVE	Other info. viz: Signed	

Committee report	Delegation confirmed by Senior Officer
Sub-Committee: SV recommended ..... Est/Ind. recommended.....	.....

Conditions/Reasons

No 2/603/92

Decision Notice Refuse

In the opinion of the L.P.A. the justification for the caravan centred on the development of two bungalows on this site which have been refused planning permission. Therefore the need for the caravan has been removed.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... Yes

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

[Indicate if other Regs]

Precise details for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PM 8-6 Dr 8/1

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
66 North Street
Gowland

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. 9233

Date First Received 02 JUN 1992

REGISTRATION

REFERENCE H02/0603/92

Cross-Ref R

Date 3/6/92 DAB

VALIDATION

Date 3/6/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- S65 Advert required ☐ Expiry date .....

Fees:
- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....
- See attached re receipt
- Correct fee £ 110 Additional £ ..... Receipt no. .....
- Refund £ ..... Issued .....

CONSTRAINTS Date 3.6.92

Index Sheets 350 OS Nos ..... Grid Ref 539750 310930

Ward ED Parish CROWBOROUGH

Inside TBD YES Inside L2 area NO

TR Zonal	☐	CA	☐
TR Bypass	☐	L3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Rural ☐ Grade ☐

Linked to site.....Ref.....380 Linked to property.....Ref.....

Planning Records:
Earlier apps 317/79 60/82 453/87 350/86 [illegible]

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

BRIAN SMITH Dip TP MRTPI
[illegible]tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0603/92 Type: FULL

Applicant: Mr & Mrs Upton
Tel: 0733 203563

Agent: Peter Humphrey
0945 81619

Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)
Location: Rear of 78 North Street
Crowland
Peterborough

Valid date: 02-JUN-92
Target dates:
To case officer 07-JUN-92
Inspected by 12-JUN-92
Extra contacts 17-JUN-92
Report if not clear by 07-JUL-92

Terminal date: 28-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Change of use only
Listed building:
Conservation Area: CROWLAND

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Crowland PC 0733 210653	05-JUN-92	19-JUN-92
Cllr B Alcock 0733 210560	05-JUN-92	19-JUN-92
Cllr R C P Cowan 0733 210932	05-JUN-92	19-JUN-92
Site/Press Advert CSA	12-JUN-92	03-JUL-92

L.C.C - No objs to CB 4/6/92.
Owner/Occ, 66 North St, Crowland 17-JUN-92 01-JUL-92

SITE DETAILS

Grid ref: 052370 310520
OS Sheets: 380 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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P1239
Date received : 03-JUN-92

Received from

Nationwide Building Society

Address

c/O P Humphrey
Portman Lodge
Church Road
Wisbech St Mary, Cambs.

Created for file only
Amount already included in P1233

Fee paid	£	110.00
VAT	£	0.00
Total received	£	110.00

Cash/Cheque : CHEQUE

Signed.....
(Authorised Collector)

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

Keep in file
for information

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P1233
Date received : 02-JUN-92

Received from

Nationwide Building Society

Address

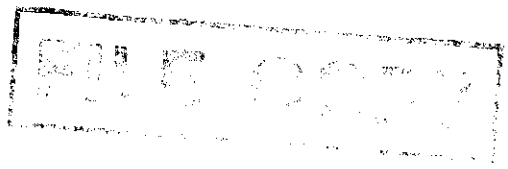
C/O P Humphrey
Portman Lodge
Church Road
Wisbech St Mary CAMBS

Fee paid	£	330.00
VAT	£	0.00
Total received	£	330.00

Cash/Cheque : CHEQUE

£110 to over
H02/0603/92

Signed.....
(Authorised Collector)



Application no: H02/0603/92

Applicant: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)

Location: Rear of 78 North Street
Crowland
Peterborough

Type: FULL

Date received: 02-JUN-92

27-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990

ACKNOWLEDGEMENT OF WITHDRAWAL

Following your withdrawal of the above application, I confirm that no further action will be taken.

Yours faithfully

Director of Planning and Building Control Services

APPLICATION REFERENCE: H02/0600/92 DATE RECEIVED: 23 July 1992

APPLICANT: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambridgeshire

AGENT: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambridgeshire

TYPE: Full

DESCRIPTION: Two four-bedroomed bungalows with detached garages

LOCATION: Rear: 78 North Street, Crowland, Peterborough

APPLICATION REFERENCE: H02/0603/92 DATE RECEIVED: 23 July 1992

APPLICANT: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambridgeshire

AGENT: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambridgeshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 15 SEP 1992

TYPE: Full

DESCRIPTION: Proposed siting of residential caravan for use during construction of proposed bungalows (two)

LOCATION: Rear: 78 North Street, Crowland, Peterborough

Parish Council: H02/0600/92 - Support, owing to narrow road, encourage developer to park vehicles on site.
H02/0603/92 - No objections.

Ward Member: H02/0600/92 - Backland, properties on two sides, some on higher ground, design and siting will determine success of scheme and protection of existing properties. Sub-committee visited similar sites.
H02/0603/92 - Not be granted unless H02/0600/92 is granted requires careful conditioning to avoid siting before development under H02/0600/92 is commenced and removal upon completion.

County Highways: H02/0600/92 - Request conditions.
H02/0603/92 - No objections.

Heritage Lincolnshire Request Watching Brief condition.

PREVIOUS DECISIONS
H02/0999/82 - Residential development (one house and one bungalow) - Granted.
H02/0380/86 - Erect dwelling and garage - Granted.
H02/0131/89 - Erection of detached dwelling house - Approved.
H02/0434/89 - Erection of dwelling and garage - Granted.
H02/0317/92 - Erection of dwelling and garage, and means of access - Granted.

PLANNING ISSUES

1 This site has planning permission for one plot with the access to the north of 78 North Street. There is also planning permission for a frontage dwelling on the site of the proposed access road.

2 The two plots measure 38 metres deep and between 16.5 metres and 21 metres wide.

3 The site is bounded by hedges approximately 1.8 metres high, a fence of similar height and a row of brick and timber barns. The dwellings to the rear, which are on West Bank are on higher ground. One bungalow has a good view of the site.

