SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0167/94 Received:15-FEB-94 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Bungalow with detached garage and vehicular access

Location : Old A17, 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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of five years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

4 Before development is commenced (including position, species and height of planting) of an indigenous frontage hedge shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of the visual amenities of the street scene.

Director of Planning and Building Control Services
31-MAR-94 H06/0167/94

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.

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. H05/0167/94

Date Registered 15 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Ashwood Homes
Holbeach Manor
Fleet Road
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 424343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Old A17, Fleet Hargate, Spalding, Lincs

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Bungalow with detached garage and vehicular access

Please complete

Signed.....

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00 If you consider no fee is payable include a written explanation instead.

Date 14th February 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 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: 1
(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:	metres
(b) max. length:	6.7 metres
(c) max. width:	13.10 metres
	14.35 metres
D. Please state type and colour of materials for facing external walls:	Butterley Sherwood Red Mixture facing bricks
E. Please state type and colour of roofing materials.	✓
F. Has a survey of the site been undertaken? State Yes or No	Yes Sandtoft rustic double pantile

5. GENERAL INFORMATION Please complete each section

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

Building land

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: Old A17
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	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.	N/A	➡ Date: Consultee(s)
Is this application related to a previous submission?	Yes	➡ Application No. H0570024/90

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. ~~See enclosed letter~~

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).	Prospective purchaser

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 .....

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: Mr H Piggins
Address of owner at which notice was served:
The Chestnuts
Gedney

State Date notice served:
14th February 1994

Signed ..... (Applicant / Agent) Date 14.2.94

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 14.2.94

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: H05/0167/94

Direc ns

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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		.....	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/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	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 GIDNEY

Senior Officer Confirmed ..... Date 19/2/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Currently agricultural land.
Boundaries : Bungalows either side.
Site Features : Fronting drain.
Fencing along each boundary.

Inspected by DMG.
Date 25/2

Site Notice posted by
Date
Expiry DMG
25/2.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 2/3

Site previously had outline planning permission (H05/0024/90). Lapsed 1993.
Proposed development considered acceptable in balance, bearing in mind appearance of neighbouring bungalows constructed recently.
Neighbouring property 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 ..IMG.. Date..2/13

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL1

(2) (1) S(27 --- 5YS.

(3) (2) B22 Reason B21.

(4) (3) Before development is commenced details (including position, species and height of planting) of an indigenous frontage hedge shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

S(27

Reason: In the interests of the visual amenities of the street scene.

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 £140.

Receipt No P3885

Date first Rec'd 15 FEB 1994

Registration

Reference H08/0167/94

Cross-Ref B05/0095/94

Date 16/2/94

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 £140 — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 171 — OS Plots

Grid ref 534400 324870

Ward E — Parish SYDNEY

Inside IBD YES — Inside LP area NO

Constraints:

CA Cons Area ☐

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

Hazards –

Dist Bound ☐

Other: ☐

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

TPO Tree Pres ☐

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

Linked to site — Ref 431 ☐

Linked to property — Ref ☐

Planning Records:
Earlier apps 3053/TP
3534/71
9100/90
2490

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H06/0167/94 Received:15-FEB-94 Type:FULL

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Bungalow with detached garage and vehicular access

Location : Old A17, 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.

2 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of five years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety

4 Before development is commenced (including position, species and height of planting) of an indigenous frontage hedge shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be carried out in its entirety within a period of 2 years beginning with the date on which development of the land is commenced. The hedging shall be maintained by the owner(s) of the land on which it is situated for a period of 5 years, beginning with the date of completion of the scheme, and all losses shall be made good during that period. The hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

24-MAR-94 AD check.....24/3.....

Authorised to issue (inc Delegation).....28/3

BRIAN SMITH Dip TP MRTPI
D[illegible]r 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

H06/0167/94

FULL

Applicant: Ashwood Homes
Tel:

Agent: Status Design
0406 424343 B Gilham

Description: Bungalow with detached garage and vehicular access

Location: Old A17, Fleet Hargate
Spalding
Lincs

Valid date:	15-FEB-94	Terminal date:	12-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	22-FEB-94	Report deadline:	16-MAR-94
Inspected by	01-MAR-94	Agreed TD Ext:	
Extra contacts	08-MAR-94	Case Officer:	
Report if not clear by 22-MAR-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		25-FEB-94	18-MAR-94
Clerk to Gedney PC	0775 710451	18-FEB-94	04-MAR-94
Cllr B Fines	0406 8 374	18-FEB-94	25-FEB-94

