SOUTH HOLLAND D.C.
PLAN DEPT.
03 MAR 1992
REF H04/0263/92

South Holland District Council
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B231
2·928ha
7·24

PRODUCED BY [illegible]
ORDNANCE SURVEY
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SITE

Wikes Drain

FB

Path

DD

Drain

Cemetery

SD

A52

St Mary and The Holy Rood Church

CHURCH STREET

The Pastures

Holme Lea

Path (um)

PARK LANE

GLEED AVENUE

Vicarage

Store

Silo

Church

St Helens

PLANNING APPLICATION

For office use only

Application No. H04 | 0263 | 92

Date Registered 03 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. J. GRANT
"WITHAM HOUSE",
CHURCH ST., DONINGTON,
SPALDING, LINCS.

Tel. No.

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

M. WATSON
13 WIMBERLEY WAY
PINCHBECK, SPALDING
LINCS

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION ONTO EXISTING DWELLING

Please complete

Signed. M Watson

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £ 55
If you consider no fee is payable include a written explanation instead.

Date. 26/2/92

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: /

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 5.2 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.965 metres

(b) max. length: 3.425 metres

(c) max. width: metres

C. Please state type and colour of materials for facing external walls: RENDERED BLOCK PAINTED WHITE.

D. Please state type and colour of roofing materials. GREEN FELT SLATE CHIPPINGS

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? DRIVE

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 SOAKAWAY

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

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 ☐

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	No	
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.	☐	→ Date: Consultee(s):
Is this application related to a previous submission	☐	→ Application No.:

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 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.** 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 M J Wilson (Applicant/Agent) Date 26/2/92

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

State Name and address of owner: 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 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 M J Wilson (Applicant/Agent) Date 26/2/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P769

Date First Received 03 MAR 1992

REGISTRATION

REFERENCE H04/0263/92

Cross-Ref B04/0170/92

Date 4/3/92

VALIDATION Date 4/3/92

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

Site area ..... No. of dwellings ..... Floorspace 28

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

Earlier permission ref .....

RM:-	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 ☐ – type ☐ Discounted fee ☐ Ref ..... Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 5/3

Index Sheets 5 OS Nos ..... Grid Ref 530960 136050

Ward C Parish DONINGTON TR Rural ☐ TR Bypass ☐ Level crossing ☐ Footpath ☐ CA ☐ LB ☐ TPO ☐ Other: Grade

Inside IBD YES Inside LP Area NO

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

Planning Records:
Earlier apps

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

Inputs completed 9/3/92

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy OK Neighbours No Other

Boundaries open Site Features

Inspected by: PJY
date: 17-3

Case Officer Conclusions (issues)

[illegible]

1

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H04/0263/92 Received:03-MAR-92 Type:FULL

Name: Mr J Grant
Witham House
Church Street
Donington
Spalding, Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing dwelling

Location : Witham House Church Street
Donington Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 The proposed extension has a flat roof which will be particularly prominent from the Donington by-pass and will appear out of character with the rest of the dwelling. In the opinion of the Local Planning Authority this will cause demonstrable harm to the visual amenities of the location and will set an unacceptable precedent.

Notes to Applicant:

The applicant is advised that a pitched roof extension would constitute a more appropriate form of development.

Director of Planning and Building Control Services
28-MAY-92 H04/0263/92

This decision refers only to that required for the purposes of the Town

F RTHER INFORMATION/CONSULTATIONS

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:

P29 9-2-92 ~~[illegible]~~
Two Storey flat roof

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

P2 10 13

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 :

REVALIDATION AFTER DIRECTION

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H04/0263/92 Received:03-MAR-92 Type:FULL

Name: Mr J Grant
Witham House
Church Street
Donington
Spalding, Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing dwelling

Location : Witham House Church Street
Donington Spalding

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

1 The proposed extension has a flat roof which will be particularly prominent from the Donington by-pass and will appear out of character with the rest of the dwelling. In the opinion of the Local Planning Authority this will cause demonstrable harm to the visual amenities of the location and will set an unacceptable precedent.

