SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0035/93 Received:20-JAN-93 Type:FULL

Name: Mr R A H Hopewell
5 Dawsmere Road
Gedney Drove End
Spalding
Lincs, PE12 9PN

Agent: Mr C G Kerrison
7 Manor Drive
Baston
Peterborough
Cambs, PE6 9PQ

Description: Extension to dwelling and garage, including alterations to roof
Location : 5 Dawsmere Road Gedney Drove End 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 development shall match, as closely as possible, those used for the construction of the existing dwelling

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing number 159/1A), received by the Local Planning Authority on the 10 February 1993.

Director of Planning and Building Control Services
15-MAR-93 H06/0035/93

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. H06|0035|93

Date Registered 20 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR R.A.H. HOPEWELL,
5 DAWSMERE ROAD,
GEDNEY DROVE END,
SPALDING, LINCS. PE12 9PN

Tel. No.

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

MR. C. G. KERRISON
7 MANOR DRIVE, BASTON,
PETERBOROUGH, PE6 9PQ

Tel. No. 0778 560432
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS 1.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSIONS TO DWELLING AND GARAGE

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60..... If you consider no fee is payable include a written explanation instead.

Signed... K Kerrison ..... Date ..... 19.1.93 ..... 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. If building works are proposed, please state extra floor space to be created: 45 sq. metres

B. Please state size of any new structure:- (a) max. height: 3·2m; (b) max. length: 4·5m; (c) max. width: 7·0m } GARAGE

3.2 metres; 6.1 metres; 2.9 metres } DWELLING.

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: NO

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?

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 SOAKAWAYS

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:
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?	YES	➡ Application No. H06/0433/91

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 19.1.93

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 19.1.93

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: Appears to be in course of construction. Bungalows each side. Buildings on W boundary, and garage. Open to rear. Access immediately to west.

Inspected by DMG
Date 8/2

Notice posted by DMG
Date 8/2

GS 16/2/93
Amended S. notice

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 10/3

Acceptable in terms of appearance given character of existing dwelling
Materials will match existing.
Neighbours not 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 DMG

Senior Officer [signature] 15/3

Case Officer Recommendation

Approve | Refuse

Signed D.M. Gedney

Conditions/~~Reasons~~
(continue overleaf)

(b) The ~~[illegible]~~ to be used for the construction of the proposed development shall match, as closely as possible, those used for the construction of the existing dwelling

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 P3190

Date first Rec'd 20 JAN 1993

Registration

Reference H06/0035/93

Cross-Ref R

Date 21/1/93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 45m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

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 89

OS No's

Grid ref 545910 329540

Ward E

Parish Gedney

Inside IBD Yes

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site 433/91

Ref

Linked to property 0042853

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SM 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

H06/35/93
FULL

Applicant: Mr R A H Hopewell
Tel:

Agent: Mr C G Kerrison
0778 560432

Description: Extension to dwelling and garage, including alterations to roof

Location: 5 Dawsmere Road
Gedney Drove End
Spalding
Lincs

Valid date: 20-JAN-93
Target dates:
To case officer 27-JAN-93
Inspected by 03-FEB-93
Extra contacts 10-FEB-93
Report if not clear by 24-FEB-93

Terminal date: 17-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 45 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	15-FEB-93	08-MAR-93
Cllr B Fines	0406 8 374	15-FEB-93	08-MAR-93
Site/Press Advert MIN		~~08~~ 16-FEB-93	09-MAR-93

LCC - No objections for CS

BRIAN SM 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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Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/35/93 Type: FULL

Applicant: Mr R A H Hopewell
Tel:

Agent: Mr C G Kerrison
0778 560432

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Report if not clear by 24-FEB-93

Terminal date: 17-MAR-93
Target Committee: 09-MAR-93
Report deadline: 23-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 45 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	26-JAN-93	09-FEB-93
Cllr B Fines	0406 8 374	26-JAN-93	09-FEB-93
Site/Press Advert MIN		~~29-JAN~~ 8 Feb-93	~~19-FEB~~ 1 March-93

LCC - No objections pt cs 2/7/93.

