

Town and Country Planning Act 1990

Planning Permission

Reference: H05/0557/94

Received:09-JUN-94 Type:FULL

Name: Mr & Mrs K Siddall
35 Parklands
Fleet Hargate
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Garage to existing dwelling

Location : 35 Parklands Fleet Hargate
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
19-JUL-94 H05/0557/94

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.

PLANNING APPLICATION

For office use only

Application No.

H05 / 0557 / 94

Date Registered

09 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs K Siddall
35 Parklands
Fleet Hargate
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

Status Design

4 Princes Street

Holbeach

Spalding Lincs PE12 7BB

Tel. No. 0406 424343

(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

35 Parklands, Fleet Hargate, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Garage to existing dwelling

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £70.00

If you consider no fee is payable
include a written explanation instead.

Signed..

Date 3rd June 1994

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 worksor This is an **outline** application
☒ (✓)
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 Dwellings

☐

If so, how many:

(ii) Other new building(s)

☒

(iii) Alterations or extension

☐

(iv) Change of use

☐

4. A. Please state site area (in all cases)

hectares

B. If building works are proposed, please state extra floor space to be created:

sq. metres

C. Please state size of any new structure:- (a) max. height:

7'8"

metres

(b) max. length:

18'2"

metres

(c) max. width:

12'6"

metres

D. Please state type and colour of materials for facing external walls:

E. Please state type and colour of roofing materials.

See 'Panelite' drawing enclosed

F. 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.

Garden

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?

On site parking/garaging

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: N/A

Mains sewer

☐

Cesspool

☐

Septic tank

☐

N/A

No

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

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.

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.

Is this application related to a previous submission?

State Yes or No

No

⇒ If so, please give details in Part 6

No

No

No

No

⇒ If so, please complete Part 7

No

N/A

⇒

Date:

Consultee(s)

No

⇒

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  (Applicant / Agent) Date 3rd June 1994

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 3rd June 1994

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 INSTRUCTION SHEET

APPLICATION REF: H05/0557/94

Directions

Art 7

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

EA Reg4 -

☐
☐

Scale dwg:

Highway S/W:

Agric appraisal:

LB Advt

☐
☐

Details
needed:
(Non-std only)

Other.....

Direction authorised by Senior Officer.....

Date.....

Revalidation after Direction

Information satisfactory

Signed.....

Date.....

Valid date:

Amended description

Superseded plans
indicated

☐

Unsatisfactory -
Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐

None
identified
initially

RECONSULTS
(revalidated)

All

☐

Publicity: >>

Consultations:

Departure
Setting of LB
Public Right of Way
Discretionary

County
E Heritage
Societies G ROW

Extra Consultations:

Transport D/Transp A15 G* T15
TRA D/Transp A18
B Rail

Environment/ Env Services
Drainage NRA
WAT IDB
Env Assess

☐ G ENV (See separate sheet)

Conservation LB Demolish G* DEM
Archaeology G ARC Specify:
Eng Heritage
Consultant
Other

Order No:
Specify:

Hazards HSC Group G* HAZ
Specific

Specify:
Specify:

Other PLA

WP Note -
G Group available
G* Group essential
(longer expiry)

Press
PC
WM
Residents

Case Officer : DAVID GEDNEY
Senior Officer Confirmed

Date: 15/6/94

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : currently garden.
Neighbours : fence to rear. Cottage behind block.
Boundaries :
Site Features : Drain to W.
Existing garage to be converted to living accommodation

Inspected by JMK
Date 20/6

Site Notice posted by
Date
Expiry JMK
20/6

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

✓ done 20/6
"Woodbine Cottage", Cherry Lane.

Telephone/Visitor Record

Date

Conversation with

Conclusion

Case Officer Conclusions JMK, 18/7.

Rather non-clinical!

However, not considered to be sufficient reason for refusal.

At rear, not readily visible from Parklands estate.