L.C.C. - Obs Attached /ecb 21/2/94

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0167/94

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Bungalow with detached garage and vehicular access

Location: Old A17, Fleet Hargate Spalding
Lincs

Type: FULL

Date received: 15-FEB-94

18-FEB-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 04-MAR-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

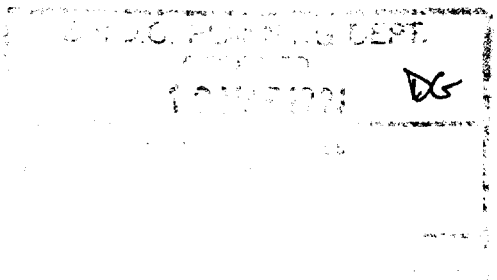
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: The Council has no objections to this proposal

Signed: J Bennett



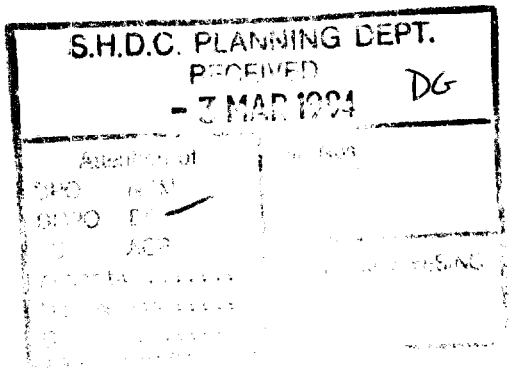
Our Ref: 94/1/SH/0061
Contact: Gill Thornalley

Date: 1 March 1994

NRA

National Rivers Authority
Anglian Region

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
SPALDING
Lincolnshire
PE11 2XE



Dear Sir,

Planning Application No. H08/0167/94

PROPOSAL: **ERECTION OF BUNGALOW WITH DETACHED GARAGE AND VEHICULAR ACCESS**
LOCATION: **OLD A 17, FLEET HARGATE, SPALDING**
APPLICANT: **ASHWOOD HOMES**

I refer to your consultation received on 25 February 1994.

This Authority has no objection to the proposed development, but has advised the applicant on matters to be considered to ensure the proposal does not give rise to pollution of surface or groundwaters.

Yours faithfully

R.Morgan
Planning Manager

GRAINGER DAVIES, B.Sc., C.Eng., F.I.C.E., F.I.W.E.M.
Regional General Manager

Northern Area
Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: (0522) 513100
Telefax: (0522) 512927

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council Application Reference H06/0167/96

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

Old A17, Fleet Hargate

3. Name, classification and number of road

III

4. Date application referred 17-2-96

5. State whether outline, detailed application etc.

Full

6. Description of proposed development/change of use including access details

Bungalow & Garage

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of permission.~~

b. Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. Requests that the local planning authority refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.

Date: 17-2-96 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B22

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B21

Note:— use continuation sheet(s) as necessary.

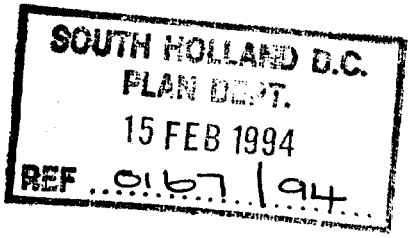
DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

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

Date: 14th February 1994

Our Ref: KQH111/BG/AEW

Your Ref:



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

Dear Sir,

Re: PROPOSED BUNGALOW AT OLD MAIN ROAD FLEET HARGATE FOR ASHWOOD HOMES

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 each drawing no'd KQH111/1, Hendon MK2 and QKH-GBH
3. Cheque to the value of £140.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

1. 1 No. copy duly completed submission form.
2. 2 No. copies each drawing no'd KQH111/1, Hendon MK2 and KQH-GBH
3. Cheque to the value of £72.85 in respect of submission fee.

Total cheque: £212.85

The enclosed application relates to the final undeveloped plot under Oultine Planning Permission H05/0024/90 granted on 26th April, 1990. As this Outline Permission has now expired the enclosed application is therefore a Full application.

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3885
Date received : 15-FEB-94

Received from

Ashwood Homes

Address

Holbeach Manor
Fleet Road
Holbeach
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

Signed.....H.R. Lowe.
(Authorised Collector)

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0167/94

Applicant: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Bungalow with detached garage and vehicular access

Location: Old A17, Fleet Hargate
Spalding
Lincs

Amendment: Change facing bricks to Butterley Kingsfold Multi Stock.