BRIAN SMITH 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: H06/35/93

Applicant: Mr R A H Hopewell
5 Dawsmere Road
Gedney Drove End
Spalding
Lincs, PE12 9PN

Agent: Mr C G Kerrison
7 Manor Drive
Baston
Peterborough
Cambs, PE6 9PQ

Description: Extension to dwelling and garage, including alterations to roof

Location: 5 Dawsmere Road Gedney Drove End
Spalding Lincs

Type: FULL

Date received: 20-JAN-93

15-FEB-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 02-MAR-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

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

The Council has no objections

Signed: J Bennett

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAR 1993 DG

BRIAN **TH** 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

G DEPT
93

Application no: H06/35/93

Applicant: Mr R A H Hopewell
5 Dawsmere Road
Gedney Drove End
Spalding
Lincs, PE12 9PN

Agent: Mr C G Kerrison
1 Manor Drive
Baston
Peterborough
Cambs, PE6 9PQ

Description: Extension to dwelling and garage

Location: 5 Dawsmere Road Gedney Drove End
Spalding Lincs

Type: FULL

Date received: 20-JAN-93

26-JAN-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 10-FEB-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

Clerk to Gedney PC
522 Broadgate
Weston Hills
Spalding Lincs
PE12 6DA

FOR PARISH COUNCIL USE ONLY

Comments:

No objections

Signed: J. Bennett

B[illegible] **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
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SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2150
Date received : 20-JAN-93

Received from

R A H & E Hopewell

Address

5 Dawsmere Road
Gedney Drove End
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

Colin Kerrison
Building Designer

Telephone: 0778 560432

7 MANOR DRIVE
BASTON
PETERBOROUGH
PE6 9PQ

Your ref.

Our ref.

19 January 1993

Director of Planning & Building Control Services,
Council Offices,
Priory Road,
Spalding,
Lincs.,
PE11 2XE

SOUTH
PLA
20 JAN 1993
REF .0035/93

Dear Sir,

Proposed Extensions to Dwelling at
5 Dawsmere Road,Gedney Drove End,
Spalding,Lincs.

In connection with an application for planning approval I enclose the following documents:-

1. Planning application form - four copies.
2. Drawing No.159/1 - four copies.
3. Cheque for £60.

Yours faithfully,

C G Kerrison

Colin Kerrison
Building Designer

Telephone: 0778 560432

7 MANOR DRIVE
BASTON
PETERBOROUGH
PE6 9PQ

Your ref. H06/35/93

Our ref.

10 February 1993

For attention of D.M.Gedney

Planning Department,
South Holland District Council,
Priory Road,
Spalding,
Lincs.,
PE11 2XE

Dear Sir,

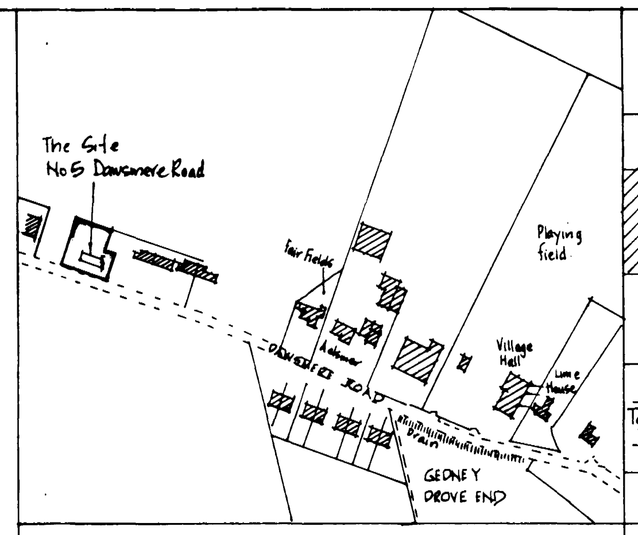
Extension to dwelling and garage
5 Dawsmere Road,Gedney Drove End,
Spalding,Lincs.

Further to our telephone conversation of yesterday I enclose four copies of drawing no.159/1A.