Neighbours not materially affected in my opinion.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

DELEGATED DECISION

Case Officer

Approve
(or equiv)

Refuse
(or adverse)

Signed *DMK* Date *18/7*

Notes:

Disabled

Prev conditions

Amended plans -

Dwg no:

Received:

CONDITIONS/REASONS:

None

Condition monitoring:

non-std expiry
prior submission
prior siteworks

.....

Determined plans indicated

Departure approval confirmed

Flag for on-site review

☒☐☐

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70-00

Receipt No P4391

Date first Rec'd 09 JUN 1994

Registration

Reference H05/0557/94

Cross-Ref R

Date 10/6

Validation

TYPE

FULL

Site area
No of dwellings
Floorspace

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description
to be recorded

Invalid

Site plans
Certificate

Fee
Fee (not free)

Inaccurate
Incomplete
Unclear

Fees

Correct fee £ 70.

Nil fee

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 171 OS Plots
Grid ref 539150 324900

Ward D Parish FLEET

Inside IBD YES Inside LP area NO

Constraints:

CA Cons Area

LB Listed - Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

Hazards -

Dist Bound

Other:

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site

Ref

Linked to property

Ref

0323046

Planning Records:
Earlier apps

6659A2 ✓

B Reg Records:
Already submitted - Ref:
Request needed
Requested

BRIAN WITH Dip TP MRTPI
Director Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



H05/0557/94
FULL

Applicant: Mr & Mrs K Siddall
Tel:

Agent: Status Design
0406 424343

Description: Garage to existing dwelling

Location: 35 Parklands
Fleet Hargate
Spalding
Lincs

Valid date:	09-JUN-94	Terminal date:	04-AUG-94
Target dates:		Target Committee:	03-AUG-94
To case officer	16-JUN-94	Report deadline:	20-JUL-94
Inspected by	23-JUN-94	Agreed TD Ext:	
Extra contacts	30-JUN-94	Case Officer:	
Report if not clear by	14-JUL-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, Woodbine Cottage, Cherry Lane	21-JUN-94	12-JUL-94
Site/Press Advert MIN	16-JUN-94	07-JUL-94
Clerk to Fleet PC Holbeach 26739	15-JUN-94	29-JUN-94
Cllr B A Paul 0406 23100	15-JUN-94	22-JUN-94

LAC No objections for

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



H05/0557/94
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DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
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CONSULTATIONS CARRIED OUT

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Site/Press Advert	MIN	²⁰ 15 -JUN-94	¹¹ 07 -JUL-94
Clerk to Fleet PC	Holbeach 26739	15-JUN-94	29-JUN-94
Cllr B A Paul	0406 23100	15-JUN-94	22-JUN-94

L.C.C. - No objection for 16/6/94

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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4391
Date received : 09-JUN-94

Received from

Mr K Siddall

Address

35 Parklands
Fleet Hargate
Spalding
Lincs

Fee paid	£	70.00
VAT	£	0.00

Total received £ 70.00

Cash/Cheque : Cheque

Signed.....*S. Hicks*.....
(Authorised Collector)

DESIGN **Status**
ARCHITECTURAL & PLANNING CONSULTANTS

Date: 8th June 1994

Our Ref: 771772/BG/AEW

Your Ref:

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE



Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 424343
Fax: 0406 490702

Dear Sir,

Re: PROPOSED GARAGE AT 35 PARKLANDS FLEET HARGATE FOR MR & MRS K SIDDALL

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing No. 771772/2 and 'Panalite' drawing.
3. Cheque to the value of £70.00 in respect of submission fee.

Yours faithfully


B. Gilham F.F.B.

Enc.

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



Application no: H05/0557/94

Applicant: Mr & Mrs K Siddall
35 Parklands
Fleet Hargate
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Garage to existing dwelling

Location: 35 Parklands Fleet Hargate
Spalding Lincs

Type: FULL

Date received: 09-JUN-94

15-JUN-94

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 29-JUN-94. 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 D M GEDNEY

Yours faithfully

B SMITH

Director of Planning and Building Control Services

Clerk to Fleet PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

Signed:

A large, stylized handwritten signature in black ink, appearing to be a cursive representation of the name "D M GEDNEY".

