SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0186/93 Received:10-MAR-93 Type:FULL

Name: Mr S Davis
Oak Lodge
Fleet Coy
Gedney Hill
Spalding Lincs

Agent: B Shemeld
105 Church Street
Werrington
Peterborough
PE4 6QF

Description: Rear first floor and ground floor extension, alteration to existing roof
Location : Oak Lodge Fleet Coy
Gedney Hill Spalding

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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

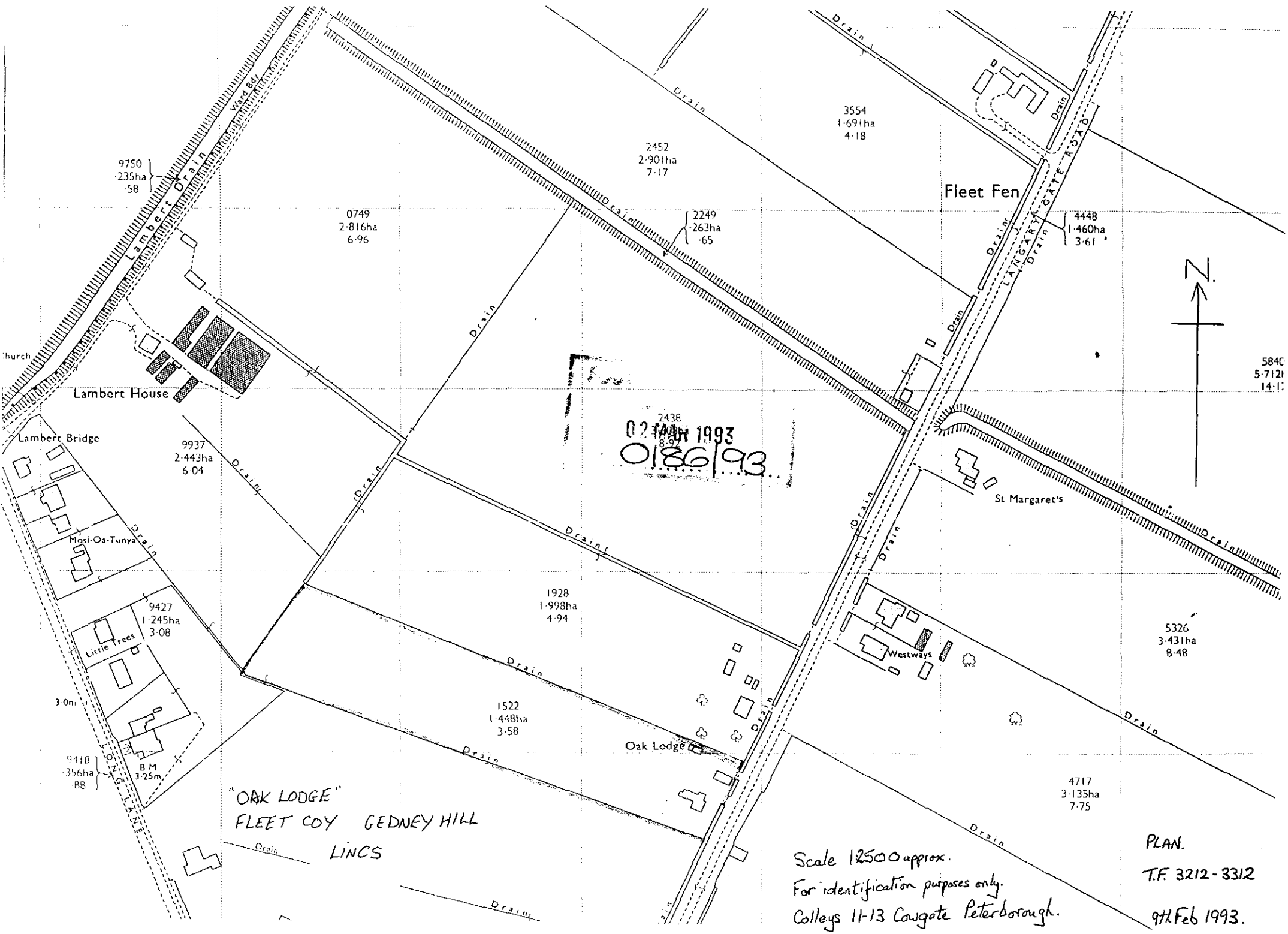
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
13-APR-93 H05/0186/93

