SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0006/03 Received: 17-FEB-03 Type: FULL

Name: Mr R Bearman & Mrs K Wells
Toad Hall
Haven Close
Fleet
Spalding Lincs

Agent: Cooper Architectural Design
c/o G R Merchant
Unit 4 Wrights Mews
12A Park Road Holbeach
Spalding Lincs. PE12 7EE

Description: Proposed extension

Location : Toad Hall, Haven Close Fleet

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 The extension hereby permitted shall be constructed in materials to match those existing as closely as possible.

Reason: To ensure that the new development harmonises with the existing, in the interests of visual amenity.

3 The extension hereby permitted shall be used purely for a purpose incidental to the enjoyment of the dwelling. It shall not be used for business purposes.

Reason: In the interest of the amenities of the locality.

Note(s):

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

SOUTH HOLLAND DISTRICT COUNCIL

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The determined plans are:
Dwg nos. 0204-01 and 0204-02 received 6 January 2003.

Head of Planning & Development
20 MAR 2003

H05/0006/03

This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

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Telephone: (01775) 761161
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Town and Country Planning Act etc

DRAFT PERMISSION

Reference H05/0006/03 Received: 17-FEB-03 Type: FULL

Name: Mr R Bearman & Mrs K Wells
Toad Hall
Haven Close
Fleet
Spalding Lincs

Agent: Cooper Architectural Design
c/o G R Merchant
Unit 4 Wrights Mews
12A Park Road Holbeach
Spalding Lincs. PE12 7EE

Description: Proposed extension

Location : Toad Hall, Haven Close Fleet

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 The extension hereby permitted shall be constructed in materials to match those existing as closely as possible.

Reason: To ensure that the new development harmonises with the existing, in the interests of visual amenity.

3 The extension hereby permitted shall be used purely for a purpose incidental to the enjoyment of the dwelling. It shall not be used for business purposes.

Reason: In the interest of the amenities of the locality.

Head of Planning & Development
18 MAR 2003

H05/0006/03

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H05/0799/90

DATE RECEIVED : 19 7 90

APPLICANT : Allison Homes Ltd
West Elloe Avenue
Spalding
Lincolnshire

AGENT :

TYPE : Full

GRID REF : 539430 324710

DESCRIPTION : Erection of dwelling (Salisbury type)

LOCATION : Plot 30, Eastgate, Fleet Hargate, Spalding, Lincolnshire

The South Holland District Council hereby gives notice that permission has been granted for the carrying out of the development in accordance with the application and plans submitted, subject to the following condition(s):

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 41 of the Town and Country Planning Act 1971.

2 No dwelling to which this permission relates shall be commenced unless or until the carriageway basecourse and kerb foundation of the new estate road onto which it fronts, is adjacent to, or gains access from, has been constructed.

Reason: To enable the position of the dwelling(s) and associated estate road(s) in the layout to be fixed more accurately in the interests of the proper planning of the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

Cont/...

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
CHATTERTON TOWER, WINFREY AVENUE, SPALDING, LINCOLNSHIRE TELEPHONE: SPALDING 761161

Issue 14/V

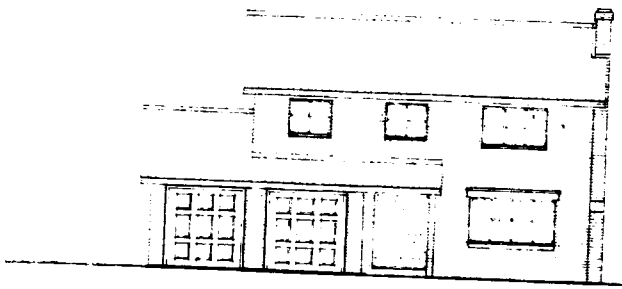
Cont/...
H05/0799/90

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

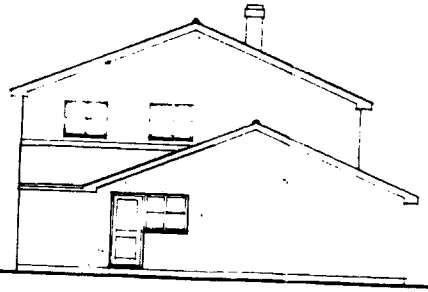
Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

B Smith.