18-APR-94

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered, and I am able to inform you that there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

Yours faithfully

Director of Planning and Building Control Services

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)

DESIGN **Status**
ARCHITECTS & PLANNING CONSULTANTS

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

Date: 7th April 1994

Our Ref: KQH111/BG/AEW

Your Ref: H06/0167/94

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

AMENDED PLAN
A/1

Dear Sirs,

Re: PROPOSED BUNGALOW AT OLD A17, FLEET HARGATE FOR ASHWOOD HOMES

In respect of the above, the facing bricks have been changed from those specified in the original application to Butterley Kingsfold Multi Stock and we enclose 2 no. copies duly completed amendment form in this regard for you consideration.

Yours faithfully

B. Gilham F.F.B.

SOUTH HOLLAND D.C.
PLANNING DEPT
08 APR 1994
REF H06/0167/94

Enc.

PLANNING AMENDMENT

For office use only
Application No. H06/0167/94/A1
Date registered 08 APR 1994
Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT
Ashwood Homes
Holbeach Manor
Fleet Road
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. 424343 (Contact) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE
Old A17, Fleet Hargate, Spalding, Lincs

OFFICE COPY

Please complete

EARLIER APPLICATION No.
This application **cannot be considered** unless the relevant reference is stated
H06/0167/94

Building Regulation reference relating to same development.
B06/0095/94

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ✓
If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
State whether amendment has been requested by the Council

Has a similar amendment been submitted under Building Regulations? XXX Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 7th April 1994

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION
Bungalow

As **NOW PROPOSED**, if different

State details of amendments proposed
(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)
Change facing bricks to Butterley Kingsfold Multi Stock

State drawing no's of the current submission
N/A

State Officer dealing with the application, if known.
D M Gedney

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

H06/0167/94

AMENDMENT RECORD SHEET - POST DECISION

Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☑

Registered .....

DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Is it an amendment in principle? Immaterial/~~Needs new~~ app

Confirmed: DMC 14/4.

Give a revised description if the details accepted are different to the submission:

Same.

Acceptance issued:

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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H06/0167/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H06/0340/94 Received:06-APR-94 Type:CONDITION COMPLIANCE

Name: Ashwood Homes
Holbeach Manor
Fleet Road
Holbeach
Spalding, Lincs

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

Description: Hedge details to plot frontage submitted (Condition 4 of H06/0167/94)

Location : Old A17 Fleet Hargate
Spalding Lincs

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

21-APR-94 H06/0340/94

Notes and Reminders

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 loaned without written permission from Messrs. Status Design.

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

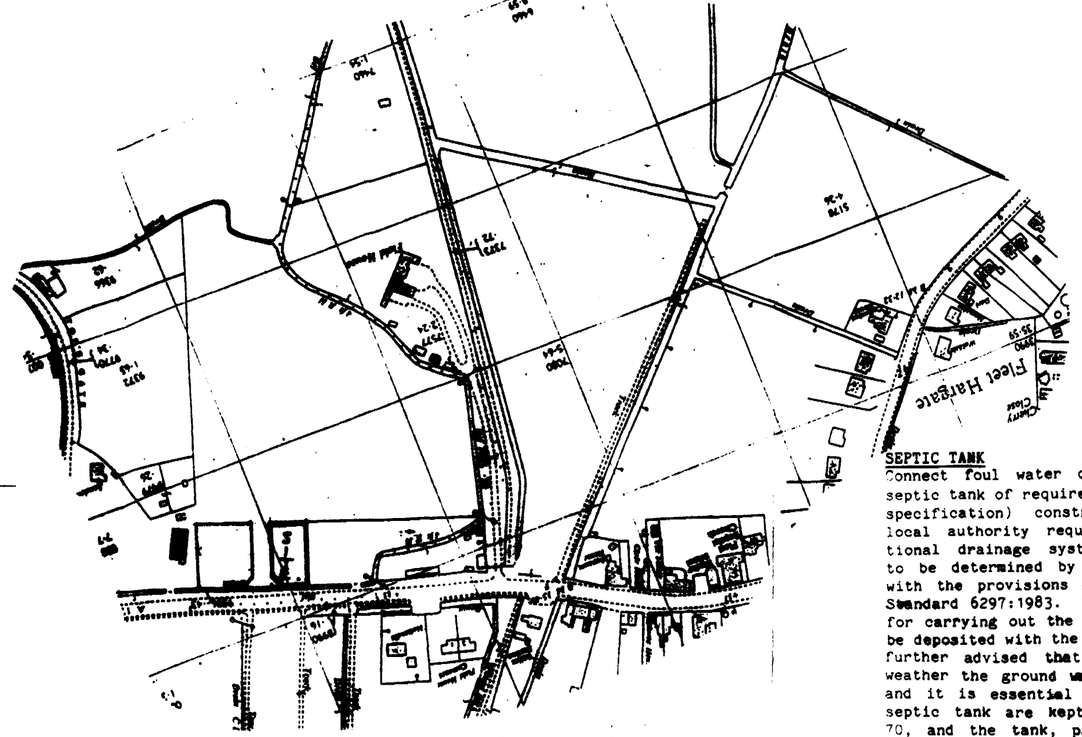
All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