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)



02 MAR 1993
0186/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H053/0186/93

Date Registered 02 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

ML. S. DAVIS
OAK LODGE
FLEET LOY
GEONEY HILL
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

B. SHEMELD
105 CHURCH ST
WERRINGTON
PETERBORO PE4 6QF

Tel. No. 0733 574081
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

OAK LODGE FLEET LOY
GEONEY HILL LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Rear 1st floor and ground floor extension, alteration to existing roof.

Please complete

I attach
* Four copies of all plans ✓
* an ownership certificate (see back page) ✓
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed B. Sheméld Date Feb 24 93

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 1.44 (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:	47 sq. metres
B. Please state size of any new structure:- (a) max. height:	6.4 metres
(b) max. length:	8.9 metres
(c) max. width	5.1 metres
C. Please state type and colour of materials for facing external walls:	MATCHING RED STOCK BRICK
D. Please state type and colour of roofing materials.	NATURAL GREY WELSH SLATE
E. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:
Mains sewer Cesspool Septic tank ✓

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture		➡ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.		➡ 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.

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 B Thomas (~~Applicant~~ / Agent) Date Feb 24 '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 B Thomas (~~Applicant~~ / Agent) Date Feb 24 '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 Brick + tile with render (new extension some removed - to rear. Attached building. Partially screened by trees/shrubs.

Inspected by DMG
Date 14/2

Notice posted by DMG
Date 14/2

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 8/4

Proposal appears acceptable in terms of design + appearance.
Rather large in terms of scale but nevertheless considered acceptable on balance.
Softened by existing landscaping.
No neighbours materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer 13/4

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/~~Reasons~~
(continue overleaf)

1. The ~~materials~~ to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

   In the interests of visual amenity.

~~Notes to applicant~~

Disabled
Outstanding RM
Amended plans

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

		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 DAVID GEDNEY Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt Issued P2329

Date first Rec'd 02 MAR 1993

Registration 5

Reference HOR/0186/93

Cross-Ref BOR/0117/93

Date 03-MAR-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 47

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app
Type

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 363

OS No's

Grid ref 5 33200 3 12200

Ward D

Parish Fleet

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Archaeological Site Ref

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property 00 39167

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH *Dip* 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

H05/0186/93
FULL

Applicant: Mr S Davis
Tel:

Agent: B Shemeld
0733 574081

Description: Rear first floor and ground floor extension, alteration to existing roof

Location: Oak Lodge
Fleet Coy
Gedney Hill
Spalding

Valid date: 10-MAR-93
Target dates:
To case officer 17-MAR-93
Inspected by 24-MAR-93
Extra contacts 31-MAR-93
Report if not clear by 14-APR-93

Terminal date: 05-MAY-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 47 M2
Category: Extension
Listed building: ARCHAEOLOGICAL SITE
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	16-MAR-93	30-MAR-93
Cllr B A Paul	0406 23100	16-MAR-93	30-MAR-93
Site/Press Advert MIN		18-MAR-93	08-APR-93

L.C.C - No objections JCB 15/3/93

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-E/186/93/JAM **Your Ref.**

Date 18 March 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. S. DAVIS
EXTENSIONS TO OAK LODGE, FLEET COY, GEDNEY HILL

May I respectfully remind you that I am awaiting a copy of the plan relating to the above application you have submitted on your clients behalf.

You will be aware from the telephone conversation with my assistant Mr. Staines on the 10th March 1993 that the project may affect my Board's interests regarding which I shall have observations to make.