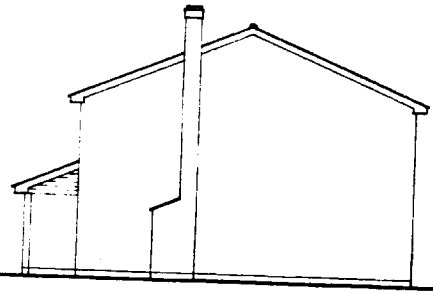
District Planning Officer
13 August 1990



FRONT ELEVATION



SIDE ELEVATION



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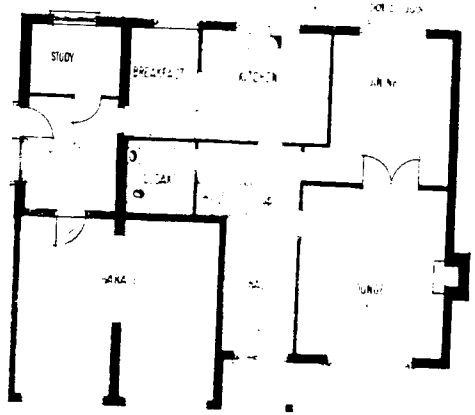
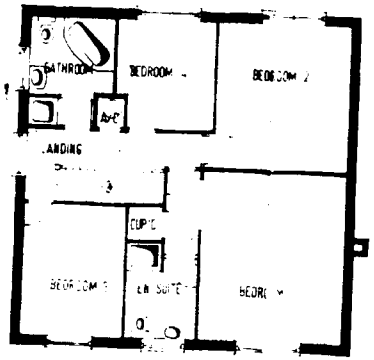
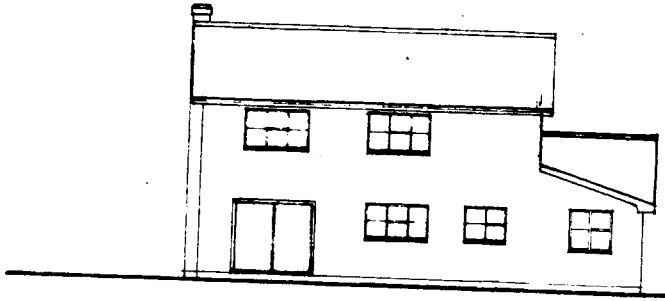