4 The access drive is aligned so that views along it from North Street are short and thereby the proposed bungalow at the end of the drive should be substantially screened. A curved wall, at the junction with North Street will provide a 'gateway' to the site. This is in the conservation Area and notwithstanding that details have been submitted it is considered that this should be conditioned for further discussion with the applicant.

5 The mobile home is acceptable for a temporary period whilst the properties are being erected.

6 In my view, the determining issues are (a) the effect on the Conservation Area, and whether the proposal protects or enhances its character and whether the layout of the dwellings, and the space around them, is acceptable in this form of "backland" or "tandem" development.

7 The site of the access was formerly occupied by a cottage, demolished several years ago. In the past the aim has been to achieve a replacement dwelling on the frontage, in order to recreate the character of this part of the Conservation Area, and thus a detailed permission for a frontage dwelling was permitted in 1989. The development of the current proposal will ensure that the recreation of the street scene at this point will not be achieved. However, within the street scene of virtually continuous frontage buildings, in Crowland there has traditionally been a number of narrow accesses or "yards" and the development could be seen as a modern recreation of such a "yard".

8 As for the layout of the two bungalows, it has normally been the practice that the Committee have required such sites to be developed in an informal way, with ample space between properties, although there have been exceptions. In Crowland there have also been attempts to recreate a "courtyard" effect to recreate the historical pattern. I am concerned that the current proposals for two bungalows, side by side, with little space between them accords with neither of the practices of the Committee mentioned above. On the other hand, the site is fairly private and the dwellings have adequate rear gardens.

CONCLUSIONS

1 The design of the bungalows is acceptable as is the access on traffic grounds. The overlooking from the bungalow on West Bank can be overcome by either extra planting or allowing the hedge to grow an extra 0.5 metre in height.

2 Whilst I have doubts about this development, I do not feel, in the absence of formal guidelines on backland development either generally or specifically in relation to Crowland, that a refusal could be justified.

RECOMMENDATION -

H02/0600/92 - Grant Permission.

1 SC12 - (materials).

2 SC27 - (implementation of planting).

3 Before construction begins full details of the proposed brick walls either side the access drive shall be submitted to and approved by the Local Planning Authority.

4 The northern and western boundaries of the site shall be delineated by hedges of leylandii and privet of a height of at least 2.5 metres and in the event of the existing hedges being removed they shall be replaced within 6 months by hedges of the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 2.5 metres.

5 B10 - (width of access) ... 4.25.

6 B22 - (access and turning space to accord with application).

7 SC69- (Watching Brief).

Reasons

1 Standard.

2 Standard.

3 To ensure the design and materials of the walls are appropriate for the Crowland Conservation Area.

4 In the interests of the visual amenity of the street scene.

5 B6.

6 B21.

7 Standard.

Note

1 SN1 - (Amended Plans)...Plans and letter received 23 July 1992.

H02/0603/92 - Grant Permission.

1 The mobile home shall not be placed on site earlier than one month before the commencement of building work. It shall be removed from the site after a period of two years from the commencement of building work or one month after the completion of the bungalows which ever is the earlier.

Reason

1 In the opinion of the Local Planning Authority the site is unsuitable for the permanent retention of a caravan, which could be detrimental to the residential and visual amenities of the area, and permission is only granted for a temporary period to allow the applicant to live on site whilst the bungalows are built.

ADDENDUM

It was resolved by the Committee on the 26 August 1992 that the site should be inspected by the Sub-Committee and its recommendation reported back to the Committee for decision.

RECOMMENDATION

To consider verbal report of Sub-Committee's recommendation.

PLANS SUB-COMMITTEE - 7th September, 1992

617. PLANNING APPLICATIONS

The sites of the undermentioned applications were inspected prior to the meeting, and the Sub-Committee informed that the applications had to be referred back to the Planning Committee for determination:-

Plan No. and Applicant	Proposal
H02/0600/92 Mr & Mrs Upton	Two bungalows with detached garages at rear of 78 North Street, Crowland.

RESOLVED: The Planning Committee be recommended to refuse planning permission for the above development contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that the proposal, if permitted, would result in an overdevelopment of the site which would be out of character with that part of Crowland. It was also agreed to include a note to the applicant that a less intensive form of development would be more appropriate for the application site.

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting room during consideration thereof and Councillor N.P. Judge took the Chair in his absence.)

H02/0603/92 Mr & Mrs Upton	Siting of residential caravan for use during construction of proposed bungalows at rear of 78 North Street, Crowland.

RESOLVED: The Planning Committee be recommended to refuse planning permission for the above development contrary to the recommendation of the Director of Planning and Building Control Services on the grounds that the caravan would no longer be required in the event that planning permission was refused for planning application reference H02/0600/92 as recommended by the Plans Sub-Committee.

(Councillor B. Alcock declared an indirect interest in the above application and left the meeting room during consideration thereof and Councillor N.P. Judge took the Chair in his absence.)

H18/0713/92 Lincolnshire Rural Housing Association	Four pairs of semi-detached bungalows (8 dwellings) on land off Churchgate Road, off A17 near Sutton Bridge.

RESOLVED: The Planning Committee be recommended to authorise the Director of Planning and Building Control Services to grant planning permission for the above development subject to satisfactory negotiations with the applicants to secure amendments to the proposed layout, and a suitable planting scheme in lieu of a 5 metre high screen along the western boundary of the application site.

H18/0803/92 Metalair Ltd	Protective screen to lorry wash down area at Metalair Limited, Sutton Bridge.

RESOLVED: The Planning Committee be recommended to defer consideration of this application, pending determination of application reference H18/0713/92.

PLANNING COMMITTEE - 26th August, 1992

PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (Continued)

Plan No. and Applicant		Proposal
H08/0782/92 Mr & Mrs H Hare		Vehicular access to highway at "The Caravan", Woodlands Nursery, Boston Road, Gosberton.

(It was also agreed that legal proceedings against the failure to comply with the enforcement notice would be held in abeyance pending a further report by the Director of Planning and Building Control Services.)