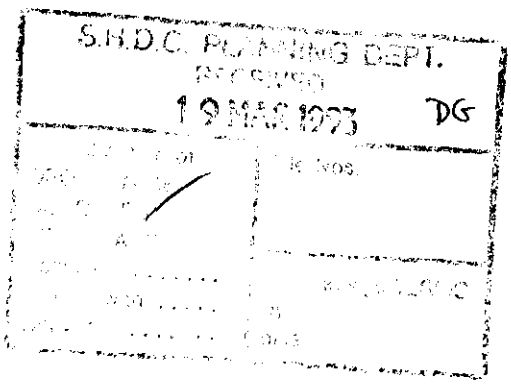
I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J J Ebsey

ENGINEER TO THE BOARD

Mr. B. Shemeld,
105 Church Street,
Werrington,
Peterborough, Cambs.
PE4 6QF



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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2329
Date received : 02-MAR-93

Received from

C & S Davis

Address

Oak Lodge
Fleet Coy
Gedney Hill
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....K.S. Laur...
(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

SOUTH HOLLAND DISTRICT COUNCIL

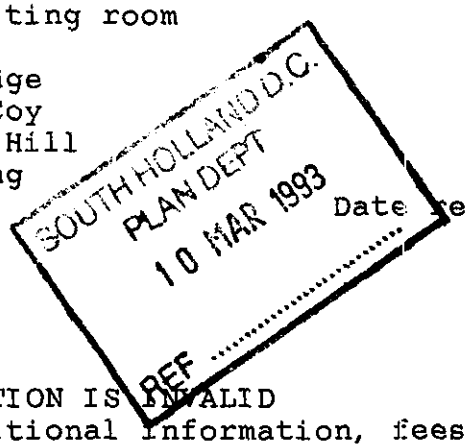
Application no: H07/0186/93

Applicant: Mr S Davis
Oak Lodge
Fleet Coy
Gedney Hill
Spalding Lincs

Agent: B Shemeld
105 Church Street
Werrington
Peterborough
PE4 6QF

Description: Rear first floor and ground floor extension, alteration to existing room

Location: Oak Lodge
Fleet Coy
Gedney Hill
Spalding



Type: FULL

Date received: 02-MAR-93

04-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:

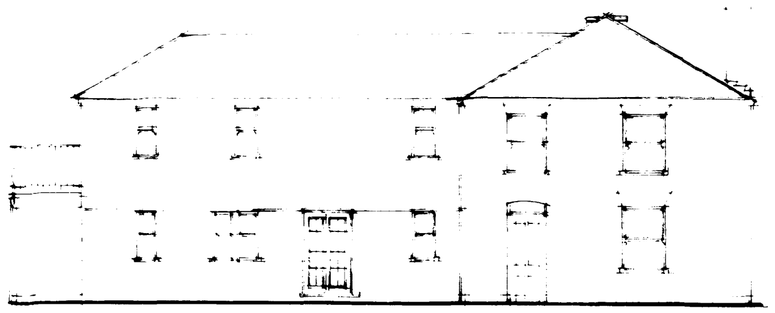
The curtilage of the dwelling needs to be outlined in red on the site location and block plans, and any other land in the applicants ownership in blue. Three of each of the plans returned for your use.

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 Maxwell quoting the above reference.

Yours faithfully

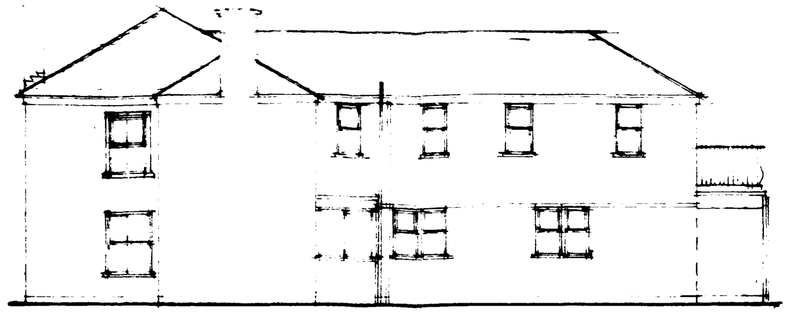
pp Principal Administrative Officer



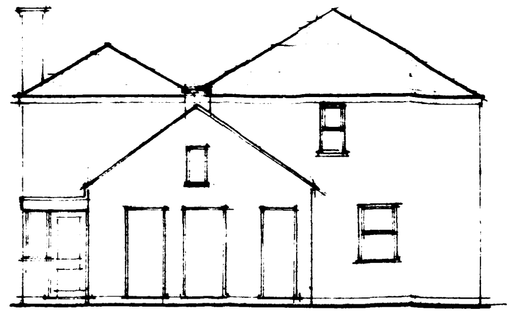
Proposed side elevation (S)