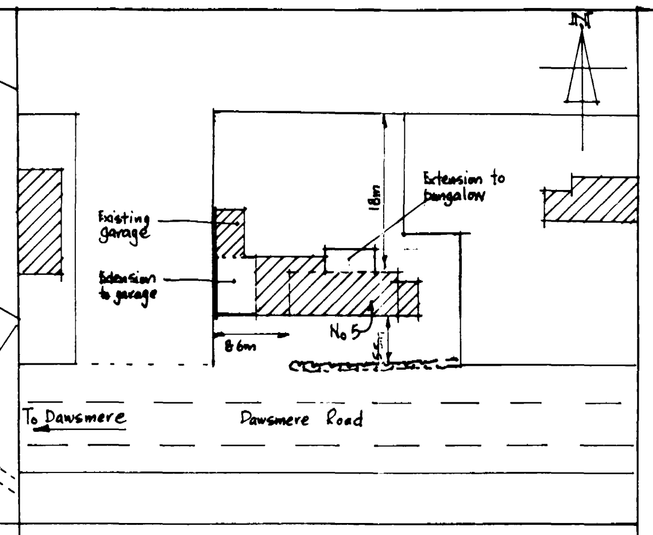
SOUTH HOLLAND D.C.
PLAN DEPT
10 FEB 1993
REF .....Ack ltr

