SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H04/0297/93 Received:26-MAR-93 Type:FULL

Name: M A Wright
14 Beech Grove
Donington
Spalding
Lincs PE11 4XQ

Agent: M A Wright
14 Beech Grove
Donington
Spalding
Lincs PE11 4XQ

Description: First floor extension to form bedroom

Location : 14 Beech Grove Donington
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.

Director of Planning and Building Control Services
27-APR-93 H04/0297/93

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.

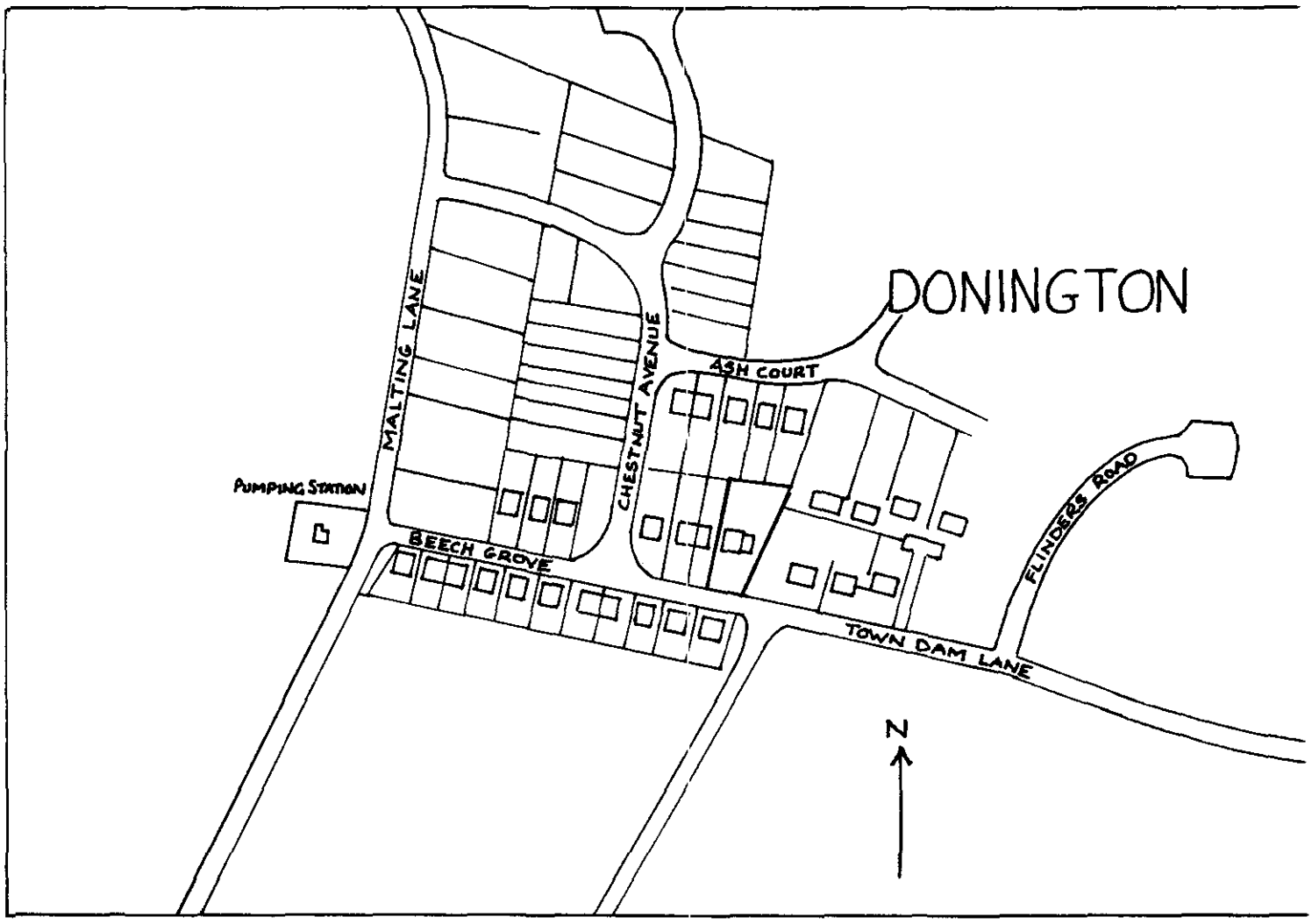
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

KEY OR SITE PLAN

Scale 1:2500

[Property edged in red]



FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H04/0297/93

Date Registered 26 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MARGARET ANN WRIGHT
14 BEECH GROVE
DONINGTON, LINCS PE11 4XQ

Tel. No. 0775 820606

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

14 BEECH GROVE, DONINGTON, LINCS. PE11 4XQ

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

~~UPPER STOREY EXTENSION TO EXISTING BUILDING TO FORM ADDITIONAL BEDROOM~~ ⇐ First floor extension to form bedroom.