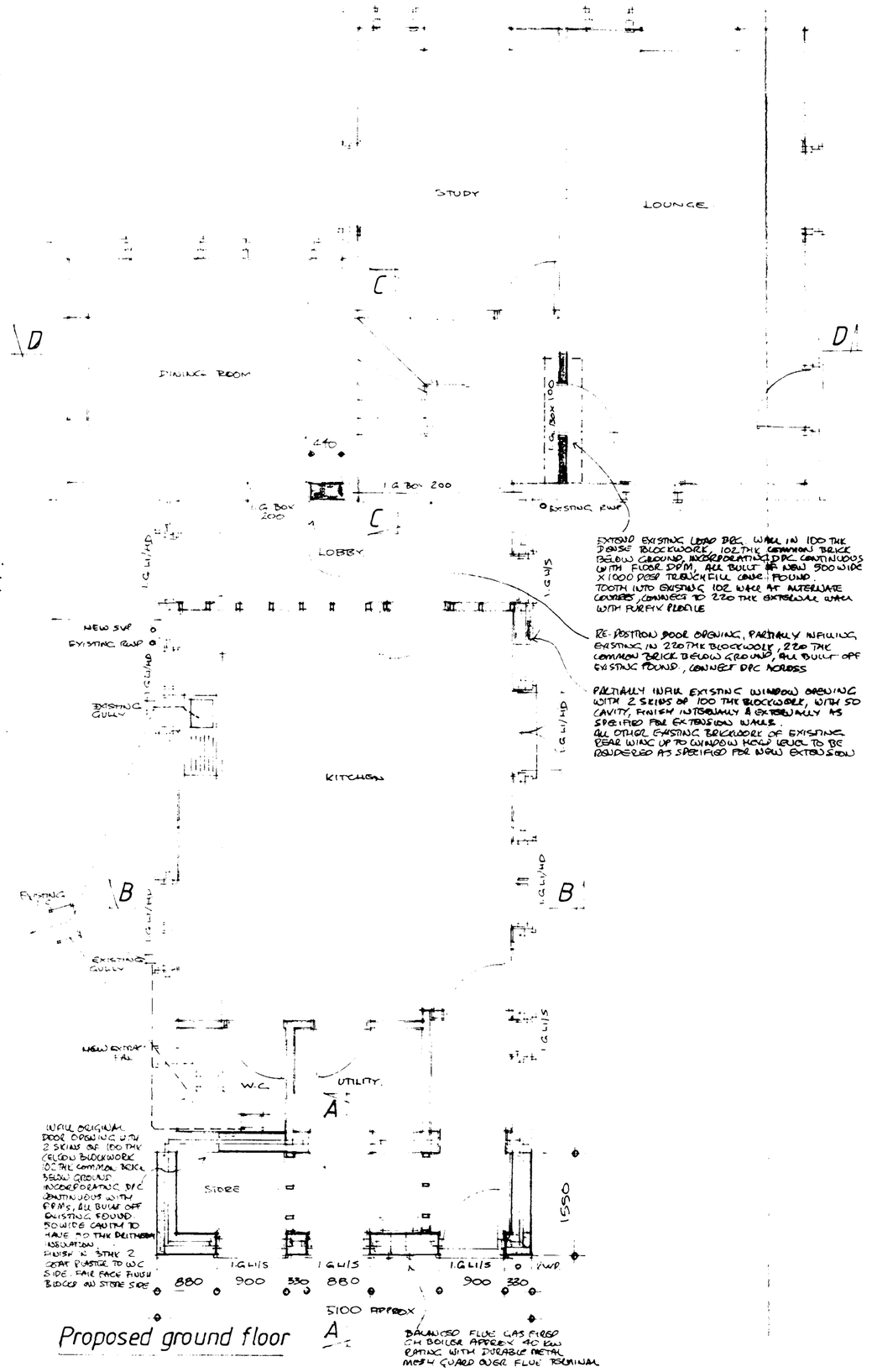
Proposed rear elevation (W)