Notes to Applicant:

The applicant is advised that a pitched roof extension would constitute a more appropriate form of development.

Authorised to issue:

21-MAY-92 H04/0263/92

AD. ..... DC. ...
21/5 21/5

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: H04/0263/92 Type: FULL

Applicant: Mr J Grant Agent: M Watson
Tel:

Description: Extension onto existing dwelling

Location: Witham House
Church Street
Donington
Spalding

Valid date: 03-MAR-92 Terminal date: 28-APR-92
Target dates: Target Committee: 14-APR-92
To case officer 08-MAR-92 Report deadline: 31-MAR-92
Inspected by 13-MAR-92
Extra contacts 18-MAR-92 Case Officer:
Report if not clear by 07-APR-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 28 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	09-MAR-92	23-MAR-92
Cllr Mrs R Hunt MBE 0775 820291	09-MAR-92	23-MAR-92
Cllr M S L Rollinson	09-MAR-92	23-MAR-92

L.C.C. No objections to cs 12-3-92.

APPLICATION REFERENCE: H04/0263/92 DATE RECEIVED: 3.3.92

APPLICANT: Mr J Grant
Witham House
Church Street
Donington
Spalding
Lincs

AGENT: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

TYPE: Full

DESCRIPTION: Extension onto existing dwelling

LOCATION: Witham House, Church Street, Donington

Parish Council: Suggest pitched roof to be more in keeping with property and surroundings.

County Highways: No objections.

PLANNING ISSUES

1 The dwelling is sited adjacent the Donington by-pass and the extension is located on the elevation closest to the by-pass.

2 The extension is two storeys and has a flat roof. It will be very visible from the by-pass and from the Church Street junction with the by-pass.

3 Flat roofed developments tend to be prominent when the rest of the development has a pitched roof and this will be particularly prominent owing to it fronting the Donington by-pass.

CONCLUSIONS

1 The proposed flat roof will be out of character with the rest of the dwelling and owing to its position adjacent the Donington by-pass would set an unacceptable precedent.

RECOMMENDATION - Refuse permission

The proposed extension has a flat roof which will be particularly prominent from the Donington by-pass and will appear out of character with the rest of the dwelling. In the opinion of the Local Planning Authority this will cause demonstrable harm to the visual amenities of the location and will set an unacceptable precedent.

Note

the applicant is advised that a pitched roof extension would constitute a more appropriate form of development

P2 7/5

282. PLANNING APPLICATIONS (Continued)

(a) **Applications Granted** (Continued)

Plan No. and Applicant		Proposal
H16/1349/91 B P Nutrition Ltd		Two flour storage bins at Woolram Wygate, Spalding.

(b) **Applications Refused**

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant		Proposal
H09/0914/91 D Brown		House at Damgate Road, Holbeach.
H14/0001/92 Mr G Capes		Bungalow at Fengate Road, West Pinchbeck.
H11/0257/92 Mr & Mrs M W Nutt	O.A.	Two dwellings with garages at 5 Wisbech Road, Long Sutton.
H09/0297/92 Mr D Bridger	O.A.	Two dwellings, including highway improvements at Little Common Lane, Holbeach Clough.

(Councillor T G M Tyler declared an indirect interest in the above application and left the Council Chamber during consideration thereof.)

H04/0263/92 Mr J Grant		Extension onto existing dwelling at Witham House, Church Street, Donington.

(It was also agreed to advise the applicant that in the Committee's opinion a pitched roof would constitute a more appropriate form of development.)

H16/0279/92 Halifax Building Society		Advertisement consent for small projecting sign at 25 Bridge Street, Spalding.
H09/0322/92 Mr N Ingram	O.A.	Residential development including details of means of access to the rear of 32 Fishpond Lane, Holbeach.
H09/0229/92 Mr P G Boyden		Two bungalows at 9 West End/Back Lane, Holbeach.
H09/0230/92 Mr P G Boyden		Demolition of existing shop at 9 West End, Holbeach.