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £6.0 If you consider no fee is payable include a written explanation instead.

Date 26 March 1993

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 concition. ⬇

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: 25.50 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.50m above existing metres
(b) max. length: 6.58 metres
(c) max. width: 4.50 metres

C. Please state type and colour of materials for facing external walls: GREY STONEWOLD TILES TO MATCH EXISTING ROOF

D. Please state type and colour of roofing materials.

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

5. GENERAL INFORMATION Please complete each section

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

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: EXISTING SOAKPITS

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?			

The proposed development will add an upper storey to an existing extension, thus creating an extra bedroom for future use by an elderly parent.

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 26.3.1993

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 26.3.1993

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 .....

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 DR 30/3

		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 PRL

Recorded on board:

APPLICATION ASSESSMENT

PJC Viewed site on my ~~behalf~~ behalf before signed PDM 23-4

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other Bungalows to rear. East 1.5m high fence 3m conifers on front boundary

Inspected by GS
Date 1/4/93
Notice posted by GS
Date 1/4/93

Resident Notices required
7 & 9 Ash Court
Sent | Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJC

Senior Officer .....

Case Officer Recommendation

Approve / Refuse

Signed PDM 23-4

(1) TL 1

Conditions/Reasons
(continue overleaf)

Notes to applicant

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P2483

Date first Rec'd 26 MAR 1993

Registration

Reference H04/0297/93

Cross-Ref B04/0181/93

Date 29/3

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

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 9

OS No's

Grid ref 520676 339330

Ward C

Parish DONINGTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0023790 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

IAN 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

H04/0297/93
FULL

Applicant: M A Wright
Tel: 0775 820606

Agent: M A Wright
0775 820606

Description: First floor extension to form bedroom

Location: 14 Beech Grove
Donington
Spalding
Lincs

Valid date: 26-MAR-93
Target dates:
To case officer 02-APR-93
Inspected by 09-APR-93
Extra contacts 16-APR-93
Report if not clear by 30-APR-93

Terminal date: 21-MAY-93
Target Committee: 12-MAY-93
Report deadline: 28-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 25.5 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Donington P	31-MAR-93	14-APR-93
Cllr Mrs R Hunt MBE 0775 820291	31-MAR-93	14-APR-93
Cllr M S L Rollinson	31-MAR-93	14-APR-93
The Occupier 7 Ash Court	02-APR-93	23 ~~16~~-APR-93
The Occupier 9 Ash Court	02-APR-93	23 ~~16~~-APR-93
Site/Press Advert MIN	~~06~~ 1-APR-93	~~27~~ 22-APR-93

L C C – No objections JC

IAN 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
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Cllr M S L Rollinson	31-MAR-93	14-APR-93
Site/Press Advert MIN	06-APR-93	27-APR-93

L.C.C - No objections fr os 1/4/93

AN 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: H04/0297/93

Applicant: M A Wright
14 Beech Grove
Donington
Spalding
Lincs PE11 4XQ

Agent: M A Wright
14 Beech Grove
Donington
Spalding
Lincs PE11 4XQ

Description: First floor extension to form bedroom

Location: 14 Beech Grove Donington
Spalding Lincs

Type: FULL

Date received: 26-MAR-93

31-MAR-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 15-APR-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 to Donington PC
30 Ash Court
Donington
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Support Recommended Approval.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 APR 1993 PJ

Acknowledge YES/NO
Date Nos.

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 : P2483
Date received : 26-MAR-93