H16/0724/92 Mr & Mrs J B Freir	O.A.	Bungalow and garage including details of siting at rear of 368 and 370 Bourne Road, Spalding.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H23/0409/92 Metfield Estates Ltd.	59 dwellings with associated garaging and road construction at Stockwell Gate, Whaplode.

(To enable the Plans Sub-Committee to consider the proposal in more detail.)

H21/0547/92 Mr P Storey	O.A.	Proposed residential dwelling and new vehicular access on land adjacent Mill Lodge, Mill Lane, Tydd St Mary.

(Pending a site inspection in order to assess the suitability of the site for the proposal.)

(It was also agreed that the action taken in respect of the Tree Preservation Order be endorsed.)

H02/0600/92 Mr & Mrs Upton	Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.

(Pending a site inspection in order to assess the suitability of the site for the proposal. It was also agreed that the application be referred back to the Committee for determination.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton	Proposed siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.

(Pending the determination of application no H02/0600/92.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

PLANNING COMMITTEE - 15th September 1992

PLANNING APPLICATIONS (Continued)

(b) **Applications Refused** (continued)

Plan No. and Applicant		Proposal
H02/0600/92 Mr & Mrs Upton		Two four-bedroomed bungalows with detached garages at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H02/0603/92 Mr & Mrs Upton		Siting of residential caravan for use during construction of proposed bungalows (two) at rear of 78 North Street, Crowland.

(The above application was refused in acordance with the recommendation of the Plans Sub-Committee which had been formulated on 7th September 1992 following a site inspection.)

(Councillor B. Alcock declared an indirect interest in this application and left the Council Chamber during consideration thereof. The Vice-Chairman took the Chair for this application.)

H23/0743/92 Mr & Mrs T Glowczyk		Extension to dwelling at Bottle & Glass, Whaplode Drove.
H13/0818/92 Mr N F Boor	O.A.	Two bungalows on land adjacent to "Lea House", 29 River Lane, Moulton.

(Councillor C.F. Fisher declared an indirect interest in this application and left the Council Chamber during consideration thereof.)

H16/0763/92 The Tanglewood Group	15 sheltered bungalow units in association with adjacent nursing home at Tanglewood Nursing Home, London Road, Little London, Spalding.

(c) **Applications Deferred**

Consideration of the following applications be deferred for the reasons indicated:-

Plan No. and Applicant	Proposal
H16/0632/92 First National Commercial Bank	25 residential dwellings including 18 houses and 7 flats with 44 car parking spaces at 6, 7 and 8 High Street, Spalding.

(To enable the Director of Planning and Building Control Services to negotiate with the applicants (i) a satisfactory scheme to guarantee the future maintenance of the access road and (ii) to improve the design of the development in relation to the business premises to the north in the interests of residential amenity, following which the application be reported to the Plans Sub-Committee for determination.)

(It was also agreed that archaeological interests be notified of the proposed works to the site so that any investigations can take place before development commences.)

APPLICATION REFERENCE: H02/0600/92 DATE RECEIVED: 23 July 1992

APPLICANT: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambridgeshire

AGENT: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambridgeshire

TYPE: Full

DESCRIPTION: Two four-bedroomed bungalows with detached garages

LOCATION: Rear: 78 North Street, Crowland, Peterborough

APPLICATION REFERENCE: H02/0603/92 DATE RECEIVED: 23 July 1992

APPLICANT: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambridgeshire

AGENT: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambridgeshire

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 6 AUG 92

TYPE: Full

DESCRIPTION: Proposed siting of residential caravan for use during construction of proposed bungalows (two)

LOCATION: Rear: 78 North Street, Crowland, Peterborough

Parish Council: H02/0600/92 - Support, owing to narrow road, encourage developer to park vehicles on site.
H02/0603/92 - No objections.

Ward Member: H02/0600/92 - Backland, properties on two sides, some on higher ground, design and siting will determine success of scheme and protection of existing properties. Sub-committee visited similar sites.
H02/0603/92 - Not be granted unless H02/0600/92 is granted requires careful conditioning to avoid siting before development under H02/0600/92 is commenced and removal upon completion.

County Highways: H02/0600/92 - Request conditions.
H02/0603/92 - No objections.

Heritage Lincolnshire Request Watching Brief condition.

PREVIOUS DECISIONS
H02/0999/82 - Residential development (one house and one bungalow) - Granted.
H02/0380/86 - Erect dwelling and garage - Granted.
H02/0131/89 - Erection of detached dwelling house - Approved.
H02/0434/89 - Erection of dwelling and garage - Granted.
H02/0317/92 - Erection of dwelling and garage, and means of access - Granted.

PLANNING ISSUES

1 This site has planning permission for one plot with the access to the north of 78 North Street. There is also planning permission for a frontage dwelling on the site of the proposed access road.

2 The two plots measure 38 metres deep and between 16.5 metres and 21 metres wide.

3 The site is bounded by hedges approximately 1.8 metres high, a fence of similar height and a row of brick and timber barns. The dwellings to the rear, which are on West Bank are on higher ground. One bungalow has a good view of the site.

4 The access drive is aligned so that views along it from North Street are short and thereby the proposed bungalow at the end of the drive should be substantially screened. A curved wall, at the junction with North Street will provide a 'gateway' to the site. This is in the conservation Area and notwithstanding that details have been submitted it is considered that this should be conditioned for further discussion with the applicant.

5 The mobile home is acceptable for a temporary period whilst the properties are being erected.

6 In my view, the determining issues are (a) the effect on the Conservation Area, and whether the proposal protects or enhances its character and whether the layout of the dwellings, and the space around them, is acceptable in this form of "backland" or "tandem" development.

7 The site of the access was formerly occupied by a cottage, demolished several years ago. In the past the aim has been to achieve a replacement dwelling on the frontage, in order to recreate the character of this part of the Conservation Area, and thus a detailed permission for a frontage dwelling was permitted in 1989. The development of the current proposal will ensure that the recreation of the street scene at this point will not be achieved. However, within the street scene of virtually continuous frontage buildings, in Crowland there has traditionally been a number of narrow accesses or "yards" and the development could be seen as a modern recreation of such a "yard".