B. .N 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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 MAR 1992
Attention of
DPC NDG
DDPC
P.O

Application no: H04/0263/92

Applicant: Mr J Grant
Witham House
Church Street
Donington
Spalding, Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing dwelling

Location: Witham House Church Street
Donington Spalding

Type: FULL

Date received: 03-MAR-92

09-MAR-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 24-MAR-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

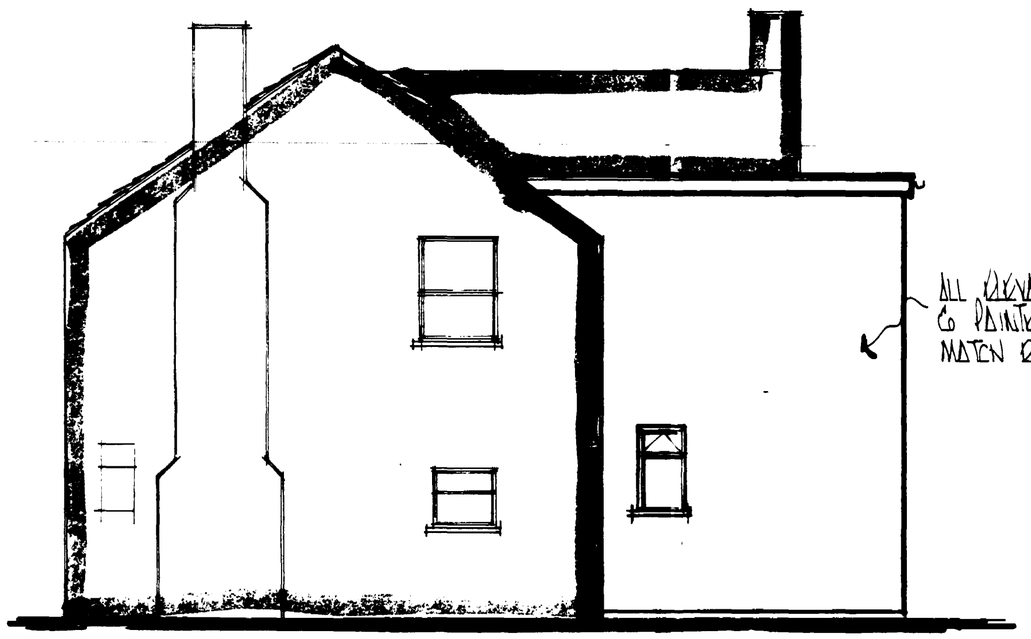
Clerk to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:
Suggest pitched roof more in keeping with property + surroundings. - otherwise approval.
P.N. Address on plans should read Donington - not Gosberton.

Signed:

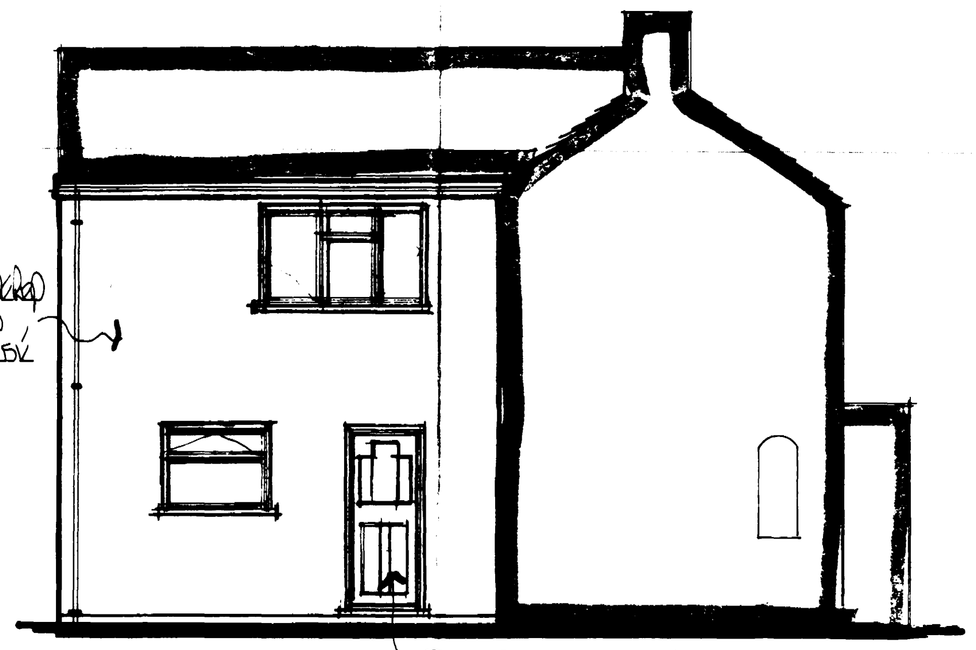
PROPOSED EXTENSION ONTO EXISTING DWELLING FOR MR. J. GRANT, WITNAM HOUSE, CHURCH STREET, ~~GOSBERTON~~ DONING TON, SPALDING, LINCS.



ALL ELEVATIONS RENDERED & PAINTED WHITE TO MATCH EXISTING HOUSE

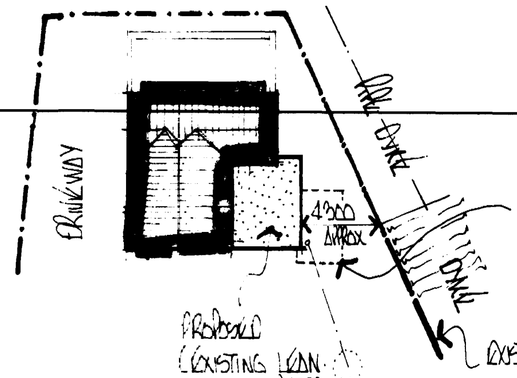
REAR ELEVATION

SCALE 1:50



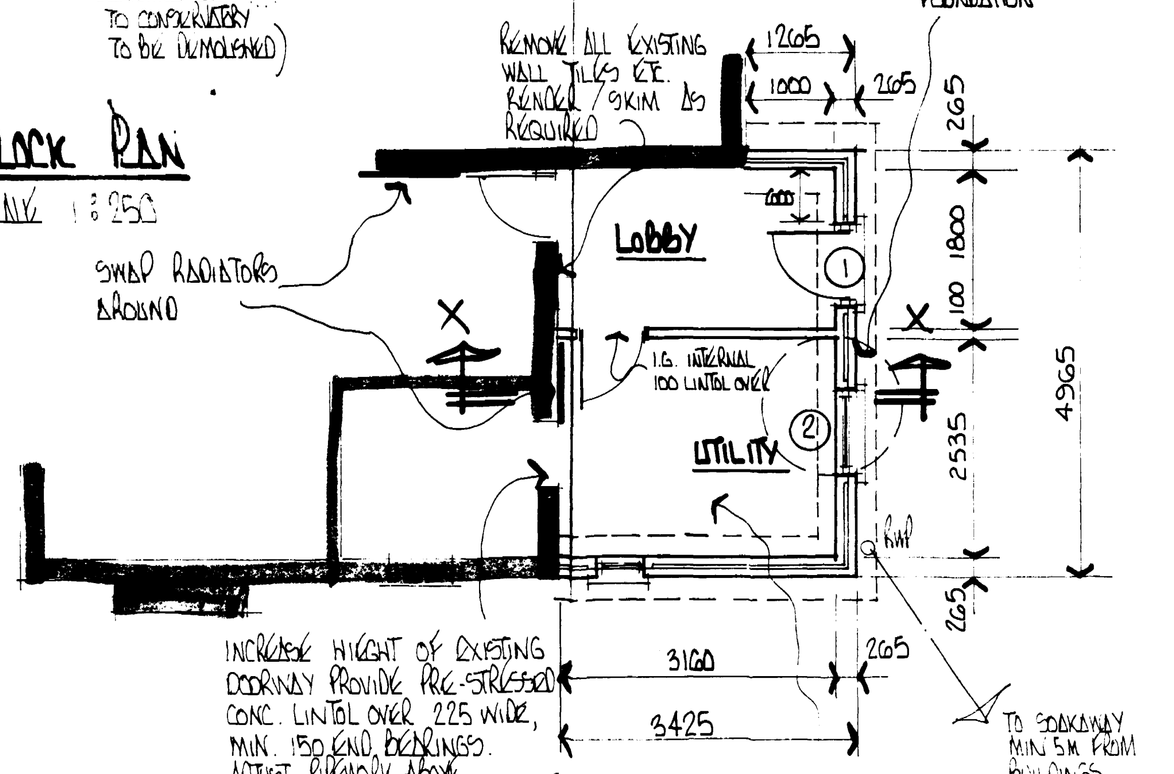
NOTE. CLIENT WOULD LIKE TO RE-USE EXISTING GLAZING FROM ORIGINAL DOOR IF MAY NEED SPECIAL DOOR BEING MADE

