SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H05/1003/93 Received:21-OCT-93 Type:FULL

Name: Mr & Mrs Jackson
Princes Street
Holbeach
Spalding
Lincs

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

Description: Erection of garage

Location : Princes Street Holbeach
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.

2 The materials to be used for the construction of the proposed garage 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
25-NOV-93 H05/1003/93

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)

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H08/1003/93

Date Registered 21 OCT 1993

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

Mr & Mrs Jackson
Princes Street
Holbeach
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 24343
(Personal contact name) B. Gilham

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

Princes Street, Holbeach, Spalding, Lincs

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

Garage

Please complete

Signed B. Gilham

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.

Date 19.10.93

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 (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. 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: | 3.8 | metres |
| (b) max. length: | 6.97 | metres |
| (c) max. width: | 3.475 | metres |
| D. Please state type and colour of materials for facing external walls: | Face brickwork to match existing house. | |
| E. Please state type and colour of roofing materials. | Conc. int. tiles to match existing house | |
| 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.

Existing garage

**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? | As existing | |

**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 | To water butt |
| 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.

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

| 1. **APPLICANT'S INTEREST**<br>Please state interest in site (e.g. owner, prosp. purchaser)<br>(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 19.10.93

**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 ..... (Applicant / Agent) Date 19.10.93

**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 : [redacted] going presently on site (green wooden). Proposal is to replace it. Legislation on boundary. House has buff brick. Existing drive.

Inspected by DMG
Date 27/10

Site Notice posted by DMG
Date
Expiry 27/10.

Individual Resident Notices required:

Addresses to be sent to – Holly House, Prince St. ✓ DONE 29/10

Addresses delivered to –

Case Officer Conclusions DMG 19/11.

Replacement dwelling considered acceptable.
Materials to match existing house.
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 .....

**DELEGATED DECISION**

Case Officer Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed DMG Date 19/11

**COMMITTEE**

Confirmed as agenda .....

**SUB-COMMITTEE**

Confirmed as agenda .....

**DPBCS AUTHORISED**

Decision Issue confirmed .....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~: (cont overleaf)

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

   in the interests of visual amenity.

# INSTRUCTION SHEET

APPLICATION REF: HOA/1003/93 5

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

## Additional Consultation/Publicity Required

RECONSULTS

| | | Publicity: >> | Consultations: | |
|---|---|---|---|---|
| Departure | | ..... | County | ..... |
| Setting of LB | | ..... | E Heritage | ..... |
| Public Right of Way | | ..... | Societies | ..... G ROW |
| Discretionary | | ..... | | |

Extra Consultations:

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

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ..... G ENV | Specify: |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

Press
PC
WM
Residents

**Case Officer**: David Gedney.

Senior Officer Confirmed ..... Date.....28/10

Recorded DC....

# ADMIN RECORD SHEET

## Initial

Submitted Fee £ 60
Receipt No P3413
Date first Rec'd 21 OCT 1993

## Registration

Reference HOR/1003/93
Cross-Ref R
Date 22/10

## Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
(New)/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Erection of Garage

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £ 60
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

## Information

Index sheet 170 OS Plots
Grid ref 537120/34770

Ward TD 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 –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref 1752
Linked to property Ref

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

## DRAFT DECISION

Reference: H05/1003/93 Received:21-OCT-93 Type:FULL

Name: Mr & Mrs Jackson
Princes Street
Holbeach
Spalding
Lincs

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

Description: Erection of garage

Location : Princes Street Holbeach
Spalding Lincs

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

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 garage shall match, as closely as possible, those used for the construction of the existing house.

Reason: In the interests of visual amenity.

22-NOV-93 AD check...A 23/11...

Authorised to issue (inc Delegation).....25/11.