S.H.D.C. PLANNING DEPT.	
RECEIVED	
21 JUN 1994	
Attention of	File Nos.
DDO	
DDPO	
DC	
ACD	
Authorised by	Authorised by
Discussed with	Discussed with
Comments	Comments
Approved	Approved
Refused	Refused
Withdrawn	Withdrawn
Other	Other

SOUTH HOLLAND Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PAK/557/94/FES

Your Ref.

Date 23 June 1994

Dear Sirs,

FULL PLANNING APPLICATION - MR & MRS K SIDDALL
GARAGE - 35 PARKLANDS, FLEET HARGATE

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

The watercourse along the sites Western boundary is my Board's Devils Hill Branch Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. This watercourse has been piped alongside your clients present access driveway, this piping to be extended Southwards by the adjoining estate developer in the not too distant future. The 9 metres clearance referred to in clause 1 will be measured from the centreline of the future pipeline and I am pleased to confirm the siting of the garage will conform with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

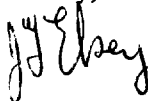
With regard to the extension of the driveway which will of course be situated upon the 9 metre clearance strip, I am pleased to advise that subject to the following conditions consent will be forthcoming for a relaxation of the Boards Byelaws, the consent being appended to the existing acknowledgement agreement with your client relating to the existing driveway etc.

- (a) The driveway which is to be provided with a gravel surface shall be sited as shown on the plan accompanying your application
- (b) The relaxation of the Board's Byelaws given relates to the gravel driveway only.
- (c) Any consent granted will pass to your clients successors in title to the property and I would accordingly suggest that copies of relevant correspondence be attached to the property deeds in order future owners will be aware of my Board's interests.
- (d) This office to be informed when site works commence in order inspections can be made.

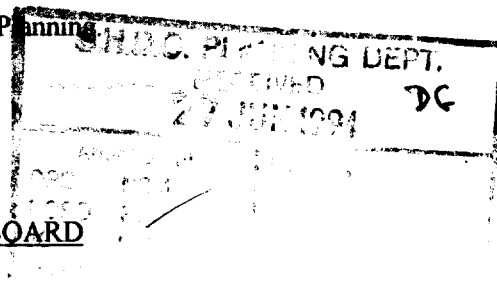
A copy of this letter is being forwarded to the Director of Planning

Status Design
4 Princes Street
Holbeach
Spalding
Lincs

Yours faithfully,



ENGINEER TO THE BOARD



Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H05/0557/94

Received: 09-JUN-94 Type: FULL

Name: Mr & Mrs K Siddall
35 Parklands
Fleet Hargate
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Garage to existing dwelling

Location : 35 Parklands Fleet Hargate
Spalding Lincs

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

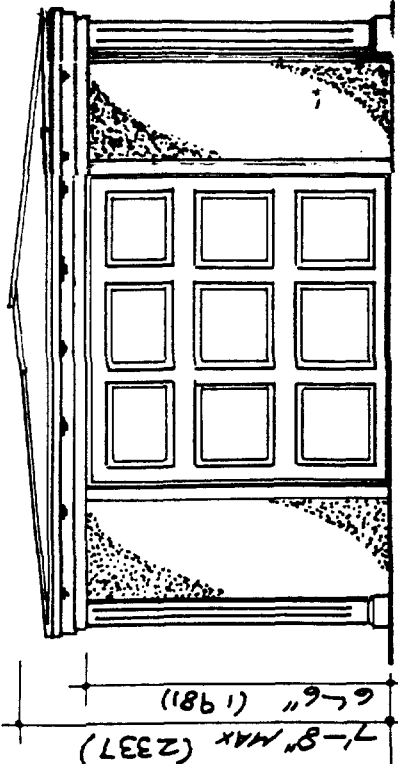
- 1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

