SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H05/1156/92 Received:11-NOV-92 Type:FULL

Name: C Dolman Esq
Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Extension to form garage and dining room

Location : Hazelwood Lodge Hazelwood Lane
Fleet 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 bungalow.

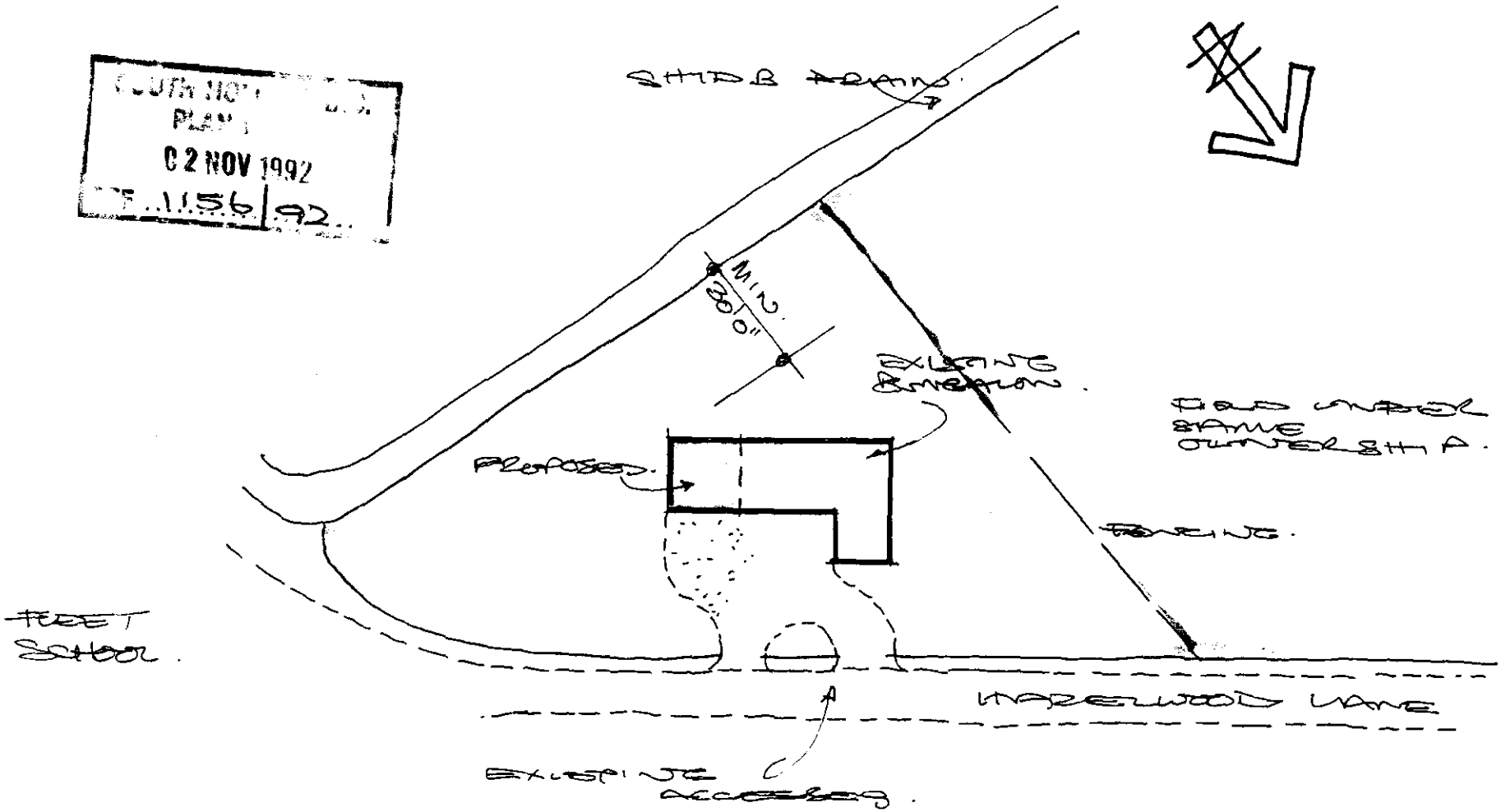
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
21-DEC-92 H05/1156/92

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)



PLAN
02 NOV 1992
T.1156/92.