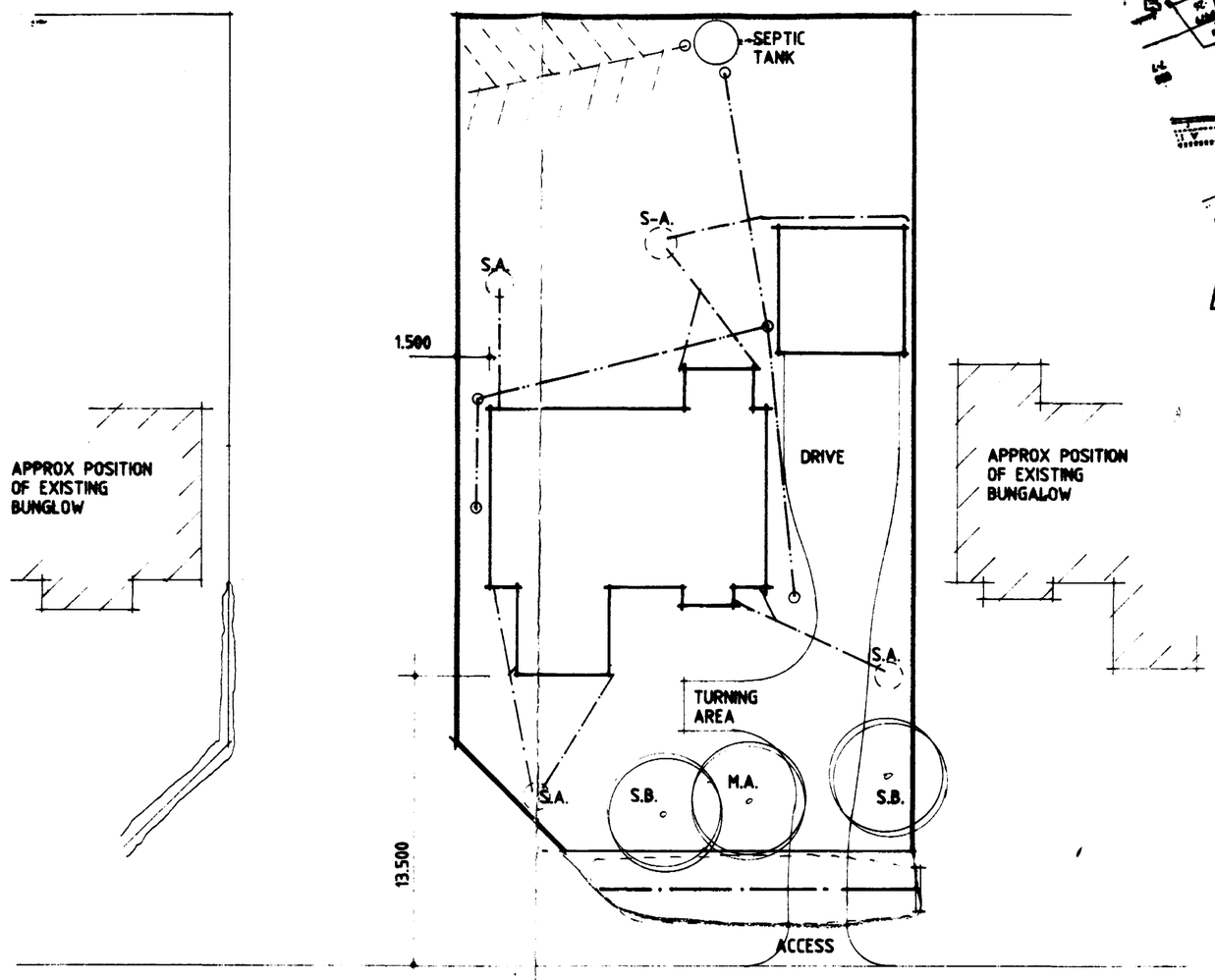
EXTERNAL MATERIALS

BUTTERLEY, SHERWOOD RED MIXTURE FACING BRICKS

SANDTOFT, RUSTIC, DOUBLE PANTILE, CONC. INT. ROOFTILES



LOCATION PLAN



OLD A17

SITE PLAN

DETERMINED PLAN

DWELLING

TO BE HENDON MK .2. & GARAGE .BH..