8 As for the layout of the two bungalows, it has normally been the practice that the Committee have required such sites to be developed in an informal way, with ample space between properties, although there have been exceptions. In Crowland there have also been attempts to recreate a "courtyard" effect to recreate the historical pattern. I am concerned that the current proposals for two bungalows, side by side, with little space between them accords with neither of the practices of the Committee mentioned above. On the other hand, the site is fairly private and the dwellings have adequate rear gardens.

CONCLUSIONS

1 The design of the bungalows is acceptable as is the access on traffic grounds. The overlooking from the bungalow on West Bank can be overcome by either extra planting or allowing the hedge to grow an extra 0.5 metre in height.

2 Whilst I have doubts about this development, I do not feel, in the absence of formal guidelines on backland development either generally or specifically in relation to Crowland, that a refusal could be justified.

RECOMMENDATION -

H02/0600/92 - Grant Permission.

1 SC12 - (materials).

2 SC27 - (implementation of planting).

3 Before construction begins full details of the proposed brick walls either side the access drive shall be submitted to and approved by the Local Planning Authority.

4 The northern and western boundaries of the site shall be delineated by hedges of leylandii and privet of a height of at least 2.5 metres and in the event of the existing hedges being removed they shall be replaced within 6 months by hedges of the same species. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary; the hedge shall be allowed to reach a height of at least 2.5 metres.

5 B10 - (width of access) ... 4.25.

6 B22 - (access and turning space to accord with application).

7 SC69- (Watching Brief).

Reasons

1 Standard.

2 Standard.

3 To ensure the design and materials of the walls are appropriate for the Crowland Conservation Area.

4 In the interests of the visual amenity of the street scene.

5 B6.

6 B21.

7 Standard.

Note

1 SN1 - (Amended Plans)...Plans and letter received 23 July 1992.

H02/0603/92 - Grant Permission.

1 The mobile home shall not be placed on site earlier than one month before the commencement of building work. It shall be removed from the site after a period of two years from the commencement of building work or one month after the completion of the bungalows which ever is the earlier.

Reason

1 In the opinion of the Local Planning Authority the site is unsuitable for the permanent retention of a caravan, which could be detrimental to the residential and visual amenities of the area, and permission is only granted for a temporary period to allow the applicant to live on site whilst the bungalows are built.

Peter Humphrey
ARCHITECTURAL TECHNICIAN

Church Road, Wisbech St Mary,
Wisbech, Cambs. PE13 4RN

Telephone 0945 410619
Facsimile 0945 410313

PH/JK/512

19 November 1992

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs.
PE11 2XE

Your ref: PJU/JP/H02/0603/92

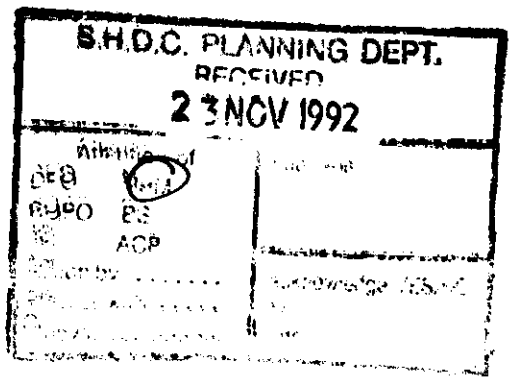
Dear Sir

RE: **SITE @ REAR OF 78 NORTH STREET, CROWLAND**

Further to your letter of 16 November, I confirm that the above application may be withdrawn.

Yours faithfully

P Humphrey
Principal



Mr P Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambs

Mr P J Udy

PJU/JP/
H02/0603/92

16 November, 1992

Dear Sir

Proposed Siting of Residential Caravan for Use During Construction of Proposed Bungalow at Rear of 78 North Street, Crowland

I refer to my letter of 9 October, 1992, and write to ask whether Mr & Mrs Upton are willing to withdraw this planning application.

I look forward to your response within the next 14 days.

Yours faithfully

P.P.

N R MIDLEN
Principal Planning Officer (Development Control)

Mr P Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech
Cambs

Mr P J Udy

PJU/JP/
H02/0603/92

9 October, 1992

Dear Sir

Proposed siting of residential caravan for use during construction of proposed bungalow, rear of 78 North Street, Crowland

I refer to the above application which was submitted in order for your client, Mr & Mrs Upton, to live on site whilst the bungalows were being constructed.

As you are aware, the planning application for the two bungalows was refused planning permission and I therefore write to ask whether your client would be willing to withdraw this planning application, since there is no longer any need for the caravan to be on site.

I look forward to your response.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

B' I 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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0603/92

Applicant: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)

Location: Rear of 78 North Street Crowland
Peterborough

Type: FULL

Date received: 02-JUN-92

05-JUN-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 20-JUN-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

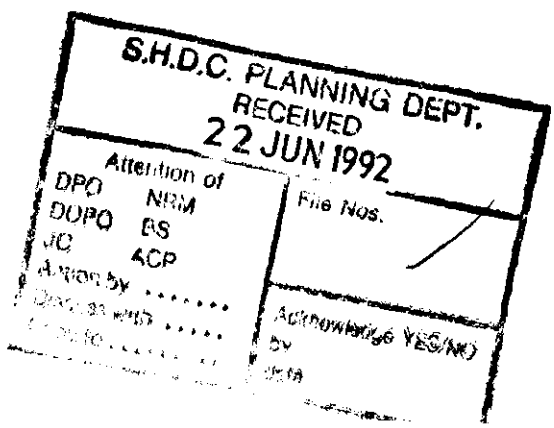
Clerk to Crowland PC
10 Beccelm Drive
Crowland
Peterborough
PE6 0AG

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: [signature] 16/6/92



i) A Residential Institution
ii) Premises for the Provision of Financial or Professional Services (other than Health/ Medical Services) where provided principally to Members of the Visiting Public (Class A2)
iii) An Hotel
iv) A Dwelling
v) Offices (other than Financial and Professional Services within Class A2).