Received from

M A Wright

Address

14 Beech Grove
Donington
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

PROPOSED DEVELOPMENT AT
14 BEECH GROVE DONINGTON

SOUTH HOLLAND
26 MAR 1993
... 0297/93

CONTENTS

Key or site plan 1:2500

Block plan Scale 1:250

Front elevation Scale 1:80

Rear elevation Scale 1:80

Side elevation Scale 1:80

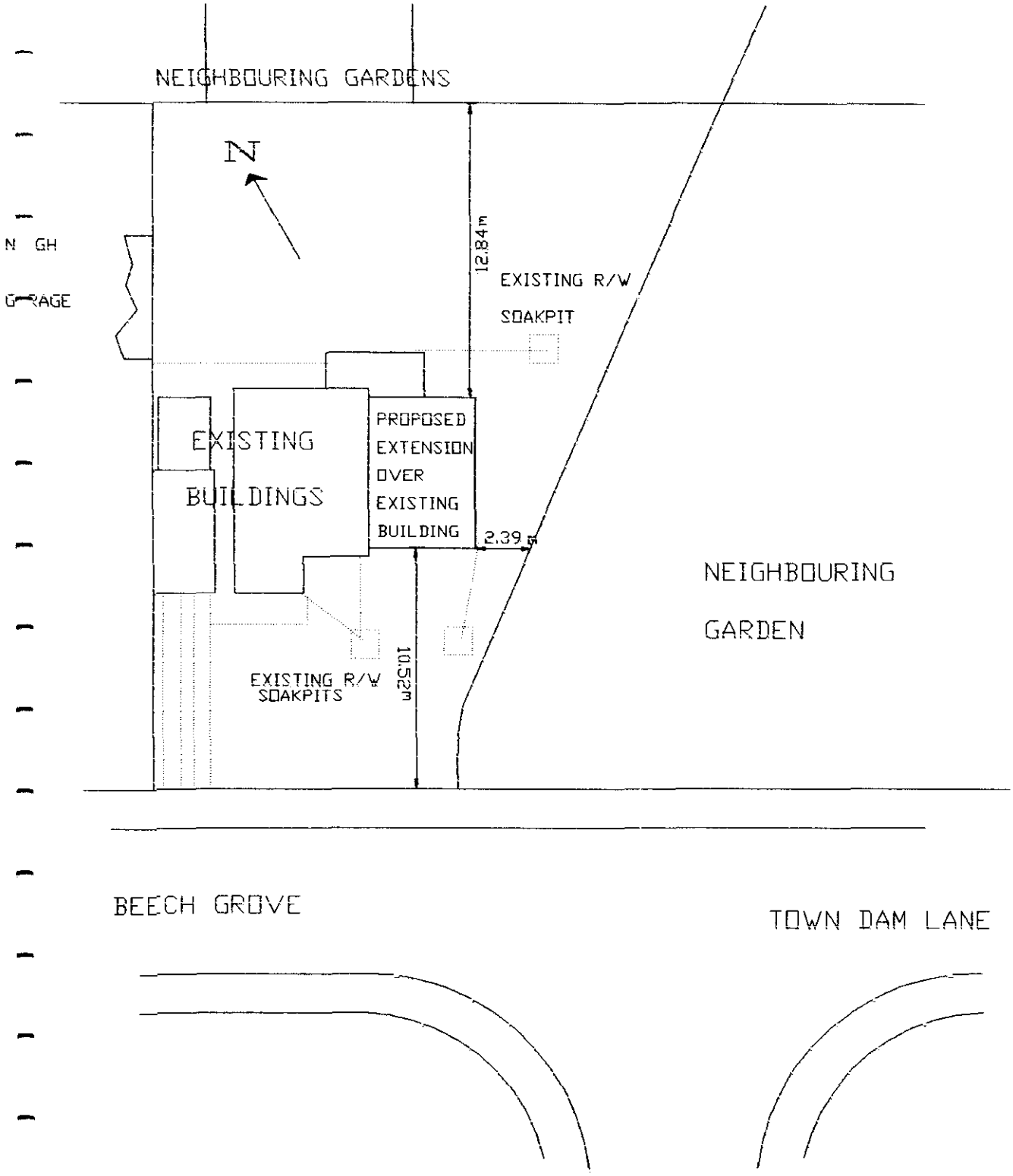
Roof plan Scale 1:50

Floor plan Scale 1:50

Cross section A-A' Scale 1:50

Detail of roof strapping

Notes to plans



BLOCK PLAN SCALE 1 : 250

(Proposed extension edged in red)