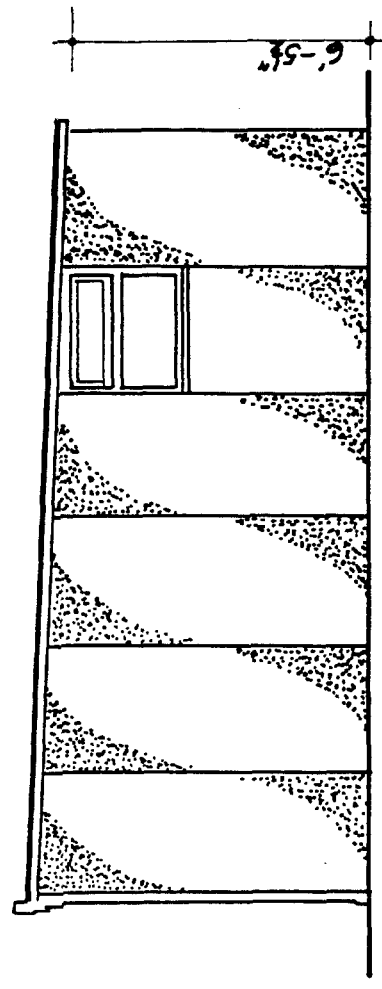
19-JUL-94

AD check....*19/7*.....

Authorised to issue (inc Delegation)....*19/7*.....



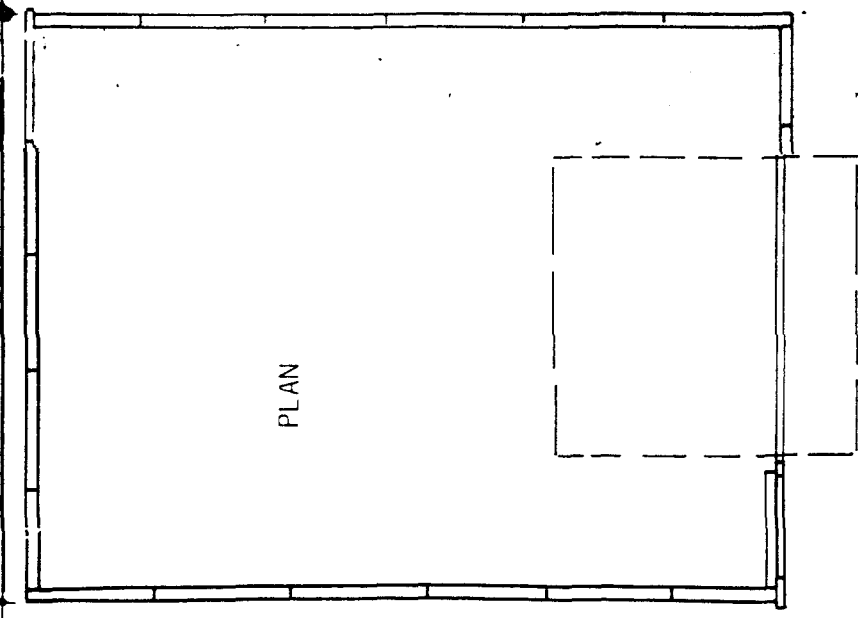
Typical Drawing



FRONT ELEVATION

12'-6"