A copy of the application for Deemed Planning Permission and of all plans and other documents relating thereto may be inspected by members of the public either at the Department of Highways and Planning, City Hall (Fourth Floor), Beaumont Fee, Lincoln, or at the offices of the Planning Department, South Holland District Council, Priory Road, Spalding, at all reasonable hours until July 3, 1992.

Any person who wishes to object to the application should write to the Director of Highways and Planning, City Hall, Beaumont Fee, Lincoln, LN1 1DN, by the above date.

J. EMMERSON,
Director of Highways and Planning.

June 12, 1992.

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GOODS VEHICLE OPERATOR'S LICENCE

REX SLY and JOHN WILLIAM JAMES SLY, trading as R. & J. Sly, of Turfpits Farm, Queens Bank, Crowland, Peterborough, Cambs is applying for a licence to use Turfpits Farm, Queens Bank, Crowland, Peterborough, Cambs as an operating centre for one goods vehicle.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre or centres, who believe that their use or enjoyment of that land will be prejudicially affected, may make written representations to the Licensing Authority at Traffic Area Office (Cambridge), Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

Representors must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

9120 187/607SG12-6

SOUTH HOLLAND DISTRICT COUNCIL

THE SPALDING URBAN (PARKING PLACES) (AMENDMENT No 12) ORDER 1992

NOTICE IS HEREBY GIVEN that on June 10, 1992, with the consent of the Lincolnshire County Council, the South Holland District Council made an Order under the provisions of Section 35(1) of the Road Traffic Regulation Act 1984, the effect of which will be to increase the current reduced excess charge of £7 if paid within seven days of an offence to £10.

A copy of the Order may be examined at the Council Offices, Priory Road, Spalding, between the hours of 9 am to 4.45 pm Mondays to Fridays.

The Order will come into operation on Friday, June 12, 1992.

R. COLE,
Director of Administration.

Council Offices, Priory Road,
Spalding, Lincs, PE11 2XE.
June 12, 1992.

©WVN 9150 187/607 SG12-6

on which they are made, and may be accompanied by a request to be notified at a specified address of the withdrawal, adoption, approval or rejection of the plan proposals.

R. T. D. Procter, *Chief Executive.*

SOUTH KESTEVEN DISTRICT COUNCIL

TOWN & COUNTRY PLANNING ACT 1990

NOTICE OF DEPOSIT OF PROPOSALS FOR A LOCAL PLAN

SOUTH KESTEVEN LOCAL PLAN

South Kesteven District Council have prepared proposals for the above Plan. Copies of the proposals are available for public inspection, free of charge, at:

Council Offices, St Peter's Hill, Grantham Council Offices, Wake House, North Street, Bourne Council Offices, St Mary's Hill, Stamford Council Offices, 89 High Street, Market Deeping	Monday to Thursday 8.45 am to 5.15 pm Friday 8.45 am to 4.45 pm Mon to Fri 9.30 am to 2 pm
Public Library, Isaac Newton Centre, Grantham Public Library, South Street, Bourne Public Library, High Street, Stamford Public Library, High Street, Market Deeping	During normal opening hours

Objections to, and representations in respect of, the proposals should be sent in writing to the District Planning Officer, South Kesteven District Council, Council Offices, St Peter's Hill, Grantham, Lincolnshire, NG31 6PZ, before July 20, 1992. Objections and representations should specify the matters to which they relate and the grounds on which they are made, and may be accompanied by a request to be notified at a specified address of the withdrawal, adoption, approval or rejection of the proposals.

Only objectors whose objections are made in writing and sent to the address specified above within the six week period ending on July 20, 1992 will have a right to have their objections heard at a local inquiry.

NOTICE OF INTENTION TO ADOPT PROPOSALS

If no objections are received during the period given for making objections, South Kesteven District Council intend to adopt the proposals on the expiry of that period.

KENNETH R. CANN,
Chief Executive.

Dated: June 4, 1992.

pp©WVN 9011

NOTICE IS HEREBY GIVEN that application has been made to the Council in respect of the following proposals.

PLANNING APPLICATIONS

The following proposals do not accord with the provisions of the relevant Development Plan.
The following proposals involve, or affect the setting of, a building listed by the Secretary of State for the Environment as a building of special architectural or historic interest, and/or affect the character of a Conservation Area.

H02/0600/92	Mr and Mrs Upton 2 No 4 bed bungalows with detached garages 2 No Plots to rear of 78 North Street, Crowland, Peterborough.	FULL
H02/0603/92	Mr and Mrs Upton Proposed siting of residential caravan for use during construction of proposed bungalows (2 No). Rear of 78 North Street, Crowland, Peterborough.	FULL
H05/0561/92	M. A. Richardson Three building plots including private drive. (Renewal of outline application H05/0639/89). Montague House, Fleet Hargate, Spalding.	OUTLINE
H18/0548/92	Boston and South Holland ITEC *Two wall signs* 27/29 The Crescent Spalding.	ADVERTISEMENT

Applications and plans showing the above proposals can be inspected at the Planning Department, Priory Road, Spalding, during normal office hours. Any comments should be sent to me within 21 days of this notice, quoting the relevant reference number.

B. SMITH,
Director of Planning and Building Control Services

June 12, 1992.

SOUTH HOLLAND DISTRICT COUNCIL

vv9130 ©WVN

BUSINESS OPPORTUNITIES

START your own business, large stock of ladies' handbags and stall for sale; also all knowledge, suppliers, markets etc worth in excess of £3,000. To first caller, £1,200. No offers and no time wasters. Tel (0406) 26301.

GOODS VEHICLE OPERATOR'S LICENCE

LESLIE CARTER and CYRIL CARTER, trading as C. Carter and Son, of Glenside South, West Pinchbeck, Spalding, Lincs, are applying to change an existing licence as follows: To keep an extra one vehicle and no trailers at the operating centre at Glenside South, West Pinchbeck, Spalding, Lincs.