**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

## H05/1003/93

FULL

Applicant: Mr & Mrs Jackson
Tel:

Agent: Status Design
0406 24343

Description: Erection of garage

Location: Princes Street
Holbeach
Spalding
Lincs

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| | | | |
|---|---|---|---|
| Valid date: | 21-OCT-93 | Terminal date: | 16-DEC-93 |
| Target dates: | | Target Committee: | 07-DEC-93 |
| To case officer | 28-OCT-93 | Report deadline: | 23-NOV-93 |
| Inspected by | 04-NOV-93 | Agreed TD Ext: | |
| Extra contacts | 11-NOV-93 | Case Officer: | |
| Report if not clear by 25-NOV-93 | | D M GEDNEY | |

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DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

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CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Owner/Occupier, Holly House, Princes St. | | 29-OCT-93 | 19-NOV-93 |
| Site/Press Advert MIN | | 27-OCT-93 | 17-NOV-93 |
| Clerk to Fleet PC | Holbeach 26739 | 26-OCT-93 | 09-NOV-93 |
| Cllr B A Paul | 0406 23100 | 26-OCT-93 | 02-NOV-93 |

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SITE RECORD

Grid ref: 537120 324770
OS Sheet: 170 Parcel:

L.C.C. - No objections Jack 4/11/93

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: H05/1003/93

Applicant: Mr & Mrs Jackson
Princes Street
Holbeach
Spalding
Lincs

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

Description: Erection of garage

Location: Princes Street Holbeach
Spalding Lincs

Type: FULL

Date received: 21-OCT-93

26-OCT-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 09-NOV-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 D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

NO OBJECTIONS

S.H.D.C. PLANNING DEPT.
RECEIVED
22 NOV 1993
DG

Signed:

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

Date: 19th October 1993

Our Ref: 771745/BG/AEW

Your Ref:

Status House
4 Princes Street,
Holbeach,
Lincs.
PE12 7BB
Tel: 0406 24343
Fax: 0406 490702

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

Dear Sirs,

Re: PROPOSED GARAGE AT PRINCES STREET HOLBEACH FOR MR & MRS JACKSON

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. 771745/1.
3. Cheque to the value of £60.00 in respect of submission fee.

Yours faithfully

B. Gilham F.F.B.

Enc.

SOUTH HOLLAND D.C.
PLAN DEPT.
21 OCT 1993
REF 1003/93

**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 : P3413
Date received : 21-OCT-93

Received from

R W & S C Jackson

Address

Princes Street
Holbeach
Spalding

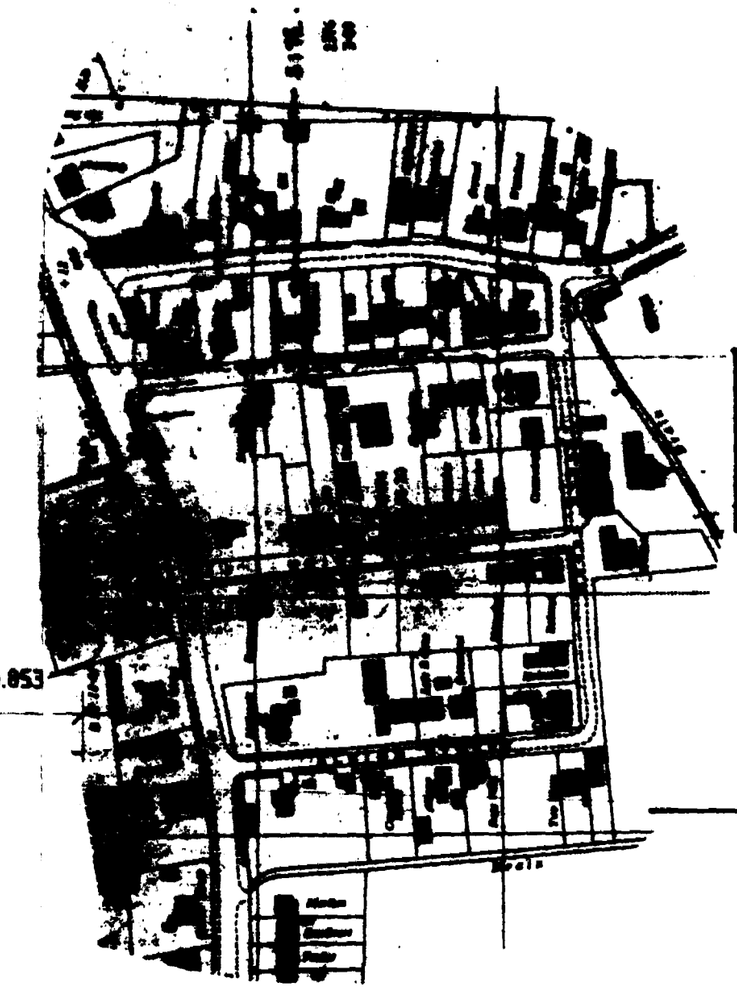
| | | |
|---|---|---|
| Fee paid | £ | 60.00 |
| VAT | £ | 0.00 |
| Total received | £ | 60.00 |