FRONT ELEVATION South Facing

Scale 1:80



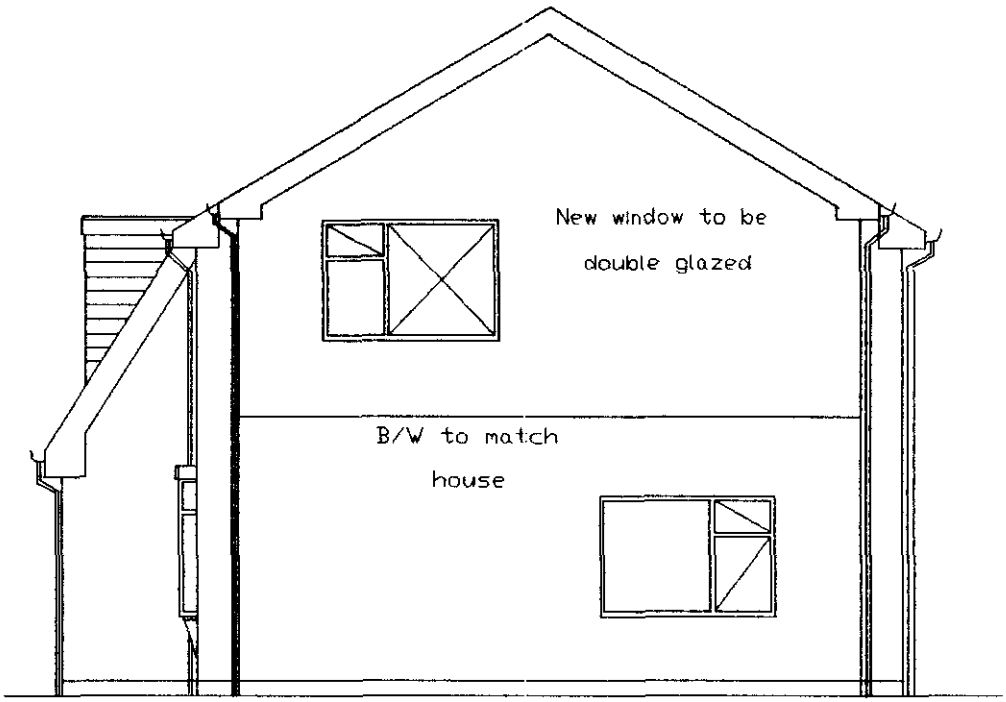
REAR ELEVATION North Facing

Scale 1:80

All windows double glazed

Proposed extension edged in red





SIDE ELEVATION East Facing
Scale 1:80