Owners and occupiers of land (including buildings) in the vicinity of the operating centre(s), if they believe that their use or enjoyment of their land will be prejudicially affected, may make written representations to the Licensing Authority at Eastern Traffic Area (Cambridge), Terrington House, 13-15 Hills Road, Cambridge, CB2 1NP within 21 days following the publication of this notice.

They must at the same time send a copy of their representations to the applicant at the address given at the top of this notice.

©WVN 9117 187/607SG12-6

APPLICATION FOR GRANT OF SPECIAL HOURS CERTIFICATE

I, EDMUND WILLIAM LOTCHO, of The Golden Lion Public House, Seas End Road, Moulton Seas End, Spalding, in the County of Lincoln, being the person holding a Justices Licence for the premises known as The Golden Lion Public House and situated at Seas End Road, Moulton Seas End, Spalding, Lincoln, Hereby Give You Notice that I intend to apply at the Licensing Sessions to be held at The Sessions House, Sheep Market, Spalding, Lincs, on the Seventh day of July, 1992 for a Special Hours Certificate under Section 77 of the Licensing Act 1964 for the said premises.

And Further Take Notice that if such certificate is granted Section 76 of the said Act will apply to the said premises from the Seventh day of July next.

Dated the Ninth day of June, 1992.

Signed:
MOSSOP & BOWSER,
Solicitors for the Applicant.

11 West End, Holbeach, Lincs.

©WVN 9142

SPG
12.6.92.

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of CROWLAND

Reference No: H02/0603/92
Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)
Location: Rear of 78 North Street
Crowland
Peterborough

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 03-JUL-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

12-JUN-92

SOUTH HOLLAND DISTRICT COUNCIL

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H02/0603/92

Applicant: Mr & Mrs Upton
93 West End
Whittlesey
Peterborough
Cambs

Agent: Peter Humphrey
Portman Lodge
Church Road
Wisbech St Mary
Wisbech Cambs

Description: Proposed siting of residential caravan for use during construction of proposed bungalows (2 No)

Location: Rear of 78 North Street Crowland
Peterborough

Type: FULL

Date received: 02-JUN-92

05-JUN-92

Dear Cllr B Alcock

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 15-JUN-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Cllr B Alcock
81 Postland Road
Crowland
Peterborough
PE6 0JB

I request that this application be considered by Planning Committee, because

This should not be granted unless 0600/92 is granted and needs carefully conditioning to avoid it either occurring without the commencement of construction of any permission under 0600/92 or remaining after the completion of the first property.

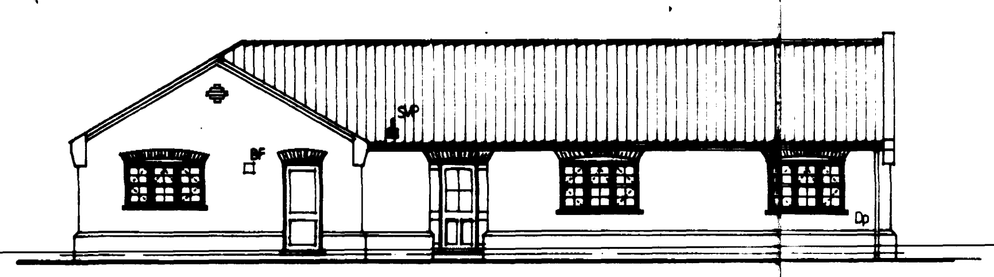
Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
10 JUN 1992

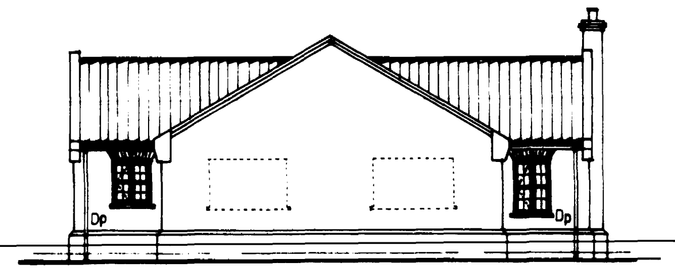
Attention of
NRM
BS
ACP

File Nos.

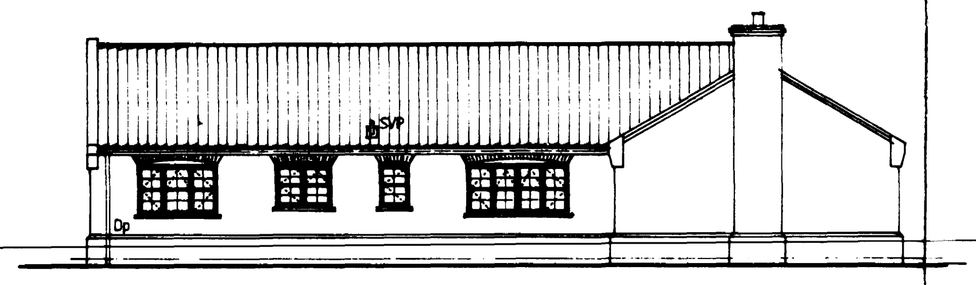
Acknowledge YES/NO
By
date



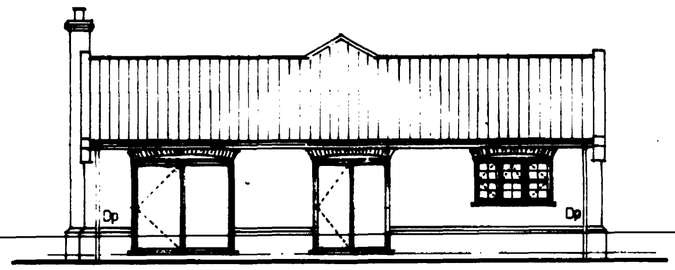
FRONT ELEVATION



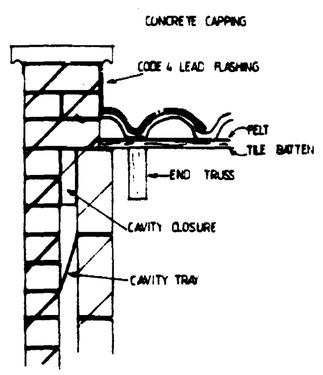
SIDE ELEVATION

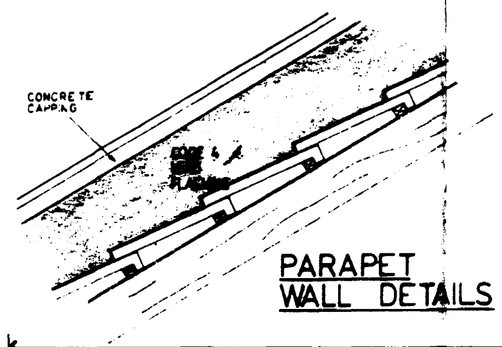


REAR ELEVATION



SIDE ELEVATION





PARAPET WALL DETAILS (N.T.S)