BLOCK PLAN.

SCALE 1:500.

9251 | 3.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H05/1156/92

Date Registered 02 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

C. DOLLMAN ESQ.
HAZELWOOD LODGE
HAZELWOOD LANE
FLEET.
SPALDING. LINCS

Tel. No.

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

LOWETH CONSULTING DESIGN
STATION HOUSE
STATION STREET
HORNBEARN.

Tel. No. 0406 22126
(Personal contact name) LOWETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

HAZELWOOD LODGE, HAZELWOODLANE
FLEET. SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO FORM GARAGE
AND DINING ROOM.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Signed.. [signature] Date 26/10/92 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. If building works are proposed, please state extra floor space to be created:	23.3 sq. metres
B. Please state size of any new structure:- (a) max. height:	AS EXIST. metres
(b) max. length:	19'10" metres
(c) max. width:	AS EXIST. ~~metres~~ metres
C. Please state type and colour of materials for facing external walls:	AS EXIST.
D. Please state type and colour of roofing materials.	AS EXIST.
E. 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.

dwelling.

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?

provided

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 — EXIST.

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: EXIST. 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.	NO	➡ 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**
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 26/10/92

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 ..... ~~(Applic~~ant / Agent) Date 26/10/92

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 Currently garden + flat roofed garage. No neighbours to west. Trees/shrubs on western boundary. Open to rear. Buff brick concrete tiled roof

Inspected by DME
Date 19/4

Notice posted by DMG
Date 14/11

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG. 18/12
Acceptable in terms of design.
Neighbours not materially affected in my opinion.
Satisfactory clearance from SW/BS drain.

RECOMMENDATION

COMMITTEE

Departure from Policy	.....
Ward Member request	.....
Recommend approval against material objection	.....
Other circumstance viz:	.....

Change to Committee recorded

DELEGATED

Case Officer ..DME..
Senior Officer 21/12

Case Officer Recommendation

Approve | Refuse

Signed .....

Conditions/~~Reasons~~ (continue overleaf) 1 TL1

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~~ bungalow.

SCA 2 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					

DMG 5/11

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction: 4 x 4" - 1'0" plans required of the rear elevation of the proposed ~~[illegible]~~ extension.

DONE

Senior Officer authorised: ..... Sent: 9/11

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: 9/11/96

Consultation/Publicity Required

DMG 5/11

	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 Donna Gourley **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1878

Date first Rec'd 02 NOV 1992

Registration

Reference H05/1156/92

Cross-Ref B05/0756/92

Date 3/11/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 33.3

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 55

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 1910

OS No's

Grid ref 5 389700 239200

Ward D

Parish FLEET

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property 00038493

Ref

Planning Records:
Earlier apps 89/70
347/70

B Reg Records:
Already submitted – Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H05/1156/92 Received:11-NOV-92 Type:FULL

Name: C Dolman Esq
Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Extension to form garage and dining room

Location : Hazelwood Lodge Hazelwood Lane
Fleet Spalding

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 extension shall match, as closely as possible, those used for the construction of the existing bungalow.

Reason: In the interests of visual amenity.

Authorised to issue:

18-DEC-92 H05/1156/92

AD...AL.....DC...MF...
21/12 21/12

BRIAN SMITH [illegible] P 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: H05/1156/92 Type: FULL

Applicant: C Dolman Esq
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Extension to form garage and dining room

Location: Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding

Valid date: 11-NOV-92 Terminal date: 06-JAN-93
Target dates: Target Committee: 08-DEC-92
To case officer 18-NOV-92 Report deadline: 24-NOV-92
Inspected by 21-NOV-92
Extra contacts 25-NOV-92 Case Officer:
Report if not clear by 16-DEC-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 33.3 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Fleet PC	Holbeach 26739	13-NOV-92	27-NOV-92
Cllr B A Paul	0406 23100	13-NOV-92	27-NOV-92
Site/Press Advert MIN		20-NOV-92	11-DEC-92

L.C.C - No objections 19/11/92

BRIAN S. H Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H05/1156/92

Applicant: C Dolman Esq
Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Extension to form garage and dining room

Location: Hazelwood Lodge Hazelwood Lane
Fleet Spalding

Type: FULL

Date received: 11-NOV-92

13-NOV-92

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 28-NOV-92. 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 OBJECTION

S.H.D.C. PLANNING DEPT.
RECEIVED
26 NOV 1992

Signed:

DPC

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
27 NOV 1992

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/1156/92/JAM Your Ref.