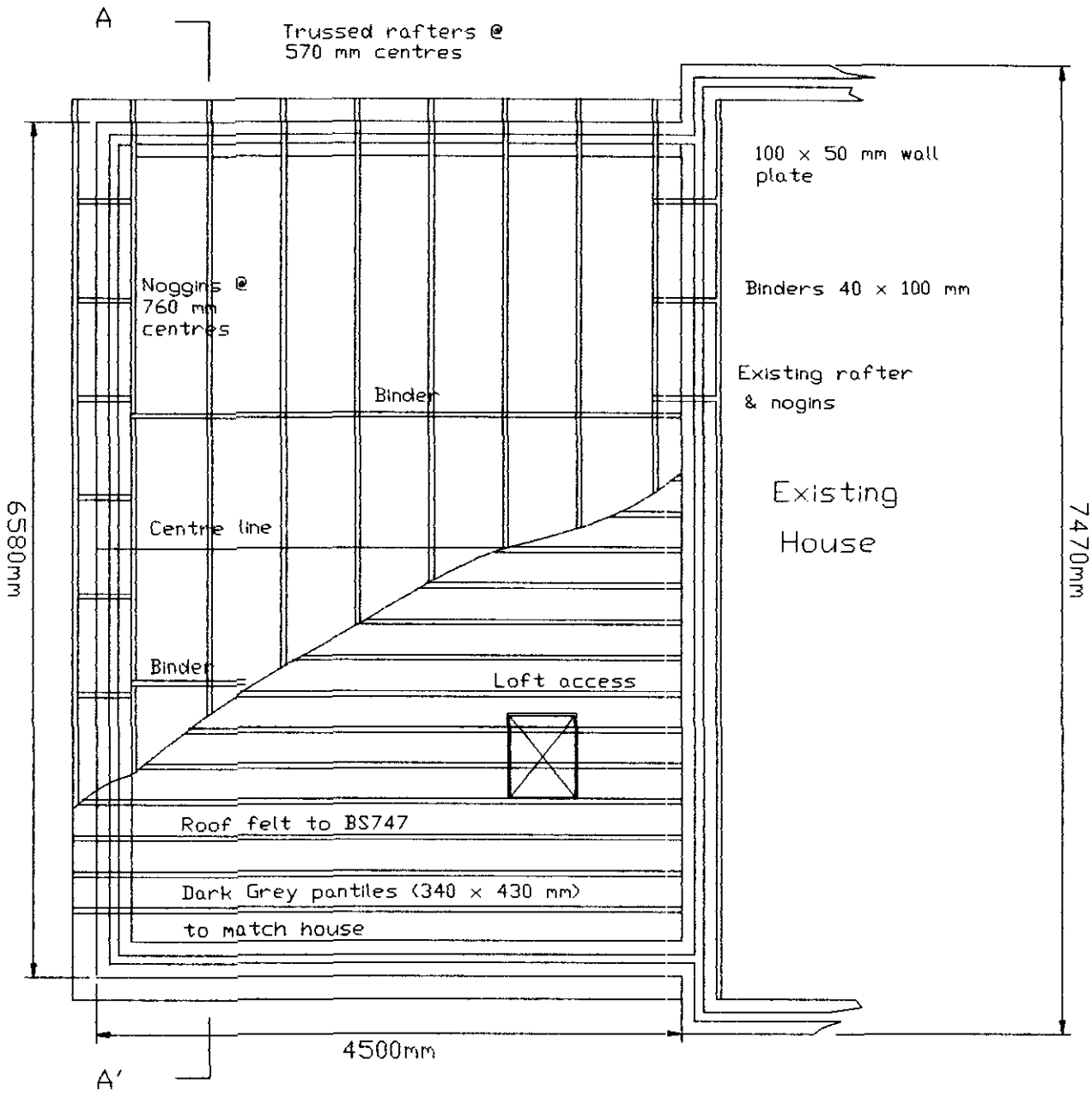
Proposed extension edged in red

ROOF PLAN

Scale 1:50

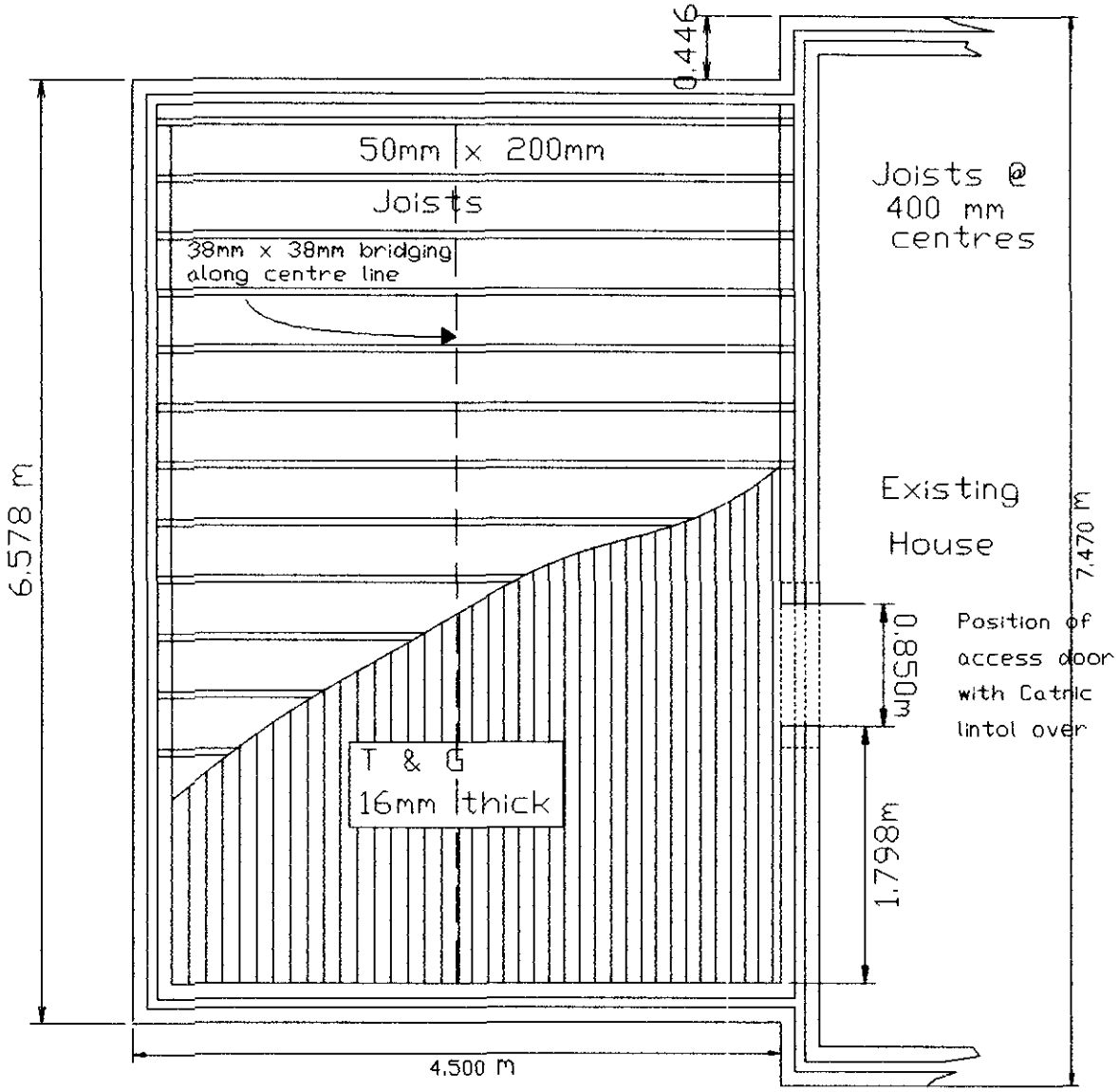
Clear span 6.038 m

Roof plan area 32.46 sq m
Drainage area 37.4 sq m



FLOOR PLAN

Scale 1:50



CROSS SECTION A – A'

