SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H03/0298/93 Received:13-APR-93 Type:FULL

Name: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Agent: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Description: New detached double garage

Location : Orchard Bungalow Main Road
Deeping St Nicholas Spalding, Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for the external walls shall be submitted to and approved by the Local Planning Authority.

Reason: No such details were submitted.

It would be preferable if the garage is rendered to match the existing bungalow.

Director of Planning and Building Control Services
13-MAY-93 H03/0298/93

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H03/0298/93.

Date Registered 29 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR G E DOWDALL
ORCHARD BUNGALOW
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING
LINCS PE11 3EN
Tel. No. (0775) 88401

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

N/A

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

ORCHARD BUNGALOW, MAIN ROAD, DEEPING ST NICHOLAS, SPALDING, LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

NEW DETACHED DOUBLE GARAGE

Please complete

Signed. G.E. Dowdall Date 24/3/93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 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 Certificates**

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 pervious 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		If so, how many:
(ii) Other new building(s)	✓	
(iii) Alterations or extension		
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created: 62 sq. metres

B. Please state size of any new structure:- (a) max. height: 5.5 metres
(b) max. length: 6.4 metres
(c) max. width: 5.8 metres

C. Please state type and colour of materials for facing external walls: BRICK TO BE AGREED OR RENDER TO MATCH EXTG

D. Please state type and colour of roofing materials. TILES TO MATCH EXTG

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

5. GENERAL INFORMATION Please complete each section

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

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:
Will there be—
Individual access(es)
New estate road

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

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 NEW SOAKAWAY

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 NO

D. Foul sewerage will be disposed of to: N/A
Mains sewer Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	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 right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial 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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➧

Proposed total gross floorspace	sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➧	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

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 20/3/93

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 20/3/93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJU
Date 20-4

Notice posted by PJU
Date 20-4

Resident Notices required

Sent | Delivered

Case Officer Conclusions

garage located to side of bungalow, in front of compound. wire fence to side boundary, old orchard beyond + Turners yard. Bungalow pebble dashed - cream

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJU

Senior Officer .....

Case Officer Recommendation

Approve ✓ | Refuse

Signed PJU 11-5

Before the development hereby permitted is commenced details of the type + colour of the materials to be used for the external walls shall be submitted to + approved by the L.P.A.

Conditions/Reasons (continue overleaf)

Reason: No such details were submitted.

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

Note: It would be preferable if the garage is rendered to match the existing bungalow.

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

PSM 14-4
DR 16/4

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
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

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued P2489

Date first Rec'd 29 MAR 1993

Registration

Reference H03/0298/93.

Cross-Ref R.

Date 30/3/93.

Validation

TYPE FULL.

Earliest permission

Site area

No of dwellings

Floorspace ~~sq mts~~

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60.

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 33

OS No's

Grid ref 521960 315640

Ward B

Parish DSN

TR Rural YES
TR Bypass —
Level Cross —
Footpath —

CA
LB
TPO /

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0019439 Ref

Planning Records:
Earlier apps 1130/88

B Reg Records:
Already submitted - Ref
Request
Requested

BR 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

H03/0298/93

FULL

Applicant: Mr G E Dowdall
Tel: 0775 88401

Agent: Mr G E Dowdall
0775 88401

Description: New detached double garage

Location: Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Valid date:	13-APR-93	Terminal date:	08-JUN-93
Target dates:		Target Committee:	08-JUN-93
To case officer	20-APR-93	Report deadline:	25-MAY-93
Inspected by	27-APR-93		
Extra contacts	04-MAY-93	Case Officer:	
Report if not clear by	18-MAY-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 62 M2
Category: Newbuild
Listed building:
Conservation Area:
Other Constraints: TR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk Deeping St Nic 0775 724337	16-APR-93	30-APR-93
Cllr J T Davis 0775 89 243	16-APR-93	30-APR-93
Site/Press Advert MIN	20-APR-93	11-MAY-93

L.C.C. – No Comments – Trunk Road Jc ob 26/4/93

BRI[illegible] [illegible]MITH 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: H03/0298/93