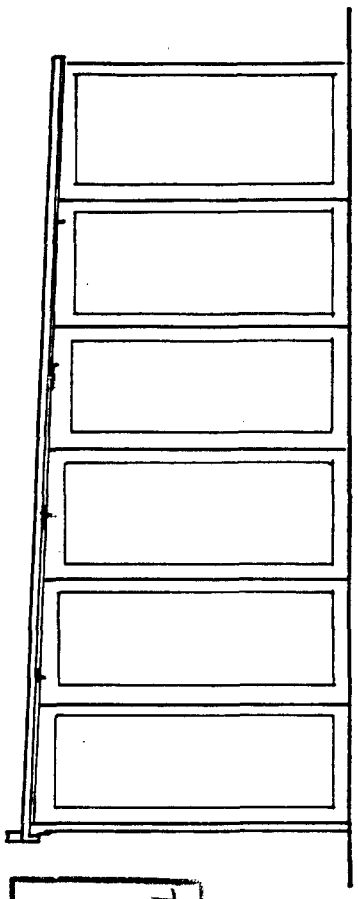
SIDE ELEVATION



PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1994
REF... 0557.194

SECTION



- BASE: 1:2:4 Concrete 4" thick on 4" hardcore.
- WALLS: Paneite precast concrete panels bolted together with 6mm dia. galvanised bolts. **EXI. FINISH. Durite chippings**
- DOORS: Galvanised metal up-and-over door, set in timber frame.
- TIMBER: All external timber finished in white primer.
- ROOF: Standard 6" fibre cement sheets sloping to rear, ser on fabricated steel purlins through bolted to panels at 4'0" centres.