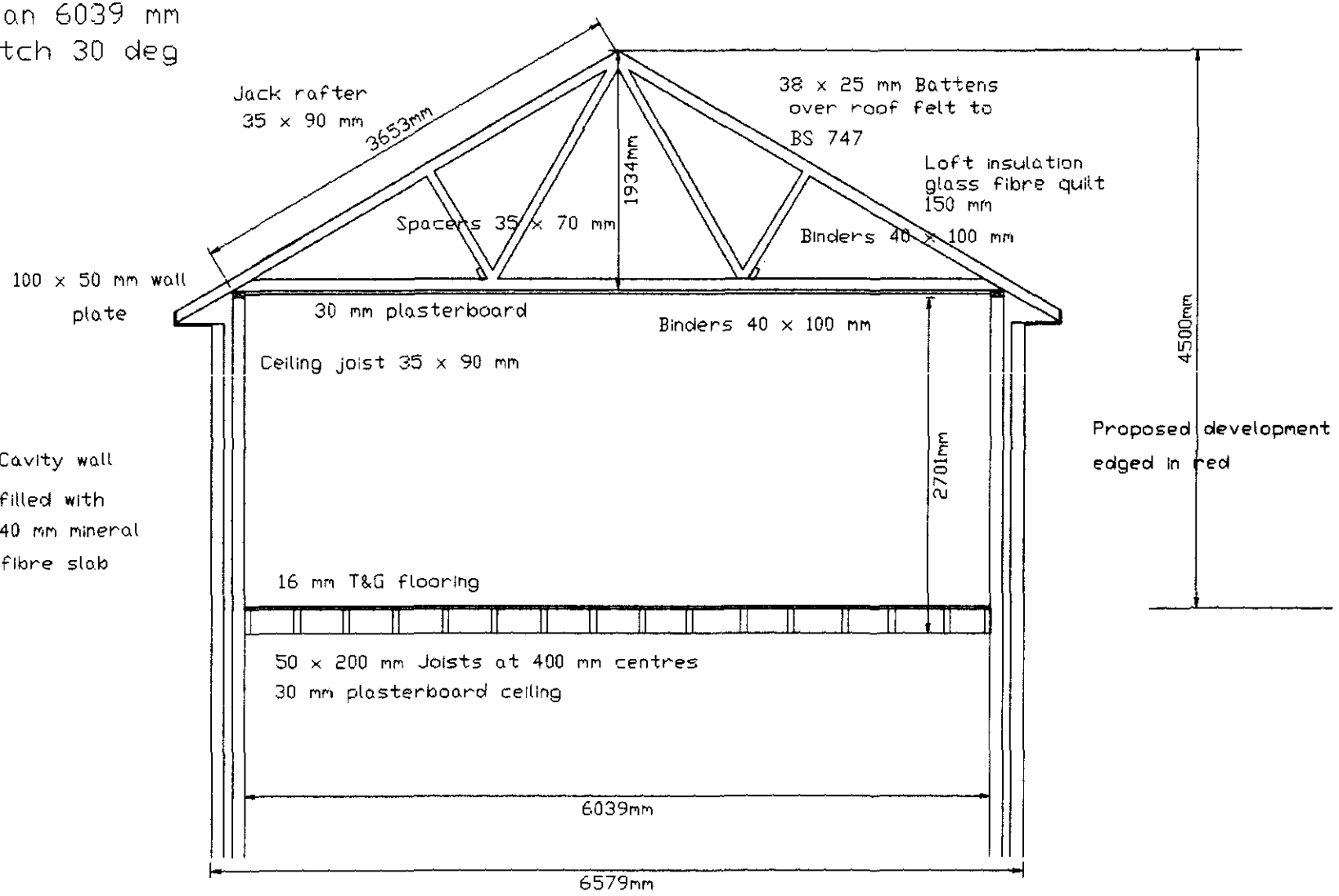
Trussed rafter construction

at 570 mm centres

Span 6039 mm

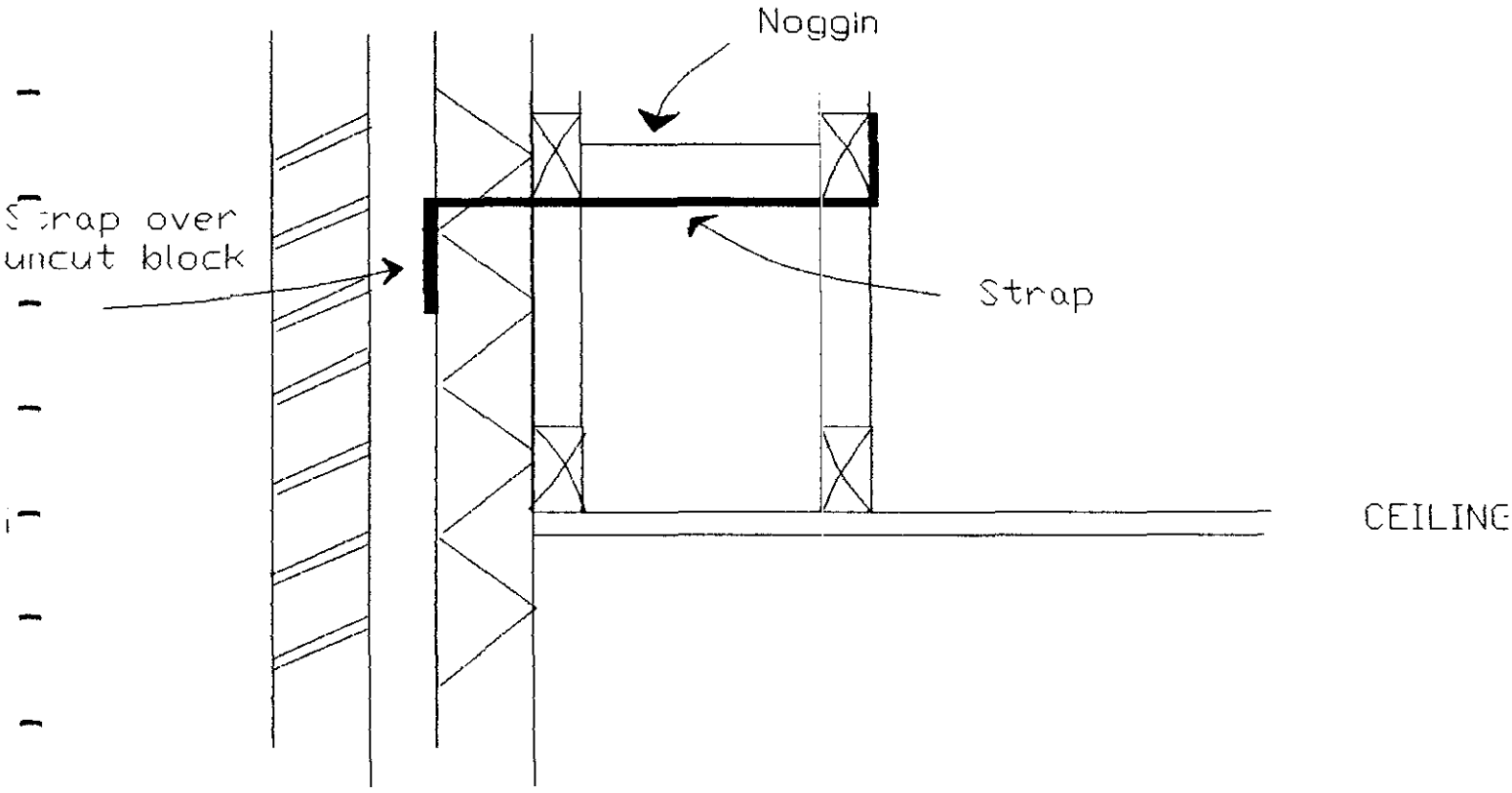
Pitch 30 deg

Scale 1:50



DETAIL OF ROOF STRAPPING AT ON GABLE WALL

(NOT TO SCALE)



NOTES TO PLANS

1. Structural Stability

1.1 All timber work to comply with Part B of Section 1 of AD A1/2.

1.2 Existing joists are 50 x 200 mm cross-section and sufficient to span 4.23 m clear span. Ref Table B3 of AD A1/2.

1.3 Roof constructed of trussed rafters at 570 mm centres,same as existing house but with closer centres.

1.4 Floorboarding to comply with BS 1297 and shall be tongued and grooved with a finish thickness not less than 16 mm.

1.5 All structural work of bricks,blocks and plain concrete to comply with Part C of Section 1 of AD A1/2

1.6 Walls to match existing house and will be of cavity wall construction with an outer leaf of L.B.C. Tudor bricks and an inner leaf of Thermalite blocks. Cavity gap 70 mm with wall ties to BS1243. Wall thickness to comply with Table C2 of Part C of Section 1 to AD A1/2.

1.7 Floor lateral support already present at less than 2 m centres using mild steel straps of cross-section 30 x 5 mm. Floor joists already present of cross-section 50 x 200 mm at 400 mm centres. The proposed floor is part of the existing roof, therefore, felt, roof boarding and firring timber to be removed prior to the fitment of T & G floor boards.