DRAINAGE
Inspection chambers to Hepworth or similar approved polypropylene with 100mm dia. inlets, 450mm dia.int. upto 1m deep, 1050mm dia. upto 1.5m deep. Cast iron cover & frame. 100mm dia. upvc foul & surface water drains bedded & surrounded in 150mm pea gravel.
Drains protected against differential movement where passing through walls to be wrapped in 25mm fibreglass & have lintels over. Drains protected where passing under floors if within 300mm of underside of floor slab, by surrounding in 25mm fibreglass & 150mm concrete.
Drains passing under road/drives to be protected if within 900mm of surface, by reinforced concrete bridging slab bearing on firm ground.
I.C. in road/drives protected by surrounding in 150mm concrete. Cover & frame to have a wheel load of 1.5 tonnes.
No connection to be made to s&vp within 450mm of invert.
S&VP to terminate 900mm above nearest window opening in balloon guard.
No bends to occur in wet section of s&vp.
Surface water taken to soakaway min. 5.0m from buildings.
Gutters 100mm dia. laid to fall 1:600, downpipes 65mm dia.
Shower set on 150mm high plinth.
All hand basins, baths & showers to have resealing traps
Bath & sink 38 dia.waste, shower 40 dia.waste, hand basin 32 dia.waste, w.c. 100 dia.waste.
Where runs over 1.7m waste pipes to be 40 dia. 75mm deep seal traps. Back inlet gullies to take waste pipes where s&vp not convenient.

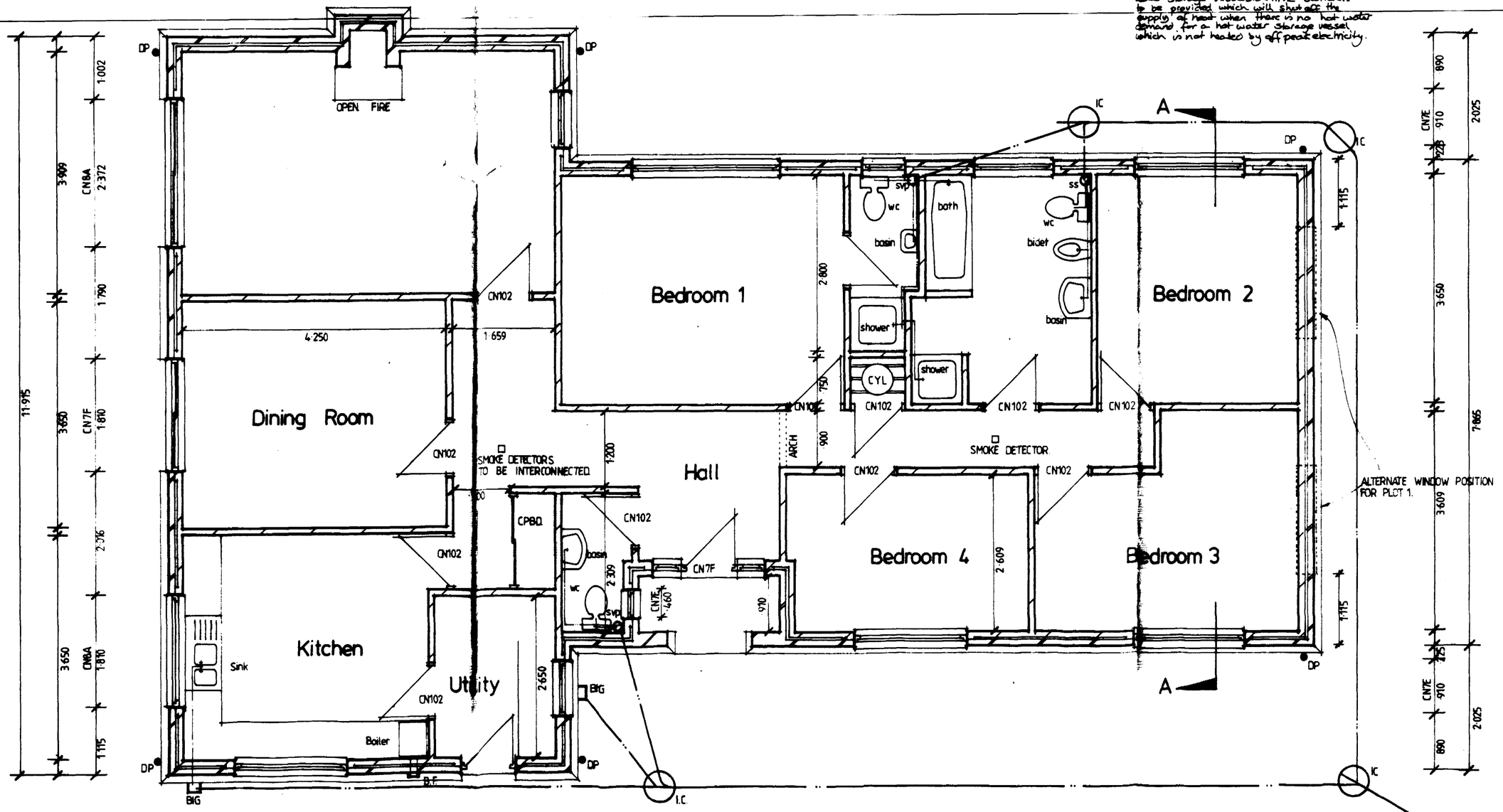
NOTES
FOUNDATIONS
Foundations to be designed by Structural Engineers after soil investigation has taken place to a depth of 3m. Concrete mix for foundations to attain a min. crush strength of 20N/mmsq. (C20) at 28 days and to B.S. 5328.
Methods of Specifying Concrete including Ready Mix Concrete.
GROUND FLOOR CONSTRUCTION
Floor Slab:-
38mm polystyrene topped with 19mm chipboard,