Applicant: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Agent: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Description: New detached double garage

Location: Orchard Bungalow Main Road
Deeping St Nicholas Spalding, Lincs

Type: FULL

Date received: 13-APR-93

16-APR-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

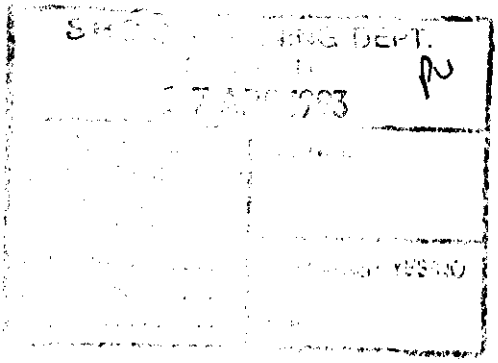
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 01-MAY-93. If no observations have been received by that date, it will be assumed that the Parish Council 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 Deeping St Nicholas PC
9 Tavistock Road
Spalding
Lincs
PE11 2UY

FOR PARISH COUNCIL USE ONLY

Comments:



Signed: K R Grooby

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: H03/0298/93

Applicant: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Agent: Mr G E Dowdall
Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

SOUTH HOLLAND D.C.
PLAN DEPT
13 APR 1993
REF Valid

Description: New detached double garage

Location: Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding, Lincs

Type: FULL

Date received: 29-MAR-93

30-MAR-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

✓ Four copies of plans showing elevations of all 4 sides of garage.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

pp K Lowe

Principal Administrative Officer

BR[illegible] 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 : P2485
Date received : 29-MAR-93

Received from

Enterprize Roofing

Address

Orchard Bungalow
Main Road
Deeping St Nicholas
Spalding

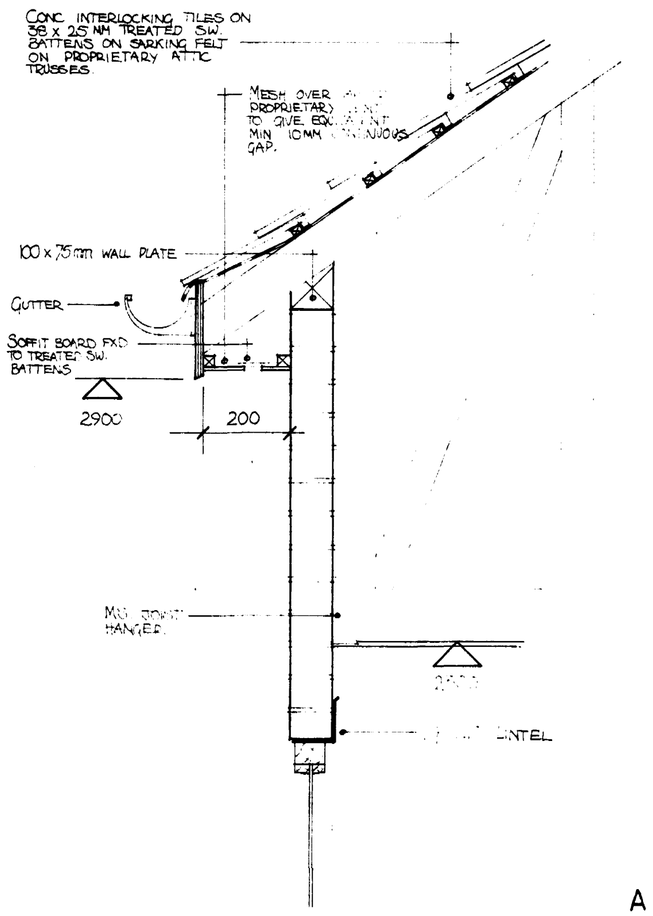
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