SIDE ELEVATION



BLOCK PLAN

SCALE 1:250

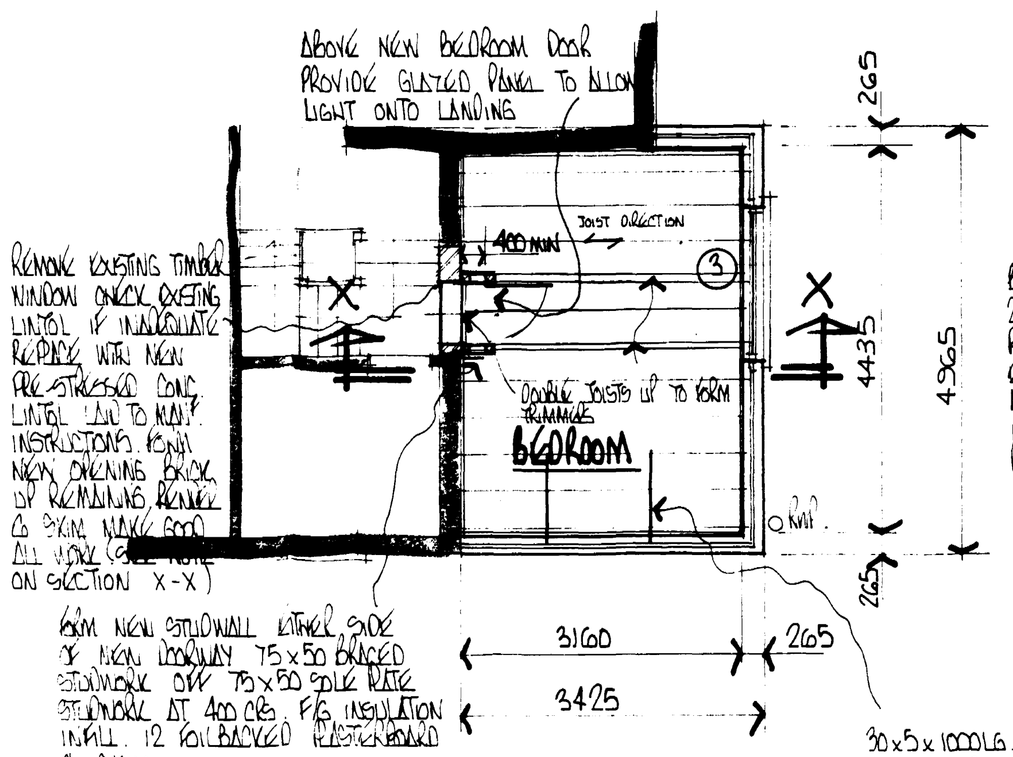


GROUND FLOOR PLAN

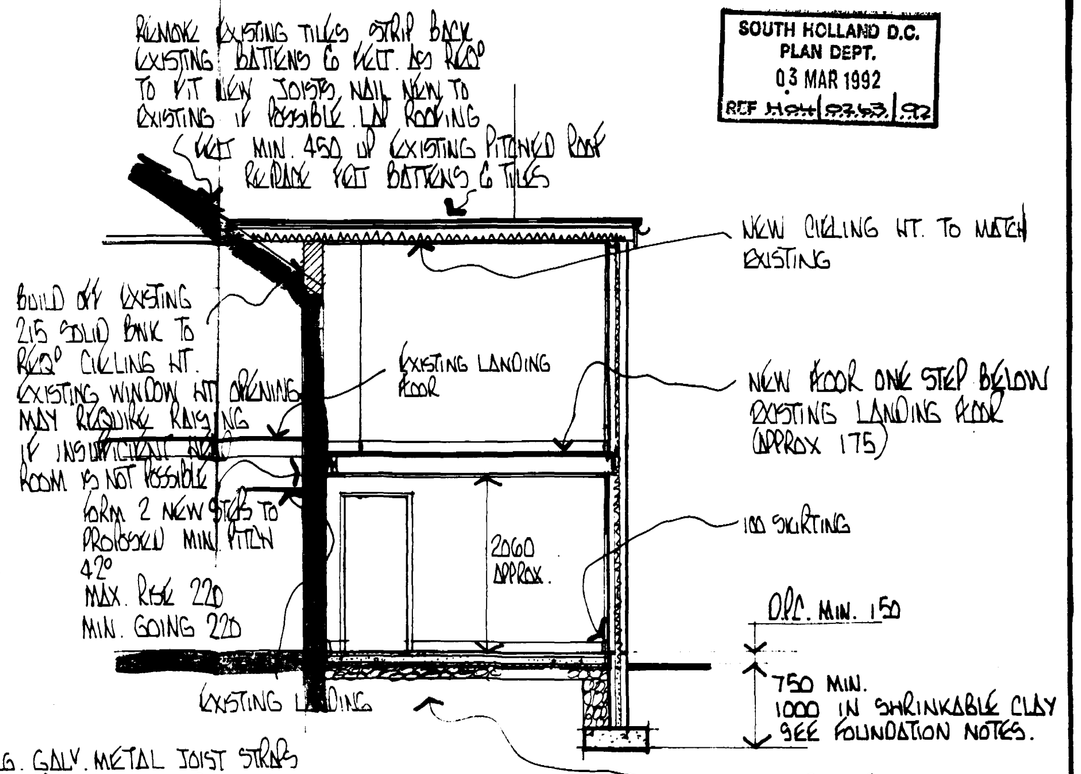
SCALE 1/50

REF.	QTY.	BOULTON & PAUL	I.G. INSULATED LINTOLS	LENGTH
1	1	FNG FRAME	L1/3	1200
2	1	210W	L1/3	1500
3	1	312 CVC	L1/3	2100
4	1	N10Y	L1/3	1750

ALL WINDOWS SOFTWOOD WITH REBATES FOR DOUBLE GLAZED SEALED UNITS. PRIMED, UNDERCOATED & GLOSSED WHITE WINDOWS TO HAVE TRICKLE VENTS 4000 mm² VENTILATION. ALL LINTOLS TO BE INSTALLED IN ACCORDANCE WITH MANF. INSTRUCTIONS.



FIRST FLOOR PLAN



SECTION X-X

SCALE 1/50

30x5x1000LG. GALV. METAL JOIST STRAPS AT MAX. 2M. CRS. TO JOISTS RUNNING PARRALEL TO WALLS. PROVIDE MIN. 3B THK. NOGGINGS BET. JOISTS STRAPS FIXED TO MIN. 3 NO JOISTS.