Yours faithfully,

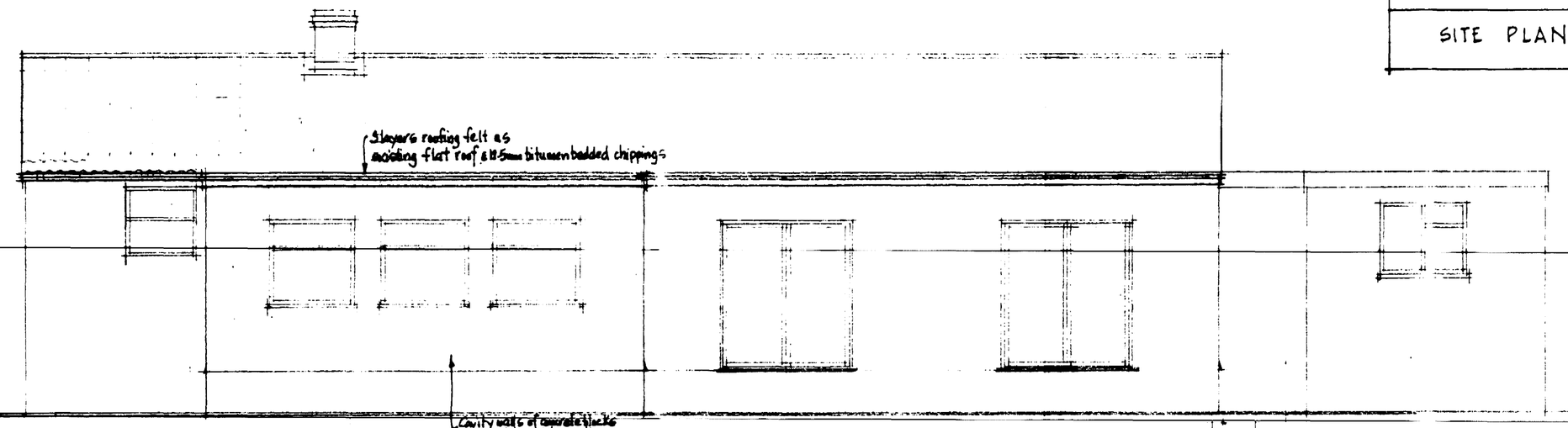
C G Kerrison



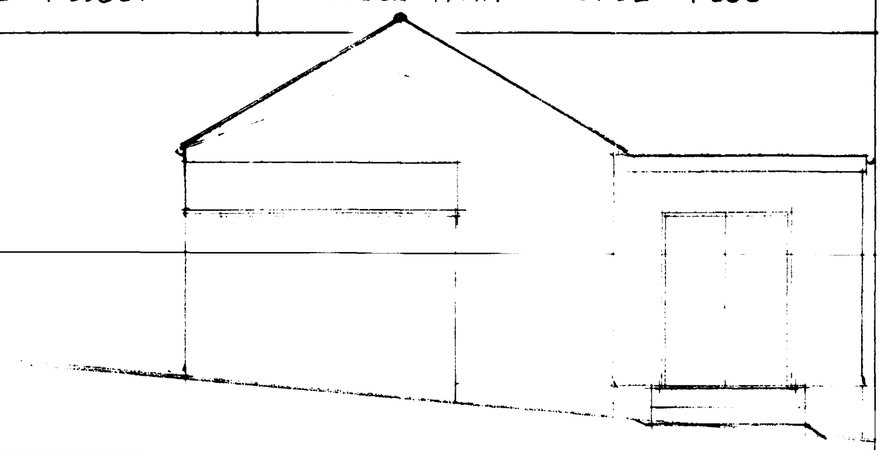
SITE PLAN SCALE 1:2500.



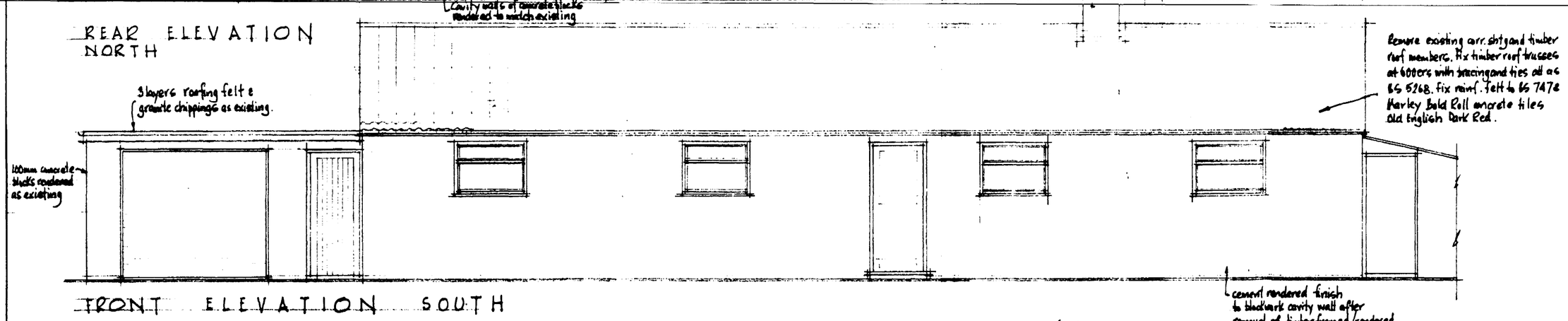
BLOCK PLAN SCALE 1:500.