1.8 Entrance to the proposed extension to be via a door opening of 0.85 m situated at a distance of > 0.85/6 m from the buttressing wall. Window openings of 1.8 m are flanked by 1.37 m wall (front and rear facing) and 0.85 m wall (side facing).

1.7 Verge strapping and eaves strapping to be provided for roof at not more than 2 m centres with galvanised mild steel straps of cross-section 30 x 5 mm with a strap at highest practicable location on gable end wall.

1.8 Cavity wall ties at not more than 900 mm horizontally and

450 mm vertically to be used and door opening to be a bonded jamb.

1.9 Foundations to existing building were provided so as to form a suitable platform for the proposed building viz 600 x 170 mm. Foundations have been recently strengthened to correct minor subsidence to south-east corner and designed to carry the proposed extension. Work carried out by NorWest Holst and supervised by South Holland District Council Building Control from September to November 1992.

2. Fire Resistance.

2.1 All elements of structure to have a fire resistance > 1/2 hour.

2.2 Floor construction taken to be 1 hour resistance ref. item 5 Table A3 to Appendix A of AD B2/3/4.

2.3 External load bearing wall taken to be 1 hour resistance from item 14 Table A3 to Appendix A of AD B2/3/4.

2.4 New door to be in compliance with Table A1 to Appendix A of AD B2/3/4 and fitted with rising butt hinges.

2.5 Permitted unprotected area is not exceeded by any windows in the existing or proposed buildings. Ref Table J1 to Appendix J of AD B2/3/4.

2.6 Roof construction is designated type AA by Table A4 to Appendix A of AD B2/3/4.

3. Moisture Exclusion.

3.1 All external cavity walls shall have an outer leaf of brick with a 70 mm cavity. Window jambs to have vertical dampproof course with metal lintel over.

3.2 Cavity wall insulation to be built into the wall upon construction and will be subject to British Board of Agrement certificate.

3.3 Roof construction shall be of Stonewold tiles to match existing house and fixed to 38 x 25 mm battens over felt to BS 747.

4. Ventilation.

4.1 Proposed development to be ventilated by:

a) Airbrick of dimension 110 x 180 mm for background ventilation;

b) Rapid ventilation from window lights of:

0.31 x 0.51 = 0.16 m²

1.10 x 1.05 = 1.16 m²

1.32 m²

0.31 x 0.60 = 0.19 m²

1.10 x 1.20 = 1.33 m²

1.52 m²

Total 2.84 m²

which is greater than 1/20 of floor area.

(Floor area = 4.23 m x 6.04 m = 25.54 m² /20 = 1.28 m²)

In addition some point of all windows is at least 1.75 m above the floor.

5. Condensation in Roof.

5.1 Roof to be cross-ventilated as a cold roof by way of permanent vents at eaves level provided on both sides of the roof.

Total vent area required is 4.5 m x 2 x 10 mm

= 90k mm²

or 45k mm² on each side.

6. Heating.

6.1 Heating to be provided by thermostatically controlled electric night storage heaters.

7. Rainwater Disposal.

7.1 The disposal of rainwater shall be in accordance with Table 2 to Section 1 of AD H3.

7.2 The design area of the roof is 34.45 m² x 1.15 ie c 40 m² and gutters and outlets shall be 115 mm diameter 63 mm diameter respectively.

7.3 The materials used will be plastic and all joints made watertight and adequately supported.

7.4 Existing soakpits will be used.

8. Conservation of Fuel and Power.

8.1 External wall to comply with AD L Section 1. In particular, walls will have a U value < 0.45 W/m²K and the roof a U value < 0.25 W/m²K.

8.2 Cavity wall insulation shall be mineral fibre slab with a thermal conductivity of 0.035 W/mK. From Table 4 to Appendix B of AD L the minimum thickness shall be:

Basic	71 mm
Cavity	(6) mm
Brick leaf	(4) mm
Concrete blocks	(18) mm
Plaster	(3) mm
Nett	40 mm

8.3 Roof insulation shall be glass fibre quilt of density 12 Kg/m² and a thermal conductivity of 0.04 W/mK. Thus from Table 5 to Appendix B of AD L:

Basic thickness	154 mm
Roof space	(7) mm
Plasterboard ceiling	(3) mm
Nett	144 mm thickness minimum.

8.4 All windows to be double glazed and the total window area is 5.94 m² which is less than 25 per cent of the floor area (required for single glazing) viz

6.04 m x 4.23 m = 25.54 m²

x 0.25 = 6.39 m²

and therefore satisfies the Regulations.