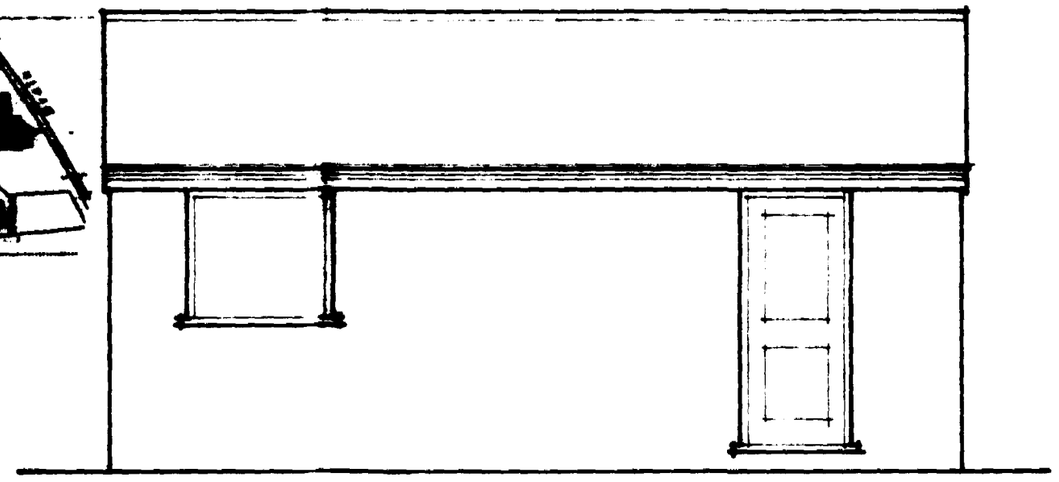
Cash/Cheque : Cheque

Signed.....K. LOWE...
(Authorised Collector)