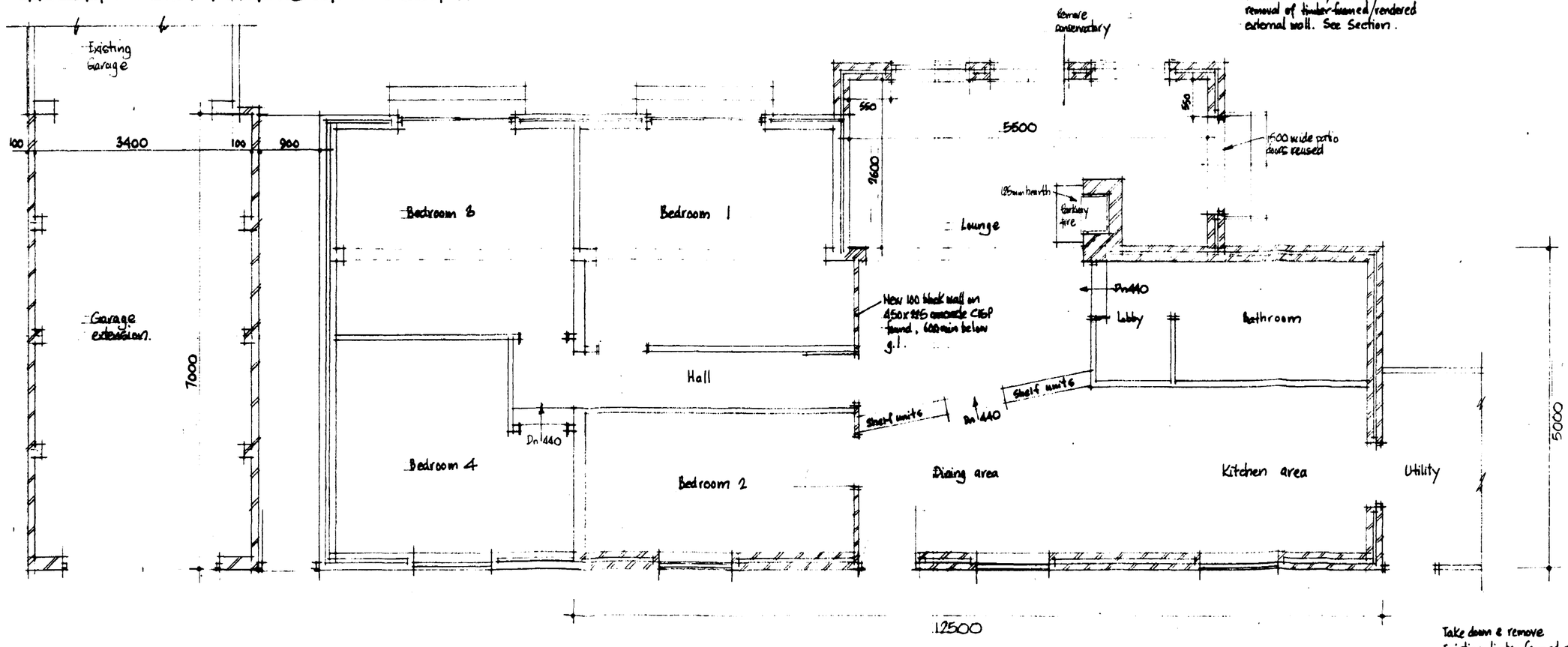
REAR ELEVATION NORTH



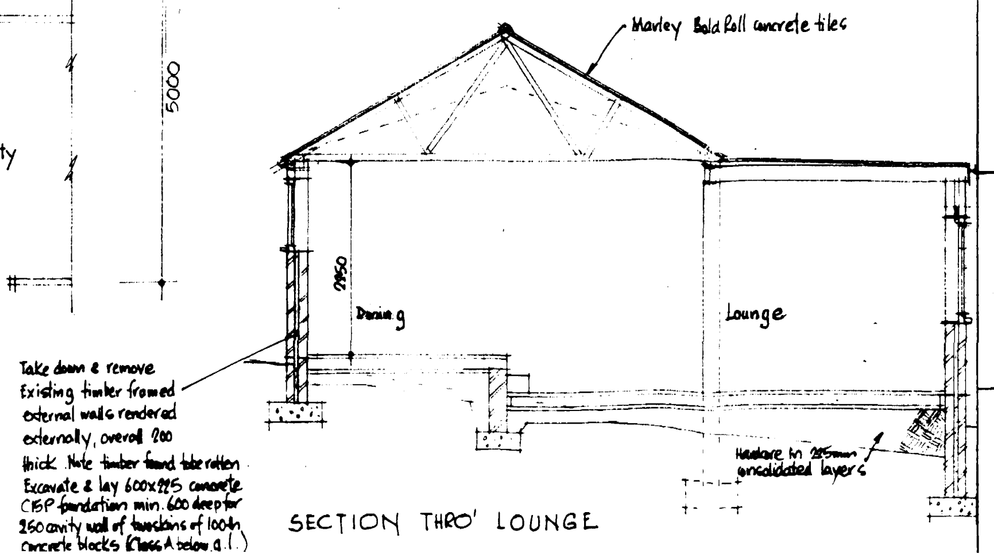
END ELEVATION EAST



FRONT ELEVATION SOUTH



FLOOR PLAN

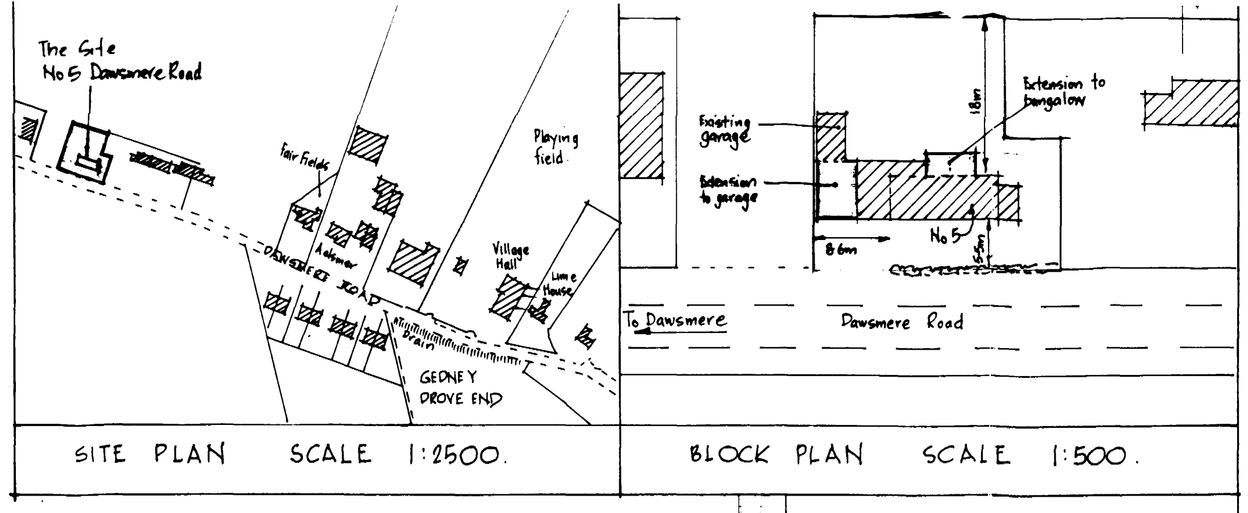