Date 17 November 1992

Dear Sirs,

FULL PLANNING APPLICATION - C. DOLMAN, ESQ.
EXTENSION TO DWELLING - HAZELWOOD LANE, FLEET

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 Southern boundary is my Board's Hazlewood Lane Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the extension as shown conforms 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.

I understand roof water disposal will be via existing gutters and soakaways which I would suggest are checked for capacity to ensure they will be adequate for the addition of run-off.

In the eventuality that roof water soakaways are not to be utilised, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

The applicant is advised that should a direct surface water outfall be constructed to either a Board's or private watercourse, the Board will seek a single once and for all time contribution towards future improvements of their system to ensure adequate capacity for increasing flows from continuing developments unless on-site storage facilities are provided. The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

Loweth Cowling Design,
Station House,
Station Street,
Holbeach, Spalding, Lincs.

ENGINEER TO THE BOARD

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: H05/1156/92

Applicant: C Dolman Esq
Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Extension to form garage and dining room

Location: Hazelwood Lodge
Hazelwood Lane
Fleet
Spalding

Type: FULL

Date received: 02-NOV-92

06-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 4 x 0.25" - 1'0" plans required of the rear elevation of the proposed extension.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

SOUTH HOLLAND D.C.
PLAN DEPT
11 NOV 1992
REF .....

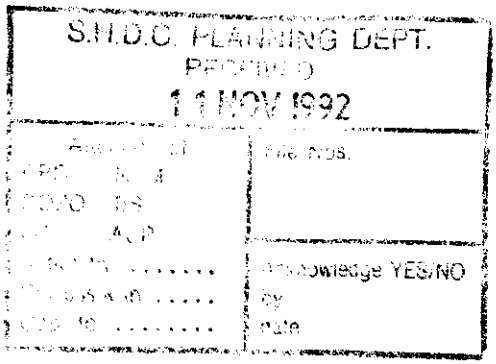
LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

10/11/92.

Ref. H05/1156/92.

with compliments.