- NOTE: This drawing to be submitted to the Local Authority along with all necessary by-law forms and block plan indicating garage position distance from boundaries.

DETERMINED

Scale Date

PLAN

drawn dwg. No.

Notes and Revisions

Do not scale from this drawing.
This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects. At that time, design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

PROPOSED GARAGE

APPROX POSITION OF EXISTING EXTENSIONS

EXISTING BUNGALOW

PROPOSED DRIVE

EXISTING DRIVE

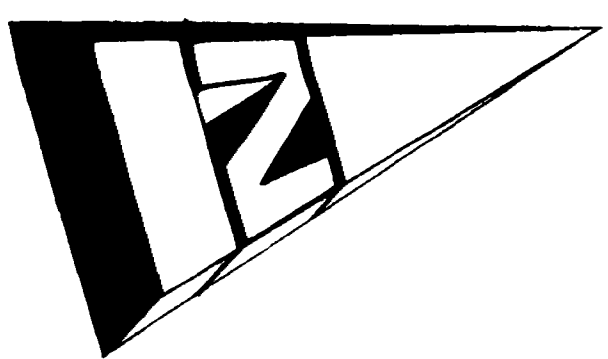
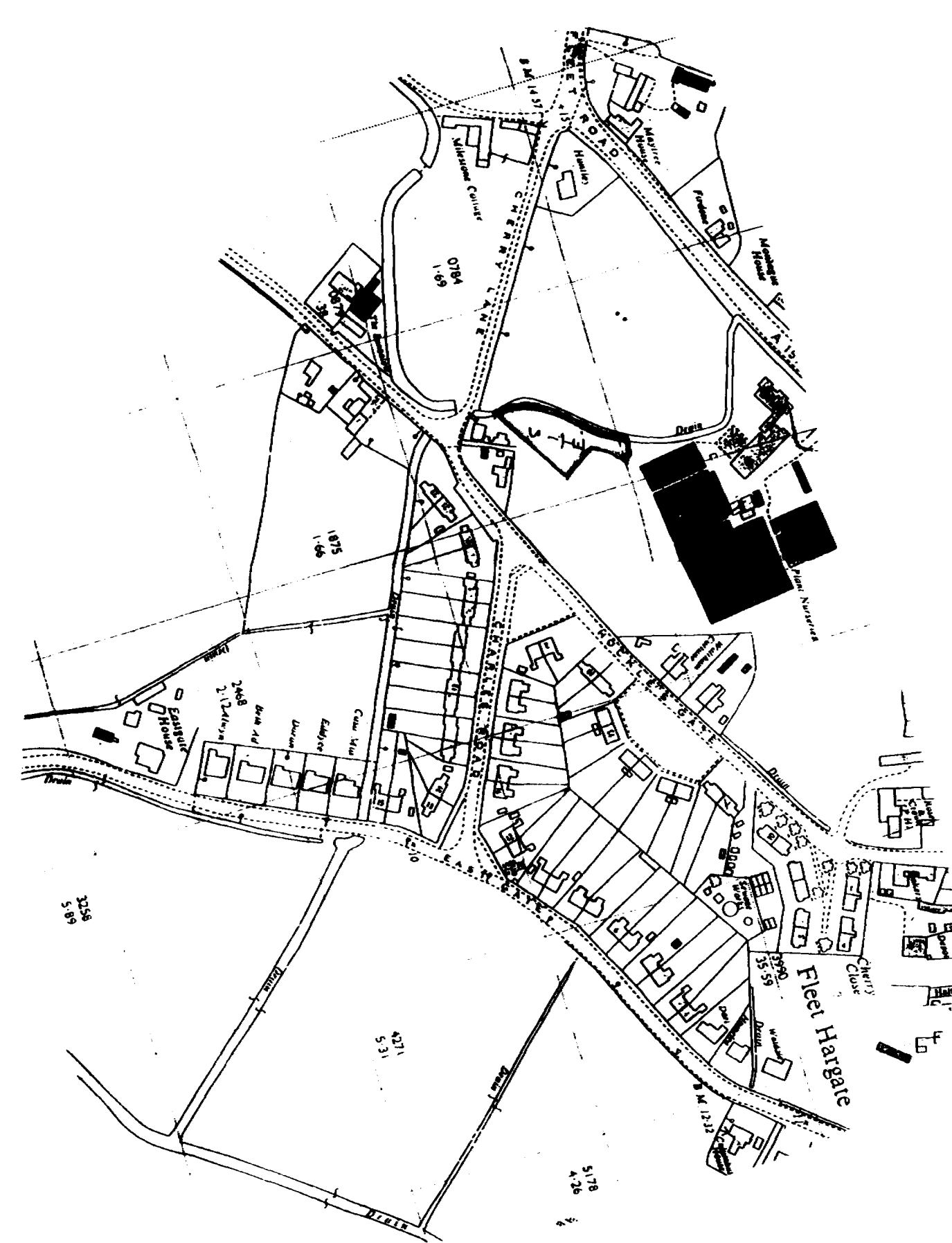
EXISTING DYKE