SECTION THRO' LOUNGE

SOUTH HOLLAND D.C.
PLAN DEPT
10 FEB 1993
REF

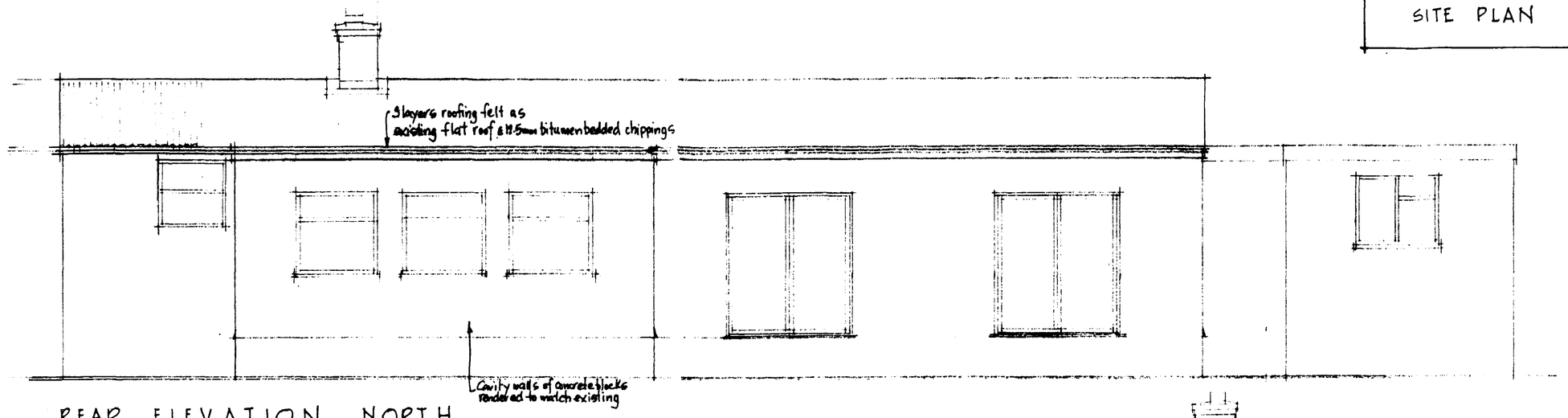
EXTENSIONS TO DWELLING & GARAGE AT 5 DAWSMERE ROAD, GEDNEY DROVE END, SPALDING, LINCS FOR MR. R. A. H. HOPEWELL