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

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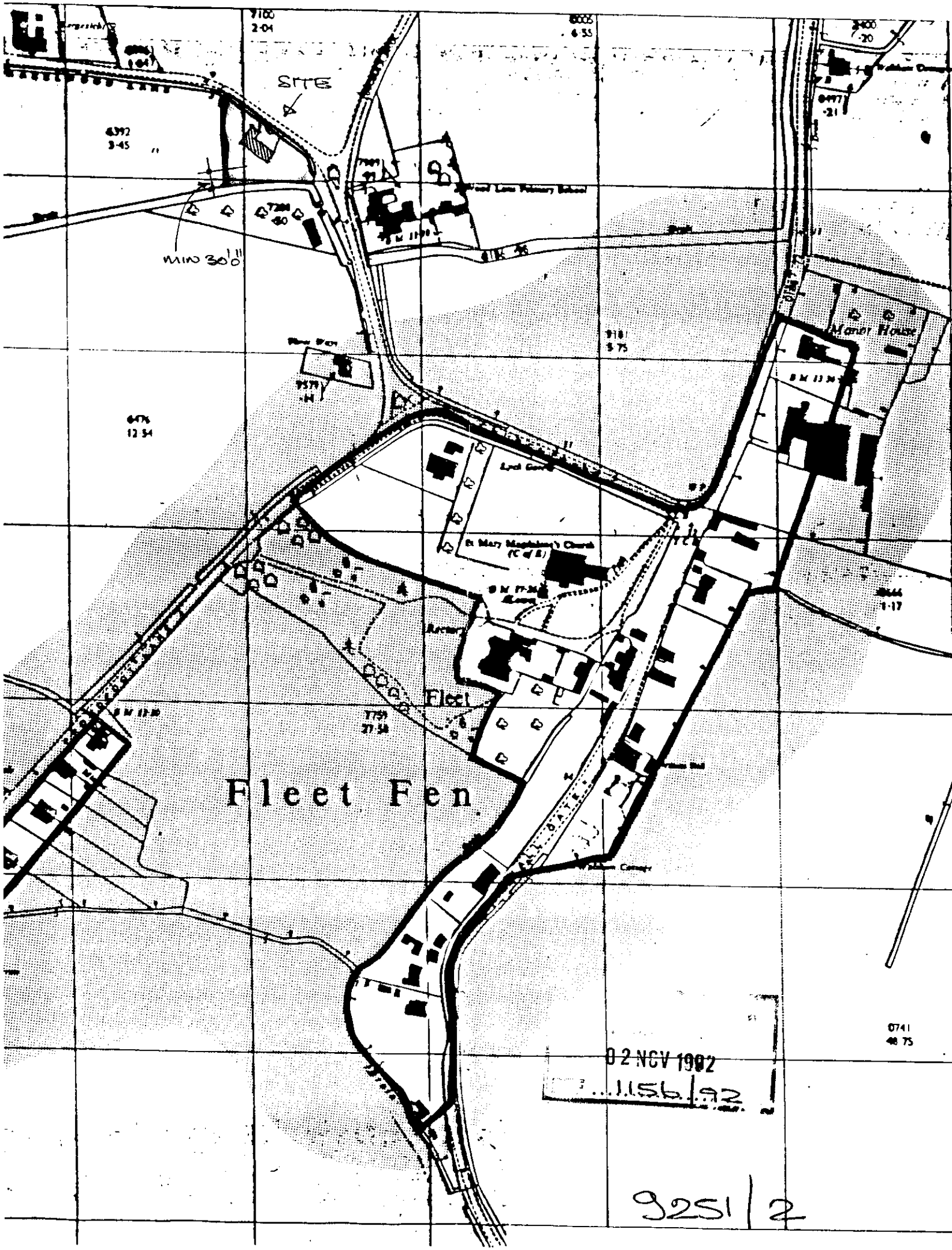
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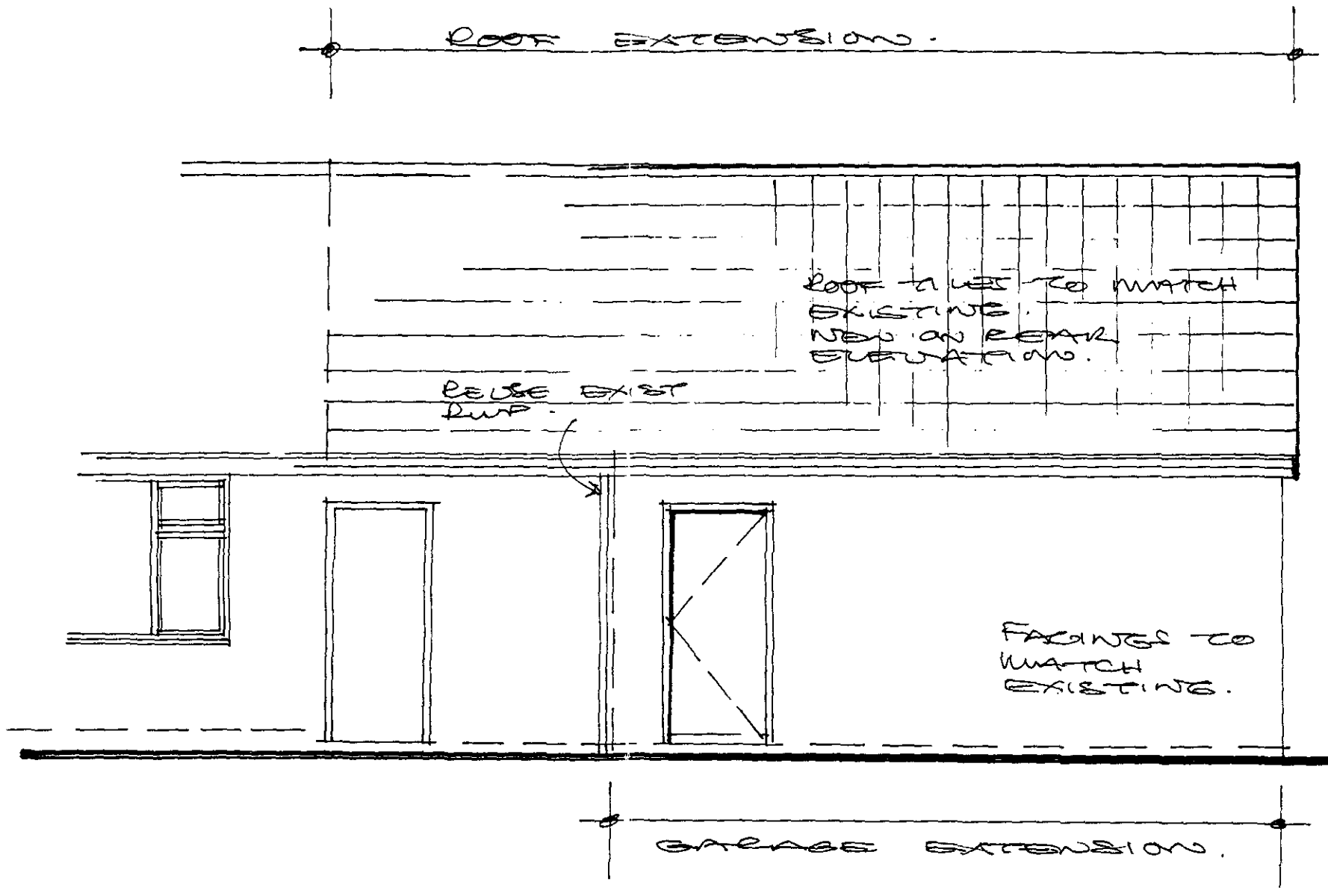
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Yours faithfully