NOTE

EXISTING DYKE TO BE PIPED IN FUTURE. ENSURE PROPOSED GARAGE IS POSITIONED 9.0m FROM CENTRE OF PIPED DYKE. GARAGE NOT TO BE ERRECTED UNTIL DYKE PIPED

FORM GRAVEL DRIVE FROM PROPOSED GARAGE TO EXISTING DRIVE. ON 100 WELL COMPACTED HARDCORE

PROPOSED GARAGE SEE PANELITE DRAWING



LOCATION PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1994
REF...0857194

Status
DESIGN
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED GARAGE AT 35
PARKLANDS, FLEET HARGATE

FOR

MR & MRS SIDDALL

1:200 1:2500 771772/2

MAY-94 B.GILHAM.

Street View, 4 Prince Street,
Bristol, UK BS1 7TB
Tel: 0117 427466 Fax: 0117 480702

PLAN

SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH
PANELITE DRG.

Notes and Revisions

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The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the architect, as the design responsibility may be considered.

Please note: This drawing is not a conveyance drawing.

APPROX POSITION OF EXISTING EXTENSIONS

PROPOSED GARAGE

EXISTING BUNGALOW

PROPOSED DRIVE

EXISTING DRIVE

EXISTING DYKE

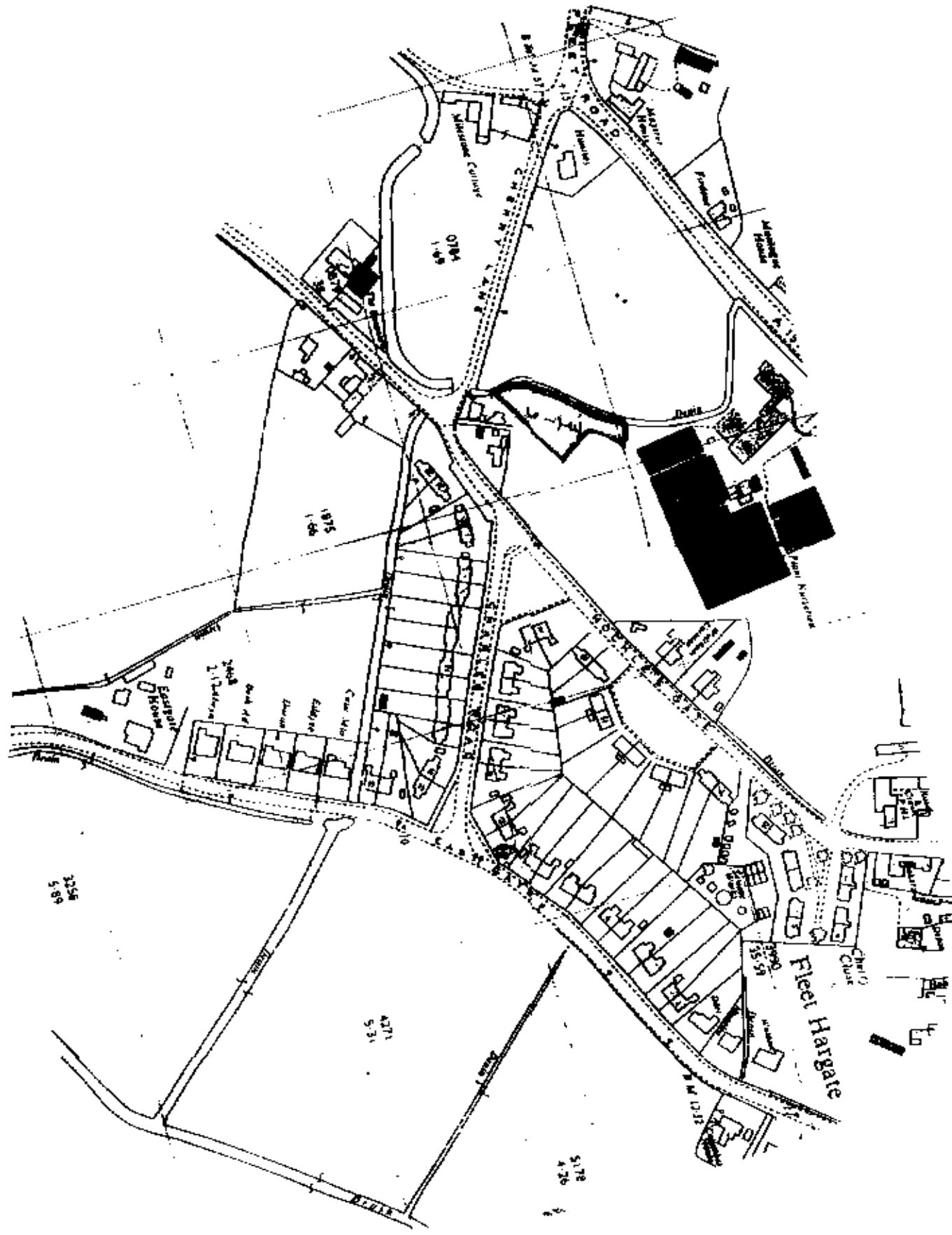
NOTE
EXISTING DYKE TO BE PIPED IN FUTURE. ENSURE PROPOSED GARAGE IS POSITIONED 9.0m FROM CENTRE OF PIPED DYKE. GARAGE NOT TO BE ERECTED UNTIL DYKE PIPED

FORM GRAVEL DRIVE FROM PROPOSED GARAGE TO EXISTING DRIVE, ON 100 WELL COMPACTED HARDWARE

PROPOSED GARAGE SEE PANELITE DRAWING

SITE PLAN

THIS DRG TO BE READ IN CONJUNCTION WITH PANELITE DRG.



LOCATION PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
09 JUN 1994
REF...0667194

Status
DESIGN
ARCHITECTS & PLANNING CONSULTANTS

PROPOSED GARAGE AT 35
PARKLANDS, FLEET HARGATE
FOR

MR & MRS SIDOALL

1:200 1:2500 771772/2

MAY-94 B.GILHAM.

Status Design & Planning
100 Parklands, Fleet Hargate
Tel: 0448 418000 Fax: 0448 480702

PLAN