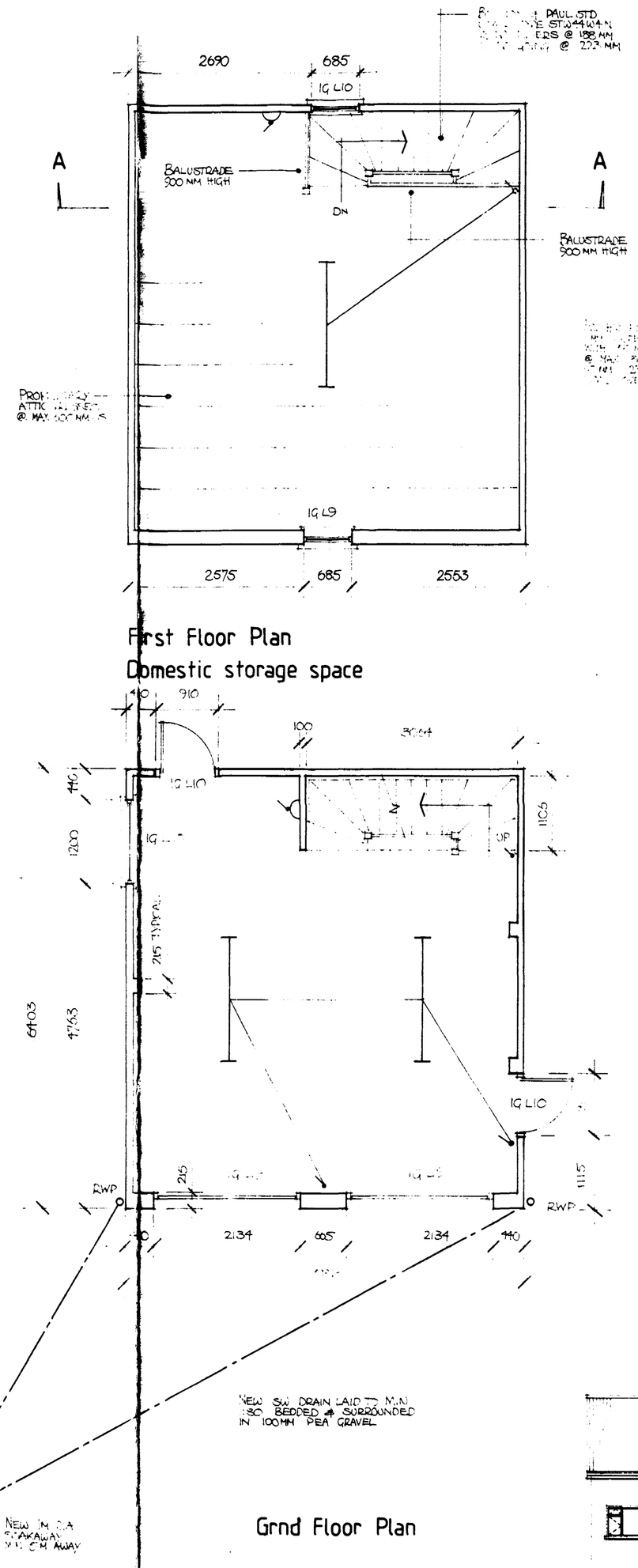
Signed.....K. Lowe.
(Authorised Collector)

OFFICE COPY

This Drawing is copyright.
Do not scale this drawing.
Report any discrepancies to the Architect