Principal Planning Officer


SITE
Fleet
Fleet Fen
St Mary Magdalene's Church
Manor House
02 NOV 1992
1156/92
9251/2



SOUTH HOLLAND D.C.
PLANNING
11 NOV 1992
REF 1156/92

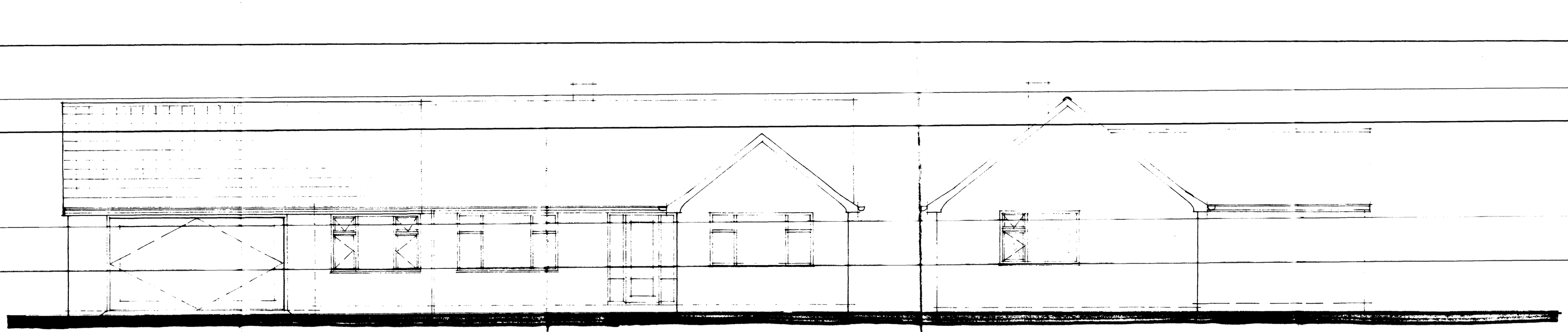
REAR ELEVATION.
P.P. REF 05/1156/92.

C. DOLMAN ESQ. HAZELWOOD LANE FLEET.

9251/2.