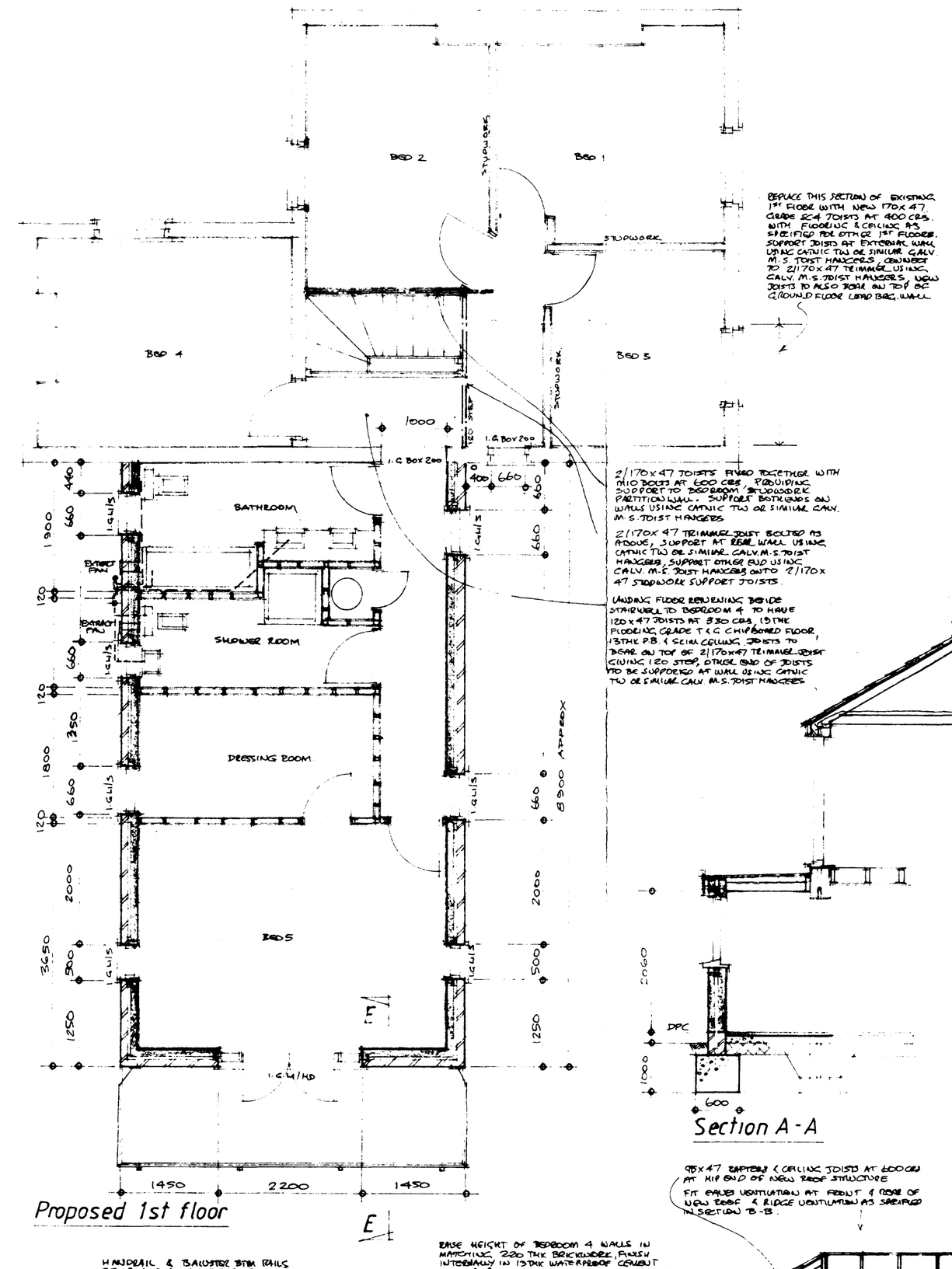


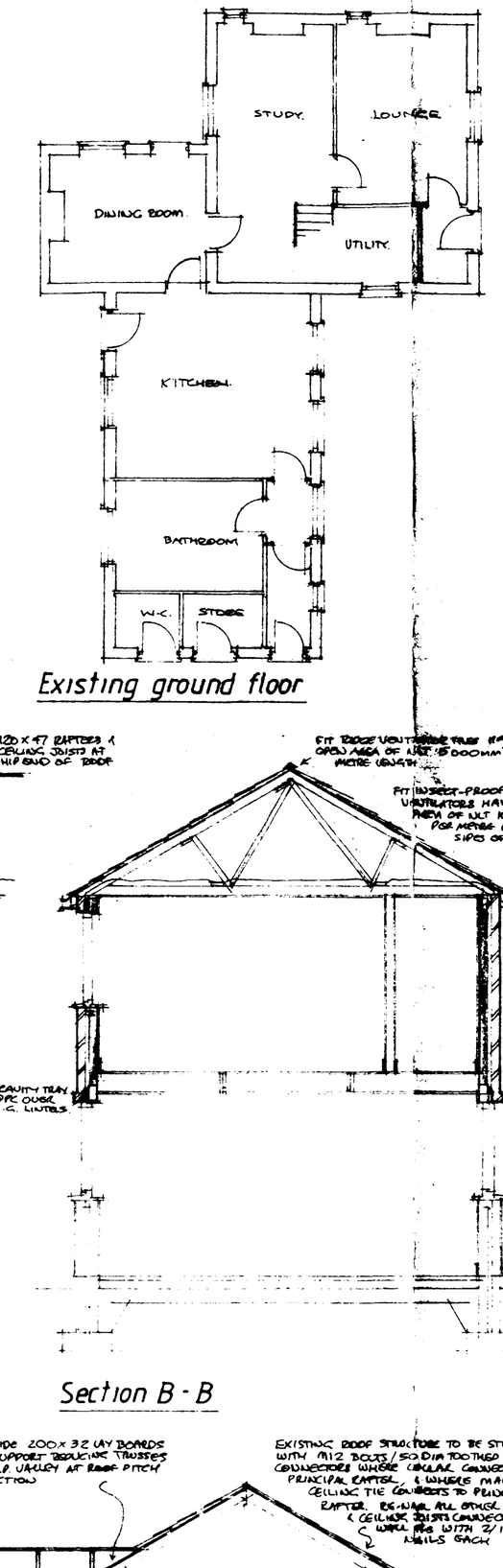
Proposed side elevation (N)

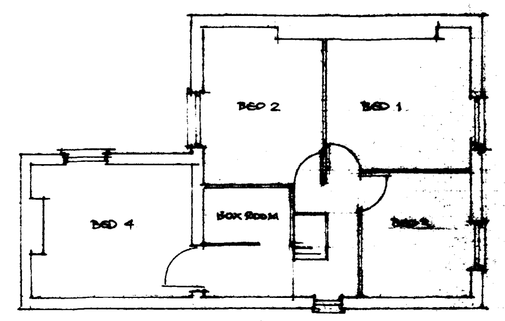


Existing rear elevation (W)









Restrip existing roof structures from rear single storey wing & Bedroom 4, construct extension, re-roof etc as follows,

WALLS

Cavity construction with 2 skins of 100 thk Celcon Blocklite, finished to 15 thk waterproof cement pebble dash render to BS 5262 Code Mix Sand: cement at DPC & up to eaves level, 1st floor walls built on existing single storey cavity walls to have matching 102 thk facing brick & 100 thk Celcon internal block-work, all walls to have 50 cavity with Dritherm 50 insulation fitted in accordance with manufacturers instructions & extending from finished floor level to top of walls(see notes on sections).

Fit galvanised m.s. butterfly wall ties throughout @ 900 horiz centres (staggered) 450 vert centres or 225 centres around reveals. Cloth skirt of wall to be in common brick below g.l. Fill cavity with lean mix concrete up to 150 below DPC, make joints where new walls abut existing using Twinfix Profiles, pro vide vent and/or horiz.DPC @ all cavity closures. Internal, non-load bearing partition walls to have 100x50 timber heads and sills, 100x50 uprights @ 400 centres, 13 thick gyp. and skim both sides, built off timbers floor joists where parallel, or off floor as specific floor as applicable -e.Fit. Fit lintels over all openings in accordance with manufacturers instructions otherwise specified. Finish throughout in 2 coat plaster.

[redacted]

Ext. screed and floorboards to floor where applicable, to be terminated with all D.P.C.s, r.f.i to match existing.