GROUND FLOOR PLAN



FIRST FLOOR PLAN



REAR ELEVATION

Design Sheet
THE SALISBURY
PLOT 30 EASTGATE ELGIN

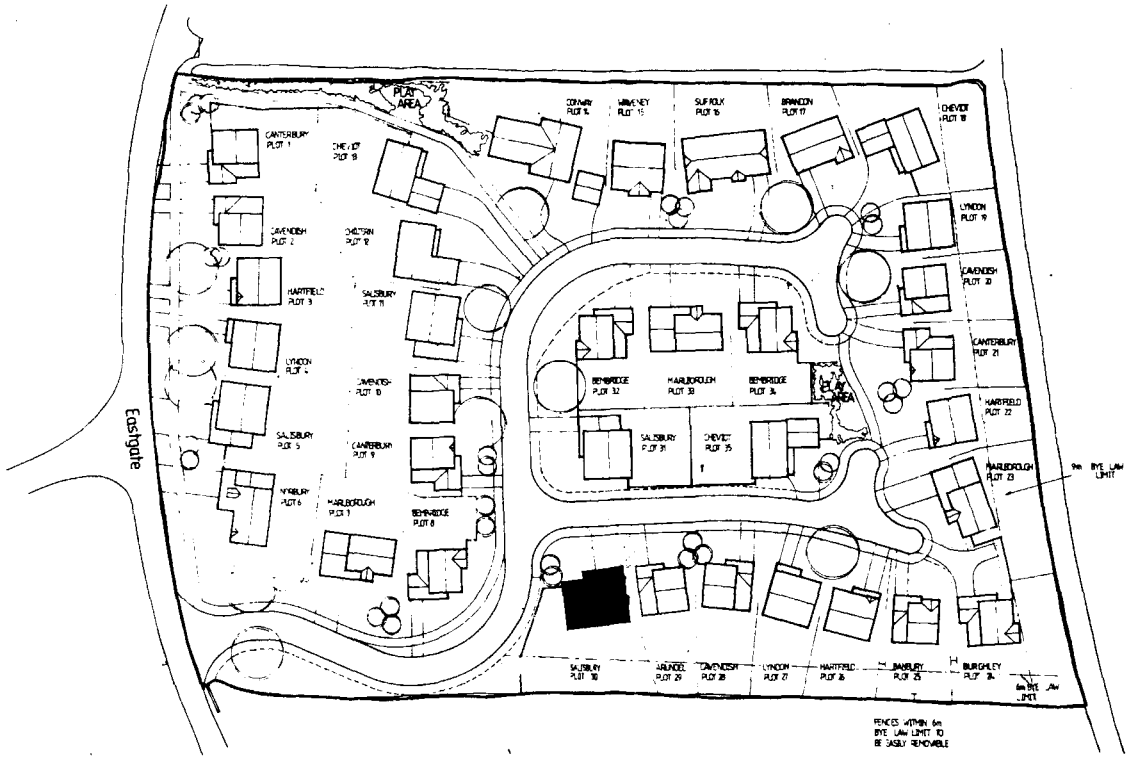
1:100

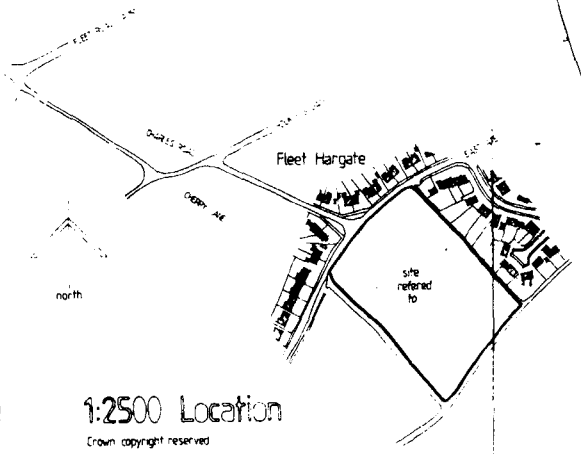
MARCH 86

Allison (Contractors) Limited
West Elgin Avenue

ALLISON HOMES

FLEET HARGATE





1:2500 Location

Crown copyright reserved

Schedule of housetypes

bungalows

Brandon	1
Conway	1
Suffolk	1
Waveney	1 4

3 bedroomed houses

Arundel	1
Banbury	1
Bembridge	3
Canterbury	3
Cavendish	4 13
Burghley	

4 bedroomed houses

Cheviot	3
Chiltern	1
Hartfield	3
Lyndon	3
Marlborough	3
Norbury	1
Salisbury	1 18
	total 35

19 JUL 1999
REF 3791/90

Planning Layout
Drawing No. 106/35/20
Scale 1:500
December 1999

N1

TOWN AND COUNTRY PLANNING ACT 1971

PLANNING PERMISSION

REFERENCE : H05/0838/91

DATE RECEIVED : 11 9 91

APPLICANT : Mr K J Wynne
Toad Hall
29 Haven Close
Fleet Hargate
Spalding, Lincs

AGENT :

TYPE : Full GRID REF : 539400 324650

DESCRIPTION : Extension to dwelling

LOCATION : Toad Hall, 29 Haven Close, Fleet Hargate

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

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 41 of the Town and Country Planning Act 1971.