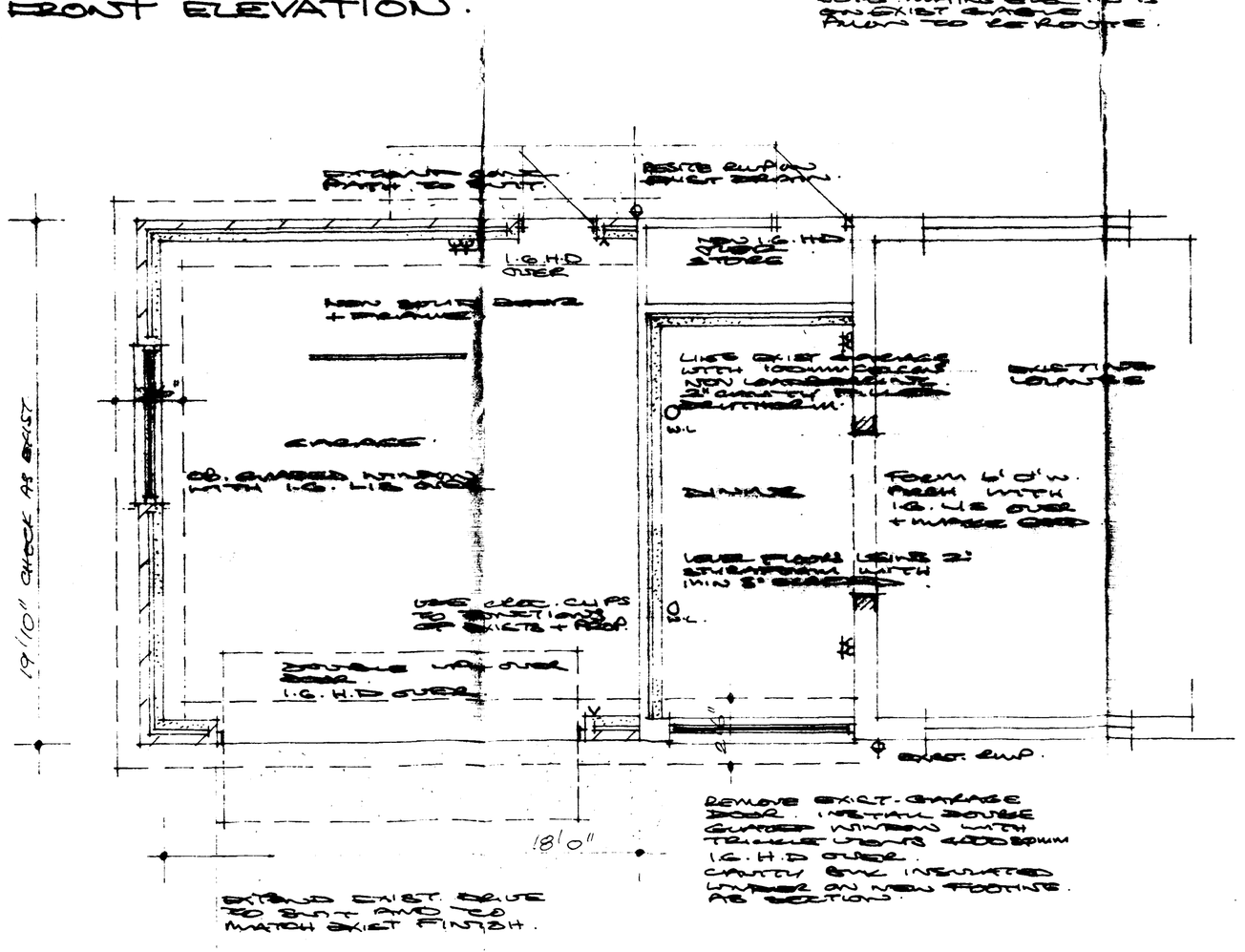
SCALE 1/4" = 1'0".

LCD. 0406 22126.