DRAWING No. 159/1A	C. G. KERRISON
SCALE 1:50	BUILDING DESIGNER
DATE 18.1.93	7 MANOR DRIVE
AMENDMENT: 10.2.93 Replace roof with concrete tiles	BASTON
	PETERBOROUGH PE6 9PQ

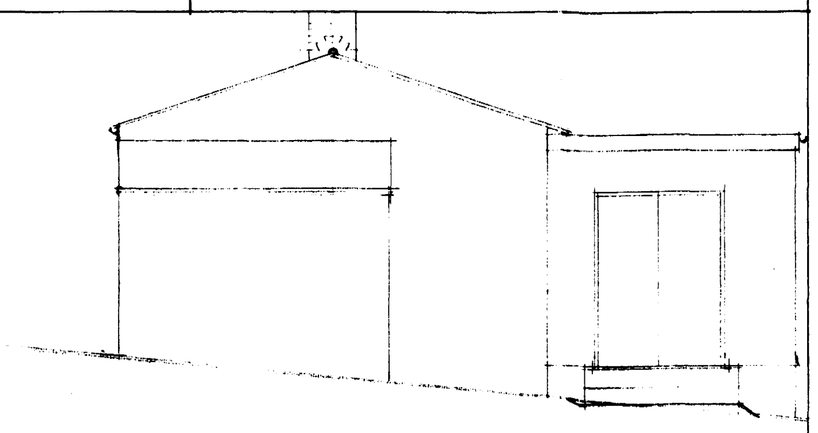


SITE PLAN SCALE 1:2500.

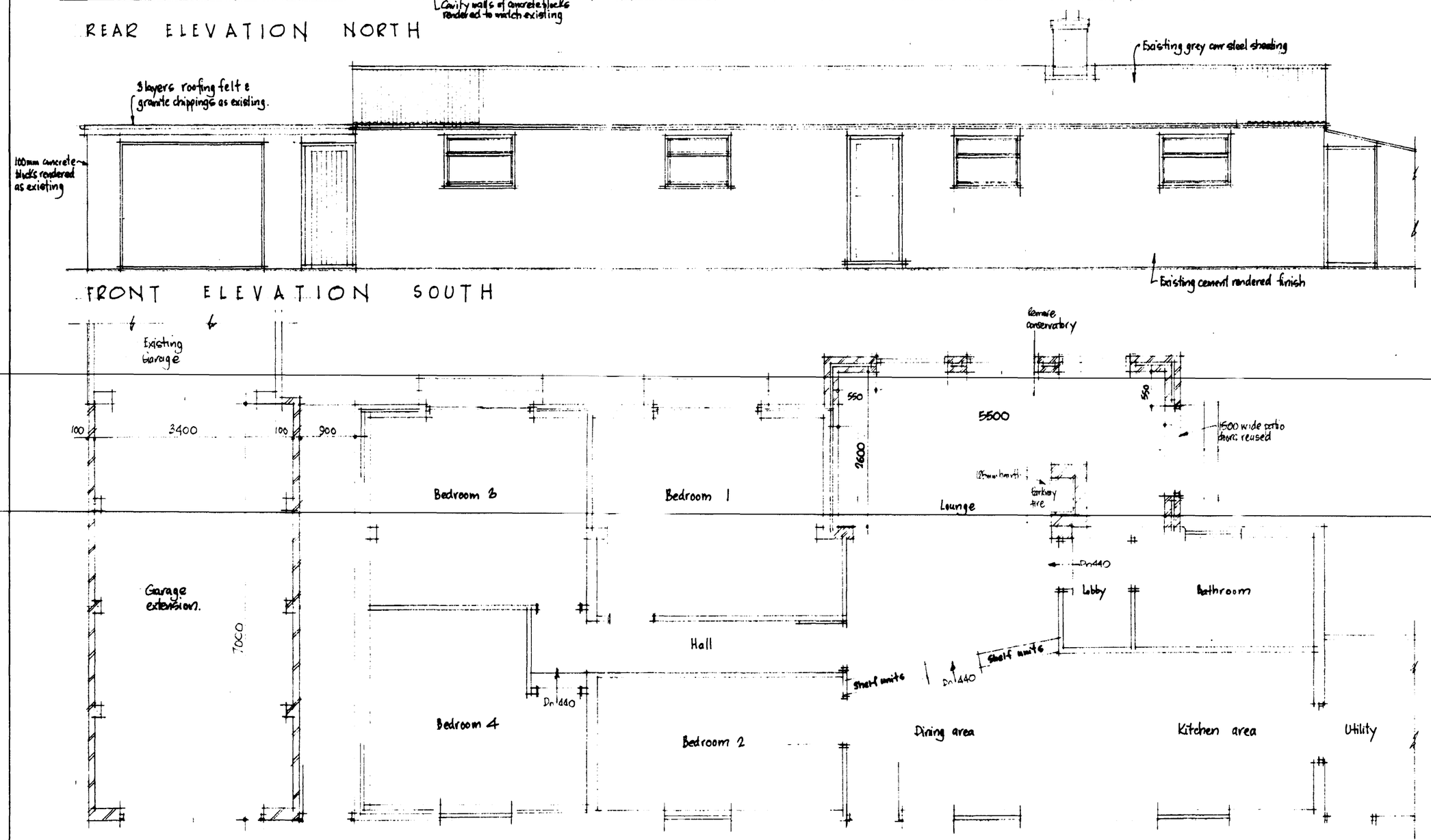
BLOCK PLAN SCALE 1:500.