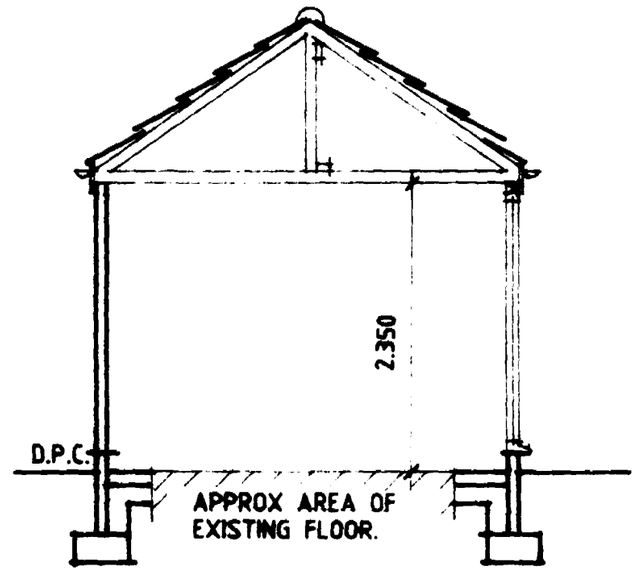
LOCATION PLAN

1:2500

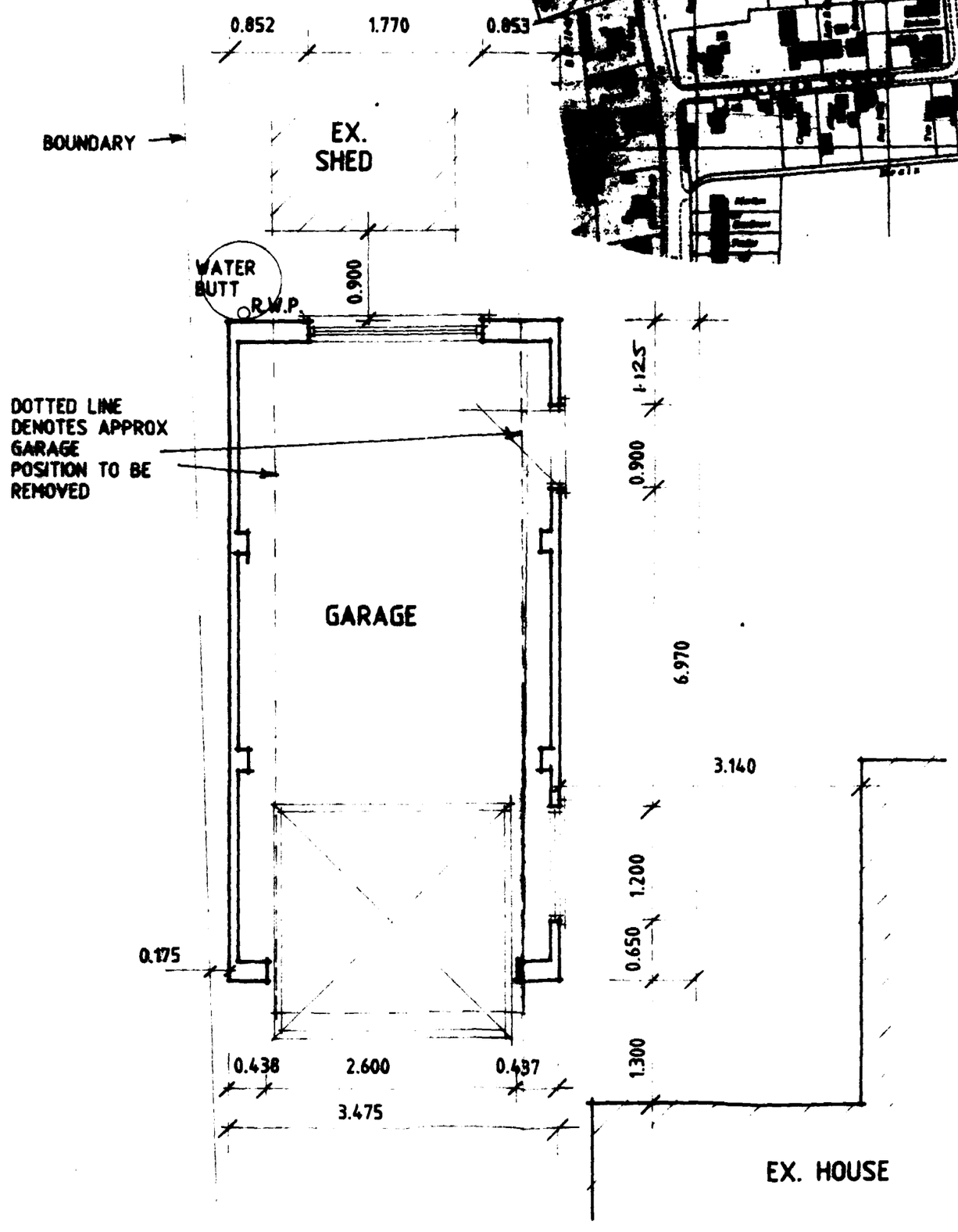




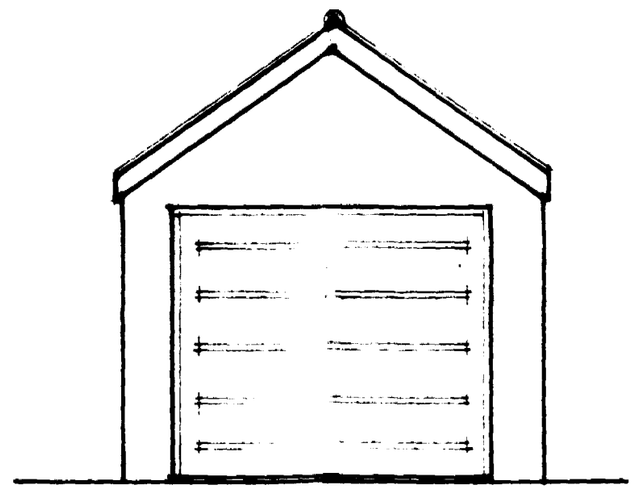
SIDE



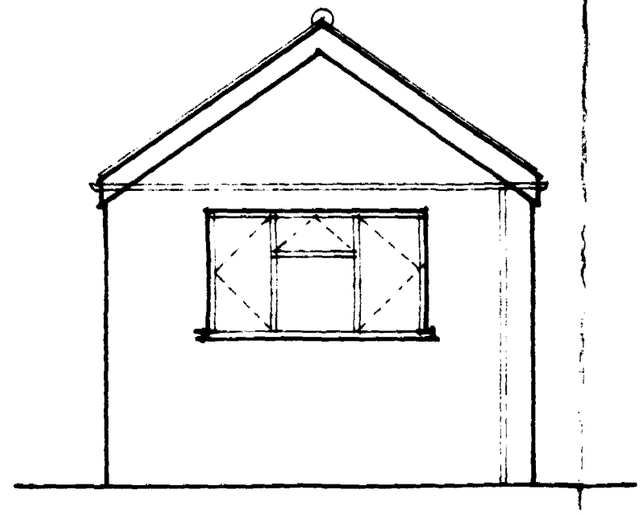

SECTION




PLAN



FRONT



REAR

ROOF

CONC. INT. TILES TO MATCH EXISTING HOUSE ON 38 x 25 TREATED BATTENS ON ROOFING FELT ON 35° ROOF TRUSSES AT 600 C/C

25 x 100 BINDERS & BRACING. TRUSSES TO BE STRAPPED TO WALL PLATE WITH 30 x 5 STRAPS AT 1.2C/C

TIMBER FASCIAS & BARGE BOARDS
100 GUTTER & 65 DIA. R.W.P.

WALLS

BRICKWORK TO MATCH EXISTING HOUSE

215 GABLE WALLS & 100 SIDE WALLS WITH PIERS AS SHOWN

1.G. BOX LINTEL 200 OVER FRONT& REAR OPENINGS

FLOOR

100 CONC. MADE LEVEL WITH EXISTING ON 1200 D.P.M. ON 150 HARDCORE

JOINERY

SOFT JOINERY OF STYLE SHOWN

FOUNDATIONS

450 x 225 & 600 x 225 CONC. STRIP FOUNATIONS DOWN TO A FIRM BASE OR MIN. 750

DESIGN Status

ARCHITECTS & PLANNING CONSULTANTS

**PROPOSED GARAGE AT PRINCES STREET, HOLBEACH FOR**

**MR. & MRS. JACKSON**

SOUTH HOLLAND D.C.
PLAN DEPT.
21 OCT 1993
REF 1003/93

1:50 771745/1

OCT-93 B.GILHAM.

Status House, 4 Princes Street, Holbeach, Lincs. PE12 7BB
Tel. 0406 24949 Fax: 0406 490702