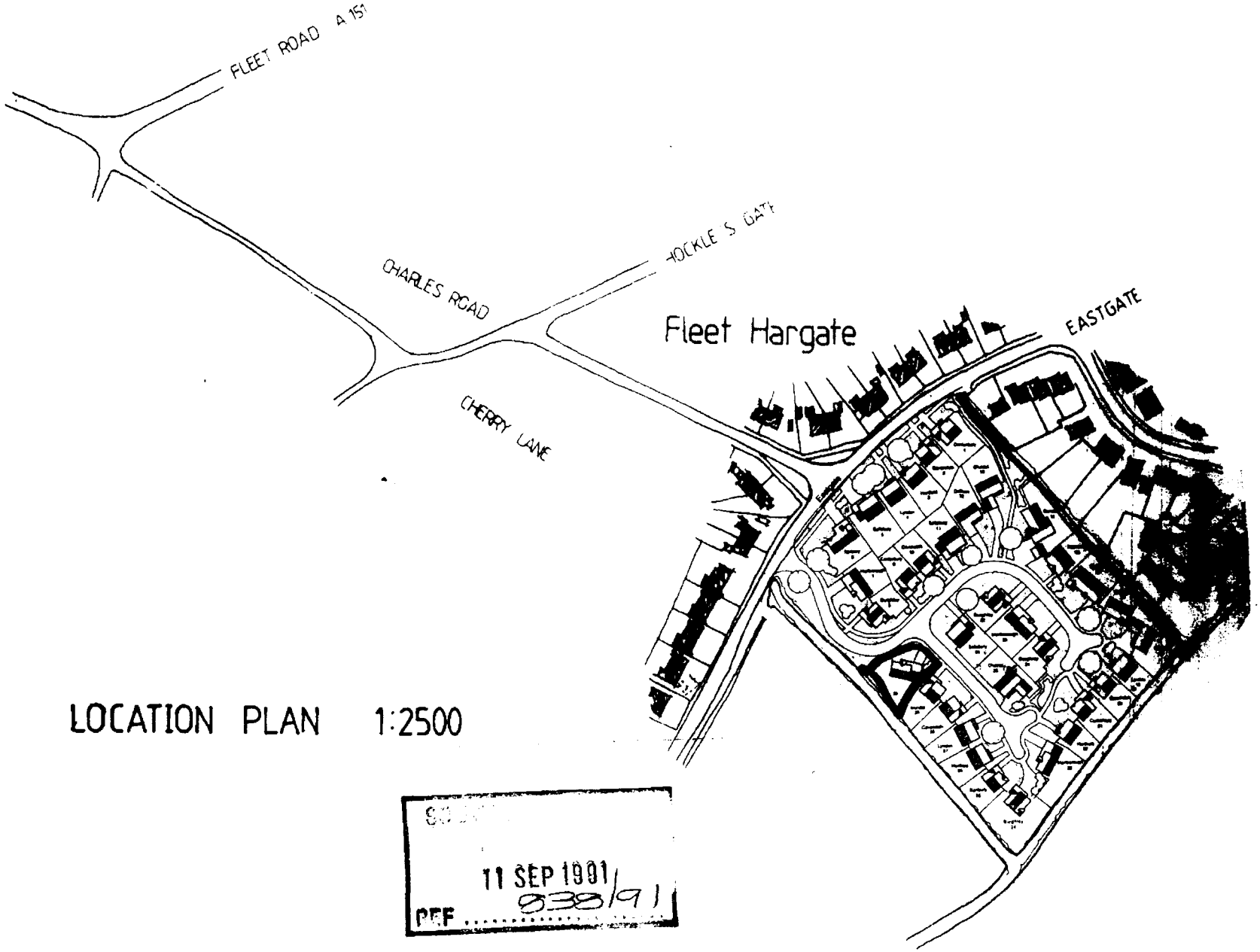
B Smith

District Planning Officer
10 October 1991

IMPORTANT NOTE
This permission refers only to that required by the Town and Country Planning Acts.
If approval is required under the Building Regulations or any other enactment, this must be obtained separately.

SOUTH HOLLAND DISTRICT COUNCIL

B. SMITH M.R.T.P.I., DISTRICT PLANNING OFFICER
PRIORY ROAD, SPALDING, LINCOLNSHIRE. PE11 2XE. TELEPHONE: SPALDING 761161

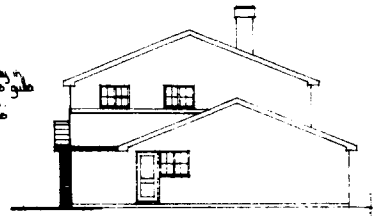


LOCATION PLAN 1:2500

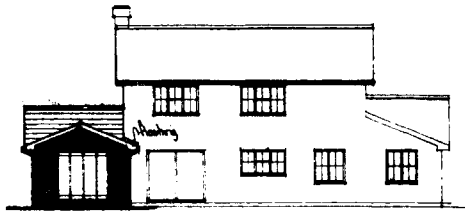
11 SEP 1991
938/91
PEF



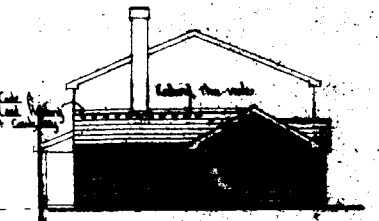
Front Elevation



Side Elevation



Rear Elevation



Side Elevation

Floor Construction
Screed on Isolon Ceramic Ground Bearing Slab (Non Oil) on 1000 gauge polythene damp proof Membrane on Blinded and well Consolidated Hardcore Sub-base. Dpcm to be lapped with Dpc at foot of all walls.

D.P.C.
To be Bituminous Based and laid at foot of all walls - 150 mm above adjacent ground level and around all Cavity Closures at all External wall openings.

Cavity Closers
Rounds 12mm Keyed Expanded polystyrene insulation between vertical dpc and rendered Block around all door & window openings to avoid Cold Bridging.
U Value 0.28 W/m²c

Walls Below D.P.C.
To be laid in Class A Blocks or F. Bricks in 1:3 Mortar. Cavities filled with 1:10 Mortar to within 150mm of D.P.C.