Ground floor level in original 2 storey wing to be reduced approx 400 to match level in rear wing with 1200 g.polythene DPM laid on existing floor, approx 100 thk. lean mix fill conc & 40 thk ex-screed finish, ajm to be continuous with all DPCs.

New 1st floor in rear wing to have 220x50 joists at 400 crs fully built in at walls, 19 thk flooring grade tng chipboard, 13 thk gyp & skim ceiling, the ends & sides of joists to walls all round as specified for roof timbers.

Existing 1 st floor in bedroom 4 to be removed & replaced with new 195x47 joists at 400 crs, supported at walls on galv m joist hangers(Catnic TW), Flooring, ceiling & ties to be as specified above.

See details of balcony construction on section.

ROOF

Trussed rafters @ 600 centres, reinforced felt sarking, 38x25 min. battens, interlocking concrete roof tiles suitable for pitch angle, fixed in accord with BS5534 pt 1 and manufacturers instr. Tiles to be fixed in accord with BS5268:1985 pt.3. Provide 16 thk facia boards sarking sarking 112 hr PVC gutters discharging via 65 sq d.p.s and 100 i.d. flexibly jointed pipesleeve pipe laid @ 1:40 fall in 100 thk pea gravel surround to rain 1 cu m rubble filled soakaway n.l.t. 3m from any building.

Ceilings throughout to have 12.7 thk p.b.&skim, 1000g polythene vapour barriers and 100 thk f.g. insul quiltring (see roof vent details). Provide code 4 lead flashing @ all roof/wall abutments. Tie ends and edges of trusses, rafters and ceiling joists to walls all round with 30x5 galv. straps @ 1800 max centres, provide 100x50 noggin between ceilers where straps are fitted @ right angles.

DRAINAGE

All waste water appliances to have 40 id with 75 deep seal traps, discharging via 40 id independent waste pipes, provide adequate ventilating stubes at all changes of direction of wastes. 1st floor bathroom & shower suite wastes to be connected to new 100 id black PVC SVP, connect SVP to existing IC in underground pipe as specified for rw disposal, SVP to extend to rift 900 above any ventilatig opening within 3m, fit durable astral mesh cap. Kitchen sink & ground floor WC WB wastes to discharge to existing plain gullys, pipes to terminate below gratings & above water level.

Foundation excavation to be agreed on site with B.C.O. Existing foards & any other structural elements subjected to increased loads to be exposed for inspection if so required by B.C.O. New windows to be double glazed, all rooms to be served by ventilating openings of not less than 5% floor plus overnight ventilator with open area of not less than 4-000sq mm area, provide electric extract ventilation to rooms as follows,

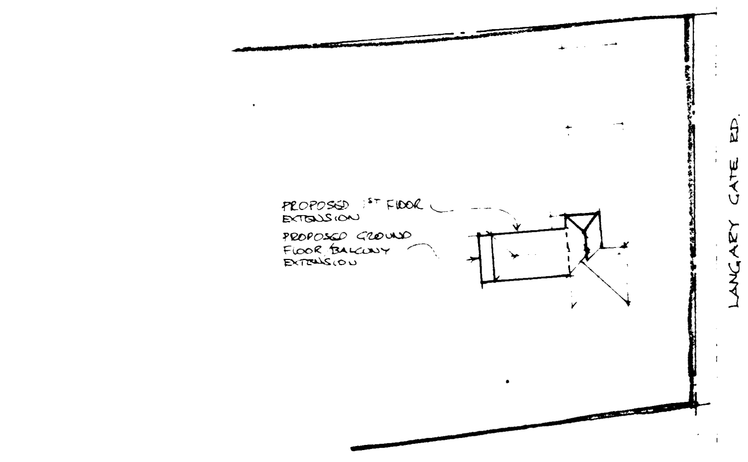
Kitchens, extract rate nlt 60 litres per second.

Bathrooms extract rate nlt 15 litres per second.

WCs extract rate to give nlt 3 air changes per hour, (this rate to be nlt 15 litres per second), fans to also have 20 minute overrun facilities.