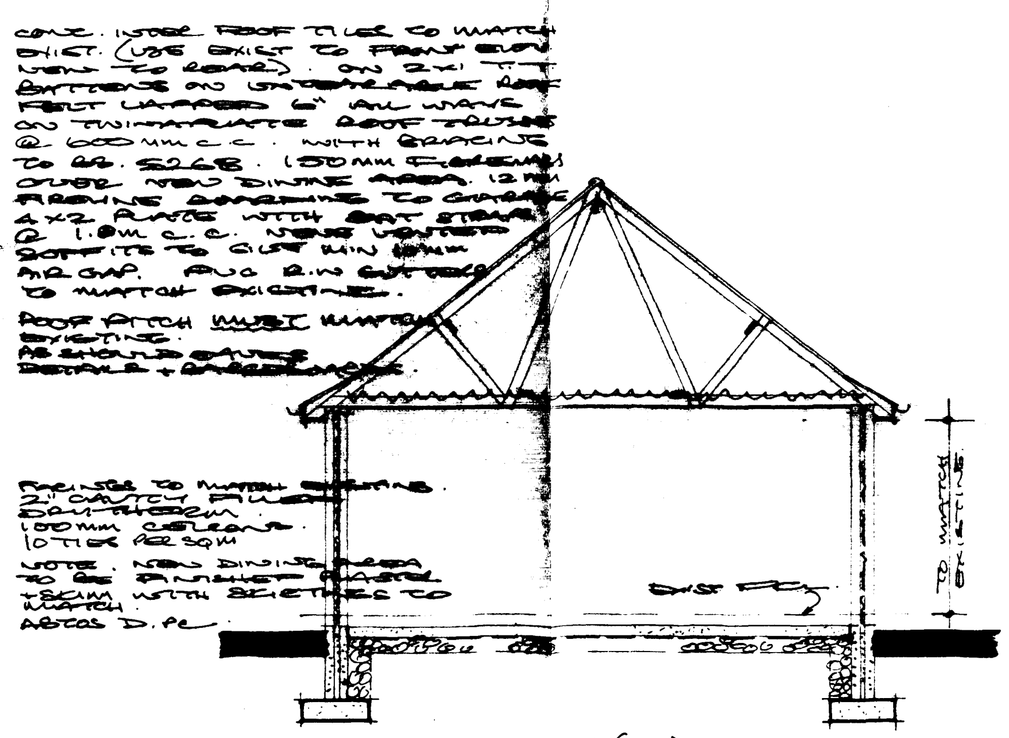


FRONT ELEVATION.

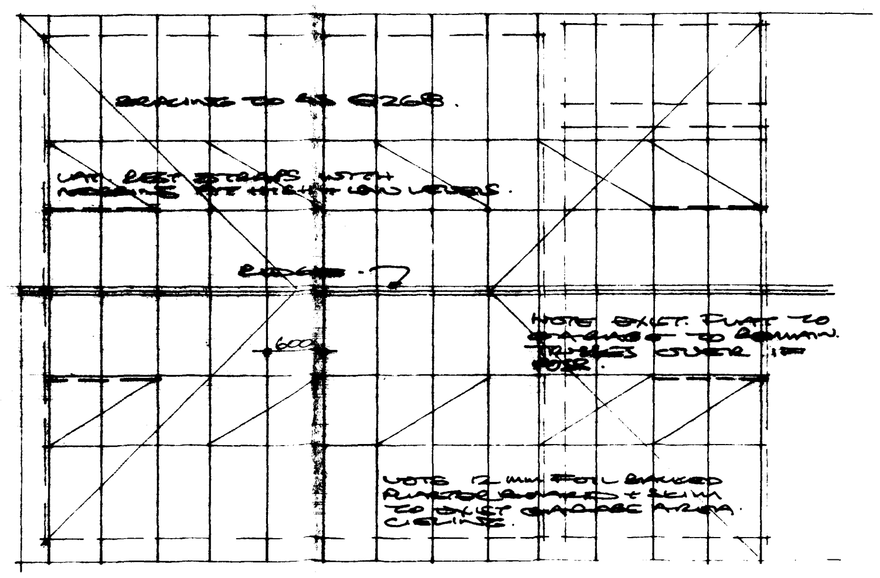
SIDE ELEVATION.



PLAN.



SECTION.



ROOF PLAN.

PROPOSED EXTENSION TO EXISTING BUNGALOW AT HAZELWOOD LANE. FLEET FOR C. DOLMAN ESQ. TO FORM GARAGE AND DINING AREA.

LCD. 0406 22126

SCALE 1/4" = 1'0" DATE OCTOBER 9251/1