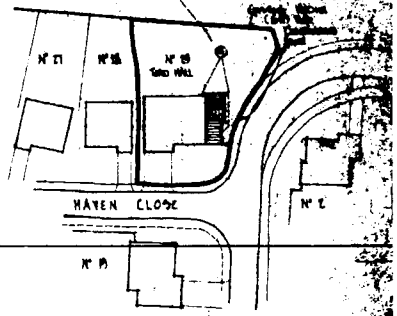
Walls Above D.P.C.
Outer leaf 100mm Facing Brickwork - Ibstock Ivanhoe Red Rustic - By Builders with 60mm Cavity filled with 30mm Dritherm wall insulation, installed strictly in accordance with Manufacturers instructions - 1mm Leaf - 100mm Hemelite Blockwork - U Value 0.45 W/m²c 100mm Block Partition between New Dining Area & Study - Also Hemelite

Wall Ties
To Cavity walls in stainless steel to B.S. 1243: 1978 Spaced at 900mm Horizontal Ctrs & 450mm Vertical Ctrs - Staggered.
Additional ties to all Jambs & Corners

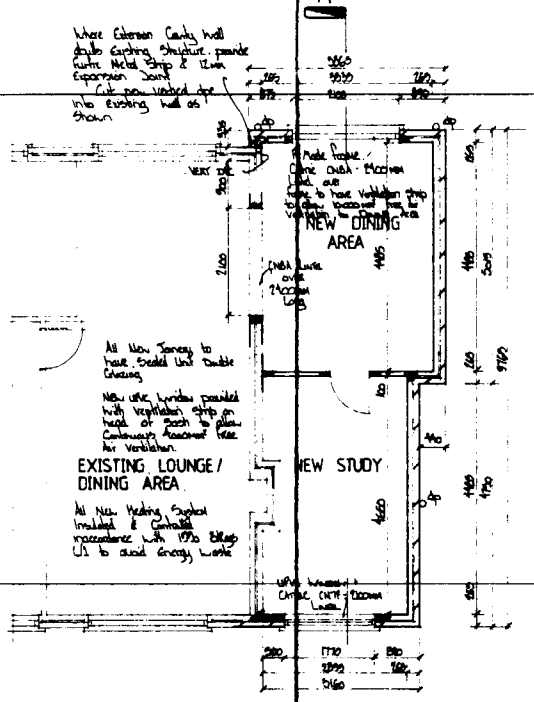
Finishes
Internal wall surfaces - 13mm Sand Cement render with Plaster Skim finish.
Ceilings - 12.7mm Plasterboard with artex finish.

Roof Construction
Concrete Interlocking Roofing By Marley, Mendip old English Dark Red - Tile Leg Boys Smooth Roof Tiles on 38 x 25 mm treated battens on Underlay Sarking felt on trusses at 600mm Max Ctrs. Designed & Manufactured By Specialists to B.S. 5268 Pt 3 1985
Trusses on 100 x 38mm wall plate.
Ceiling Insulation to be 100mm Glasswool quilt insulation to give a minimum U Value of 0.25 W/m²c
Underside Sarking felt lapped both Vertically & Horizontally 150mm.
Galvanised Truss clips used on every Truss.
Wall plate held down by 30 x 5mm M.S. Anchor straps at 2.0 m Max Ctrs.
Fascia Board - 175 x 25 mm (White) - Soffit Board 300 x 6mm (White)
Provide 10mm Continuous roof vent ventilation via Redland Rapivent Eaves Ventilator - incorporating insect Screen.
Provide 30 x 5mm M.S. Anchor Straps along Ceiling and at Verge level Spaced at 2.0 m Max Ctrs built into inner Leaf and fixed to a Minimum of 2 trusses.

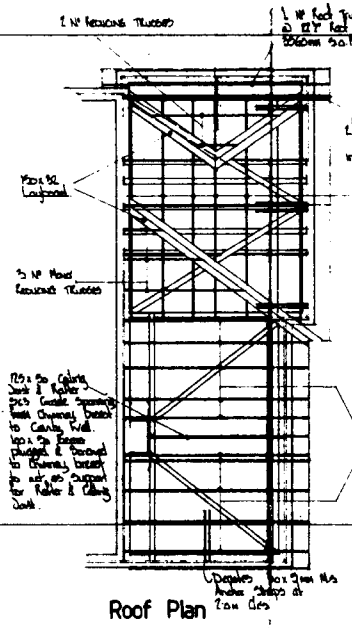
Surface Water Drainage
Waste & Rainwater pipe to be prepared cast iron and Connected Underground to be 4" ø to Soakaways to be sited 5m minimum from the Building. Capacity determined in accordance to B.S. 8301 Building Drainage and Part H Building Regulations



BLOCK PLAN 1:500



Proposed Extension


1 N° Fascias Trusses
1 N° Roof Truss @ 17½° Roof Pitch 1860mm c.c.
M.F. Roof Bracing to B.S. 5268 Pt 3 1988
Pre-Cast Concrete Lintol
3 N° Hood Fascias Trusses
Dpc
Dpc
Dpc