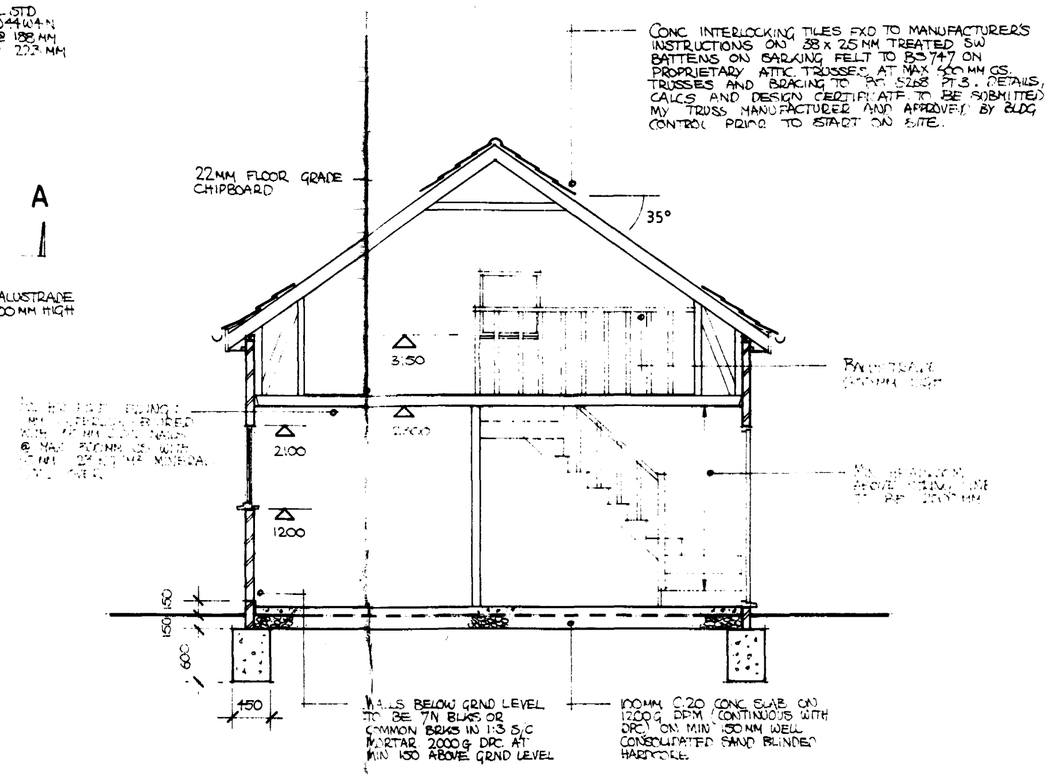


Eaves Detail 1:10

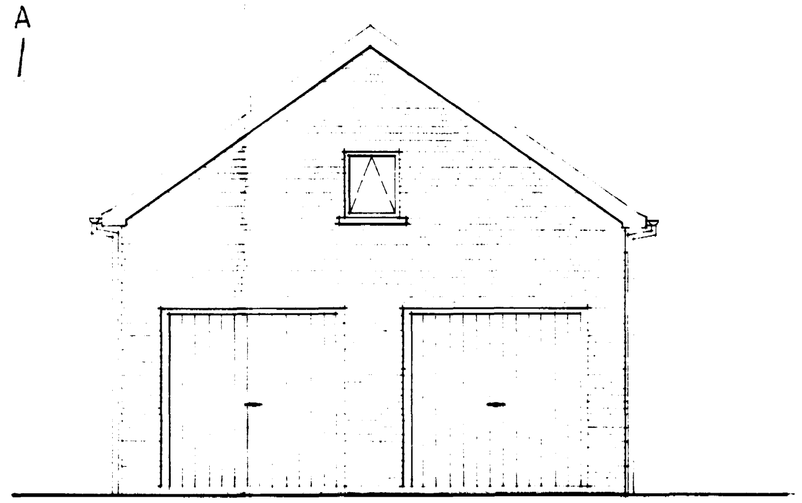


First Floor Plan
Domestic storage space

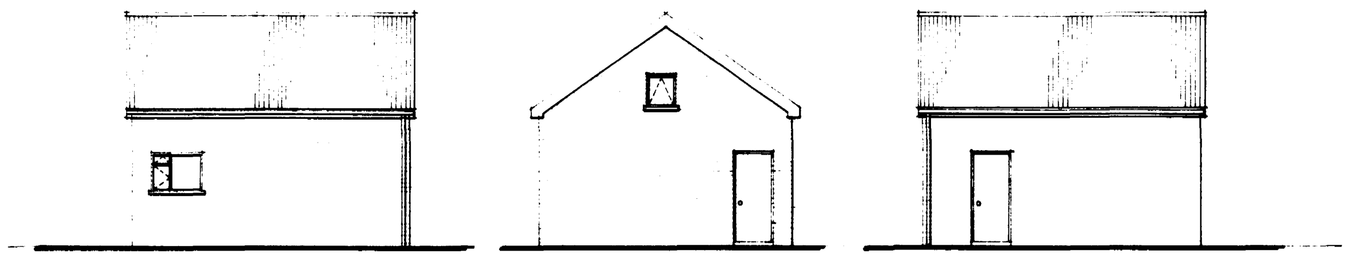
Grnd Floor Plan



Section A-A



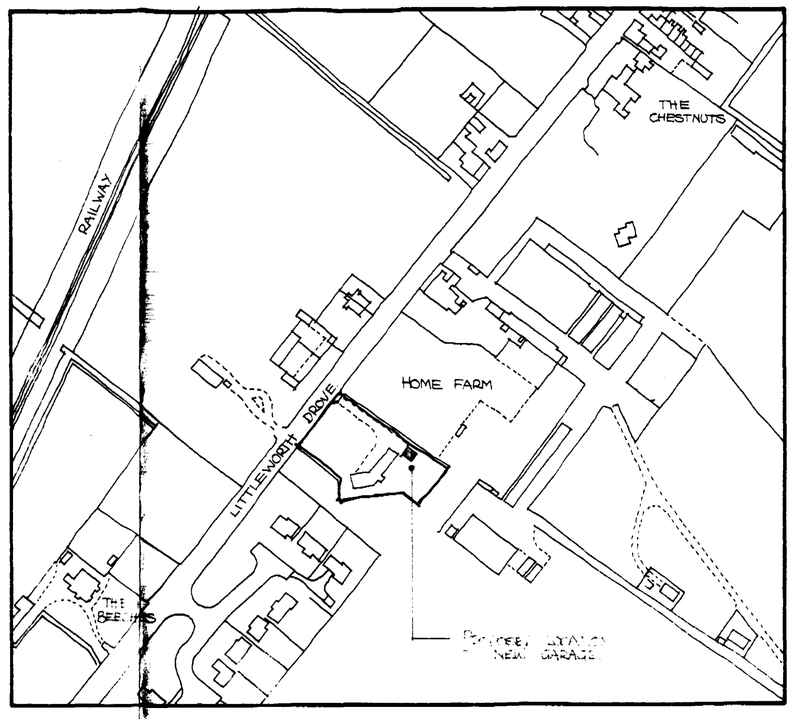
NW Elevation



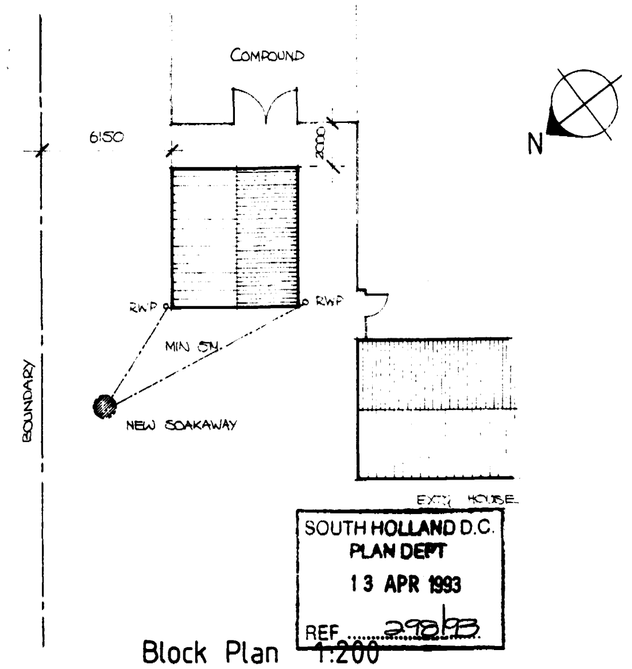
NE
Elevations 1:100

SE

SW



Location Plan 1:2500



SOUTH HOLLAND D.C.
PLAN DEPT
13 APR 1993
REF. 2985

Block Plan 1:200

REV A: 4·4·93 ELEVATIONS ADDED

project: New Dble Garage Orchard Bungalow Main Road Deeping St Nicholas	drawing: Plans, Section, Details
client: Mr G E Dowdall	drawing no. GD / 01 revision A scale 1:50 date March '93

2029-4927

SUMMIT