SOUTH HOLLAND D.C.
PLAN DEPT.
03 MAR 1992
REF H/ST/23353/92

FOUNDATIONS

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL 2&5 CAVITY BWK. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING SUB-STRATA. IF ANY NON LOAD BEARING SUB STRATA IS ENCOUNTERED THE ARCHITECT/DESIGNER MUST BE INFORMED BEFORE LAYING ANY CONCRETE TO THE FOUNDATIONS & THE ADVISE OF A CONSULTING ENGINEER WILL BE OBTAINED. ALL ABOVE TO THE LOCAL BUILDING INSPECTORS APPROVEL. CONC. MIX C15 P.

WALLS (RENDERED & PAINTED EXTERNALLY TO MATCH EXISTING)

2&5 CAVITY BWK. COMPRISING 100 HEMELITE 'B' BLOCK OUTER, 50 CAVITY WITH 50 DRITHERM INSULATION LAID TO MANF. INSTRUCTIONS, 100 HEMELITE 'B' INNER INSULATION BLOCK OR SIMILAR APPROVED, RENDER & SKIM MORTAR TO B.R.E. DIGEST NO 178 & C.P.121 PART 1 1973 & AS RECOMMENDED BY BWK/BLOCK MANF. GALV. OR SIMILAR WALL TIES AT 900 CRS. HORIZONTAL 450 CRS. VERTICAL (STAGGERED) & AT 300 CRS. AS NEAR TO WINDOW/DOOR JAMBS AS POSSIBLE. TIES TO BE BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH B.S. 5628. D.P.C.'S AROUND ALL OPENINGS. CLOSER CAVITY AT RAKE LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' BLOCKS BELOW GROUND LEVEL. ALL BRICKS BELOW GROUND LEVEL TO BE F.L. QUALITY. 50x100 WALLRATE OR MORTAR BED WITH 30x5x1000 LG. GALV. METAL ANCHOR STRAPS AT MAX. 2M. CRS. EXPAMET WALL STARTERS OR SIMILAR APPROVED FITTED TO MANF. INSTRUCTIONS. PROVIDE HORIZONTAL D.P.C. ABOVE ALL I.G. LINTOLS. D.P.C.'S & D.P.M. TO BE JOINED & CONTINUOUS.

FLOOR (GROUND)

150 MIN. CONSOLIDATED HARDCORE BLINDED, 1000 GAUGE D.P.M, 50 JABLITE FLOORING GRADE S.D. INSULATION WITH PERIMETER INSULATION TO WALLS ALL LAID TO MANF. INSTRUCTIONS. 100 MIN CONCRETE C10P MIX. SAND/CEMENT SCREED TO BRING FLOORS LEVEL

ROOF

12 SWAR CHIPPINGS OFF 3 LAYERS ROOFING FELT BTM. LAYER 838. BONDED ALL TO B.S. 747 1977 & LAID TO CP144 PART 3 1970, W.B.P. 12 MM MIN. PLYWOOD DECKING OFF 50x50 COUNTER BATTENS OFF RAFTERS RAFTERS 38x175 SC3 GRADE ROOF JOISTS AT 400 CRS. 150 F/G INSULATION, 10 FOILBACKED PLASTERBOARD & SKIM. 9&7 FASCIA BOARDS OFF BRICKWORK 25 MM C/W DRIPROOF MEGYN (BOTH ELEVATIONS) 100 H.R. P.V.C. GUTTER. 63&0 P.V.C. RWP.

ROOF (FIRST)

19 T&G WEYROC OR SIMILAR FLOORING GRADE DECKING, 50x175 SC3 GRADE JOISTS AT 400 CRS, 10 PLASTERBOARD & SKIM.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE COMMENCING WORK