All structural timber to be grade SC3. All existing drains exposed during works shall be protected to satisfaction of B.C.O. All open ground drained drains below building shall have trenches concrete back filled up to underside -e of hardcore, provide suitable lintels where any drains pass through walls, fit non-corroding sheet material blanking plates around pipes to prevent entry of vermin or fill material.

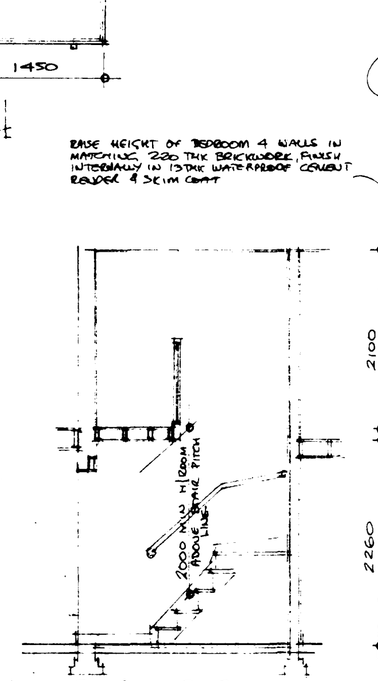
DO NOT SCALE ANY DIMENSIONS OR ROOF PITCH ANGLES FROM THIS DRG., IF IN DOUBT CONSULT THE AGENT. ANY VARIATION FROM THIS DRG. TO BE AGREED WITH THE AGENT PRIOR TO COMMENCEMENT OF WORKS. THE CONTRACTOR MUST CHECK & VERIFY ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORK.



Site plan

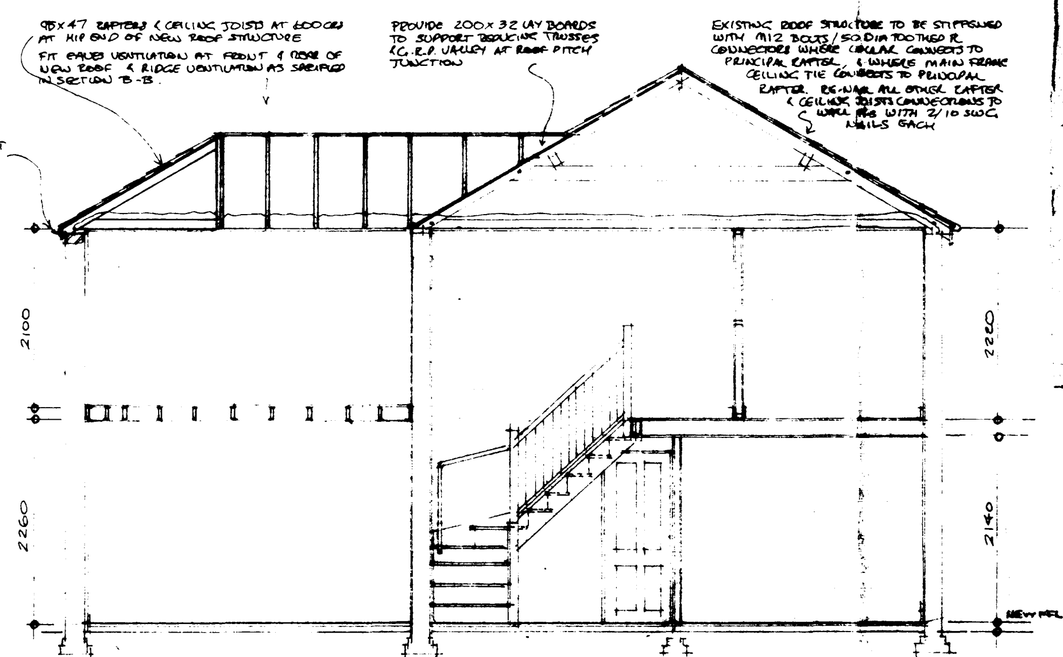
Section A-A

Section B-B



Section E-E

Section C-C



Section D-D

B.Shemeld 105 Church St Werrington Peterborough Tel 0733 574081	PROPOSED ALTERATIONS & EXTENSIONS AT OAK LODGE, FLEET COY, GEDNEY HILL, LINCS.
Drg.no. 1594 Date Feb 93 Scale 1:50 1:100	SCC 02 MAR 1993 PT 0186/93