REAR ELEVATION NORTH

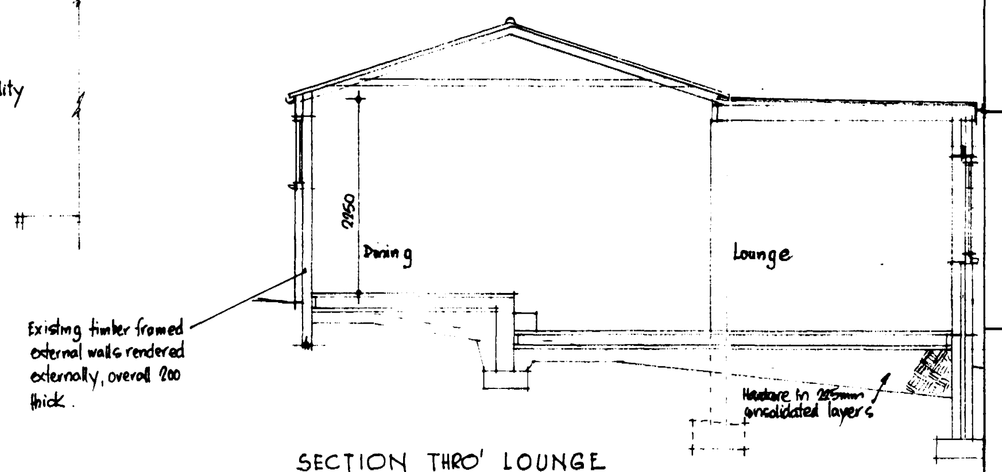


END ELEVATION EAST



FRONT ELEVATION SOUTH

FLOOR PLAN



SECTION THRO' LOUNGE

20 JAN 1993
0035/93

EXTENSIONS TO DWELLING & GARAGE AT 5 DAWSMERE ROAD, GEDNEY DROVE END, SPALDING, LINCS FOR MR R.A.H. HOPEWELL

DRAWING No. 159/1
SCALE 1:50
DATE 18.1.93
AMENDMENT

C.G. KERRISON
BUILDING DESIGNER
7 MANOR DRIVE
BASTON
PETERBOROUGH PE6 9PQ
Tel. 0778 560432