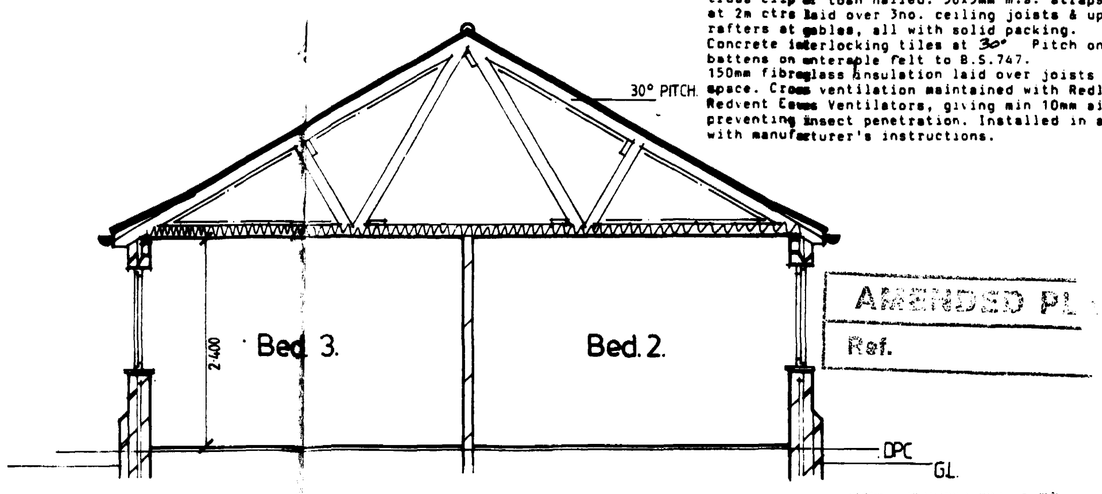
SIDE ELEVATION

EXTERNAL WALLS
Cavity walls 253mm overall consisting of good quality facing bricks 50mm min. cavity with Dritherm cavity insulation 50mm thick, 100mm load bearing insulation blocks.
13mm plaster to internal faces of walls.
All cavities to be sealed at highest point.
Bitusen felt DPC to all horizontal & vertical openings in brickwork, all DPC's & weather checks to be nailed to frames. DPC's to all walls external & internal, min 150mm above Finished Ground Level.
Galvanised butterfly wall ties min 6no. per square metre (450ctrs vertically & 900mm ctrs horizontally to B.S.1243 (1978) amended) & 300mm max ctrs at reveals
Chimney & fireplace to be constructed of non-combustible material. The hearth should be min 125mm thick of non combustible material, projecting min. 500mm from chimney breast and 150mm from fire recess.
2no. Fireguard clips fixed one each side of chimney breast.

Flues should be min 225dia. clay flue liners with rebated sockets uppermost to prevent condensation as described in B.S. 1181:1971 (1977) Clay flue linings & flue terminals. Chimneys to have 2no. courses of engineering brick DPC above intersection of roof.
Code 4 lead flashing to roof & chimney stack. Chimney to terminate 600mm above ridge or 1m above highest point of intersection with roof, if more that 600mm from ridge
Lintels to be I.G. Catnic or similar approved lintels installed in accordance with manufacturer's instructions.
Code 4 lead flashing min 150mm upstand with cavity tray over at all abutements.
Min. 2m headroom under all arches.

ROOF CONSTRUCTION
Roof trusses manufacturers to provide design details & calculations of truss to LA. prior to commencement of work on site. Trusss rafters at 600mm max. ctrs,bracing & tank stand to TPA recommendations in accordance with B.S. 5268 Part 2&3 1985.
100x75 wall plate, strapped to wall with 30x5mm m.s. straps 1500 long once bent over at 2m ctrs fixed back to wall. Trusses fixed to wall plate by galvanised truss clip or tosh nailed. 30x5mm m.s. straps 1500 long at 2m ctrs laid over 3no. ceiling joists & up rake of rafters at gables, all with solid packing.
Concrete interlocking tiles at 30° Pitch on 38x25mm battens on underfelt felt to B.S.747.
150mm fibreglass insulation laid over joists in roof space. Cross ventilation maintained with Redland Redvent Cross Ventilators, giving min 10mm air gap & preventing insect penetration. Installed in accordance with manufacturer's instructions.





SECTION A-A

FOUNDATION DESIGN AS STRUCTURAL ENGINEERS DETAILS.

12.5mm plasterboard ceiling to underside of joists.
All structural timber to be SC3 grade.
All structural timber to be kept a min. of 40mm from chimney masonry.

HEATING
Boiler to be Gas fired, w.M. balanced flue gravity convector type.
All hot water pipes to be within insulated space unless adequately insulated.
Hot water storage vessel to be vented to atmosphere & be well insulated.

MATERIALS.
WALLS -
ROOF - ORANGE DOUBLE PANTILES.
HARDWOOD WINDOWS SQUARE LEADED LIGHTS.

EXTRACTOR FANS
All bathroom, ensuits & w.c.'s to have mechanical extractor fans. Extraction rate to be 15 litres per second.
Kitchen extractor fan to give 60 litres per second extraction, or incorporated within cooker hood and capable of extracting a rate of 30 litres per second.

WINDOWS
All windows to be double glazed & fitted with tricicle vents giving 4000mm sq. ventilation. Vents located so as not to give draughts.

AMENDED PL
Ref.

RECEIVED
23 JUL
REF 600/92

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PROPOSED
PAIR OF BUNGALOWS
REAR OF 78 NORTH STREET,
CROWLAND,
NR. PETERBOROUGH,
for
MR. MRS. UPTON.

431 - 3A
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