DRIVE

75 [19 DOWN] WASHED GRAVEL ON 100 WELL COMPACTED HARDCORE.
50 x 125 CONC. EDGING KERBS BEDDED & HAUNCHED IN WEAK MIX CONC.

TURNING

FORM TURNING AREA AS SHOW ALL TO L.A. REQUIREMENTS

ACCESS

MIN. WIDTH OF ACCESS TO BE 2.5m & CONSTRUCTED ALL TO L.A. REQUIREMENTS

LANDSCAPING

PLANT TREES AS SHOWN MIN. HEIGHT ON PLANTING TO BE 2.0m

S.B. - SILVER BIRCH
M.A. - MOUNTAIN ASH

DYKE

DYKE TO SITE FRONTAGE TO BE PIPED WITH PIPES OF SAME TYPE & DIA. AS ADJ. SITES & FALL TO BE APPROPRIATE WITH ADJ. SITES.

THIS DRG TO BE READ IN CONJUNCTION WITH HENDON MK .2. & GARAGE .BH.

SEPTIC TANK

Connect foul water drains to 'Klargester' type septic tank of required rating (see Manufacturer's specification) constructed in accordance with local authority requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of Clause 14.3.2 of British Swandard 6297:1983. The applicant is responsible for carrying out the tests and the results should be deposited with the application. Applicants are further advised that during times of inclement weather the ground water level rises accordingly and it is essential that drainage falls to the septic tank are kept to the mimimum, say 1 in 70, and the tank, particularly the bottle type is modified by cutting to ensure that both inlet and outlet are maintained above ground water level. Applicants are reminded that the consent of the National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act, 1989, for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be sited within 10 metres of any ditch, pond or watercoarse or within 50 metres of any well or borehole.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 gallons) CAPACITY MUST BE USED.

SOUTH HOLLAND D.C.
PLAN DEPT.
15 FEB 1994
REF. 0167.194

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

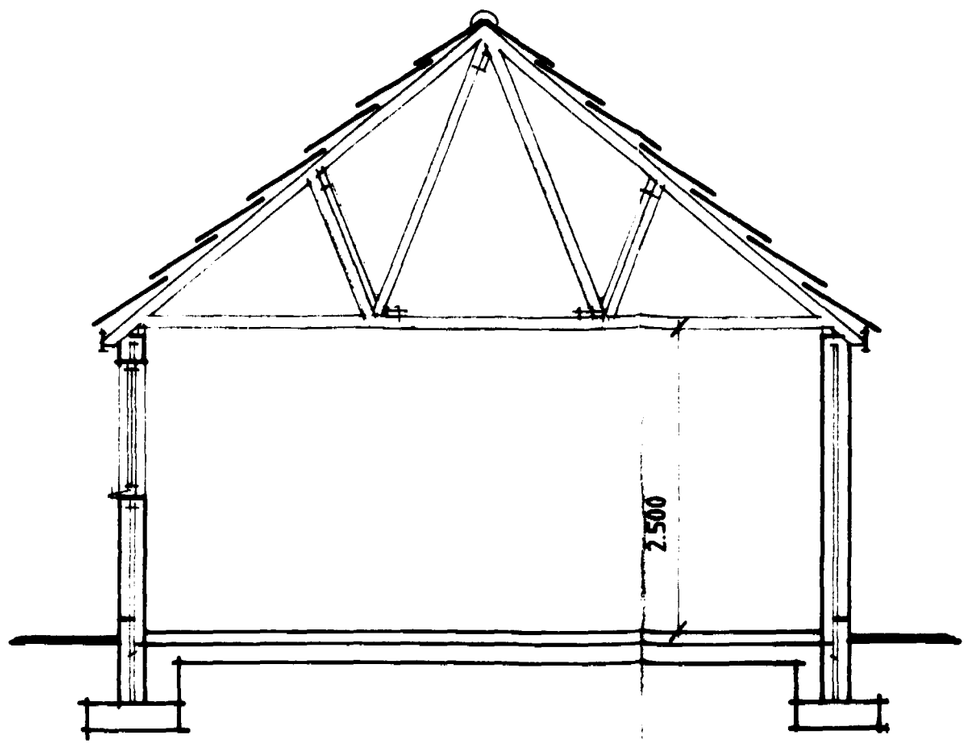
PLAN

PROPOSED BUNGALOW AT
OLD A17, FLEET HARGATE
FOR

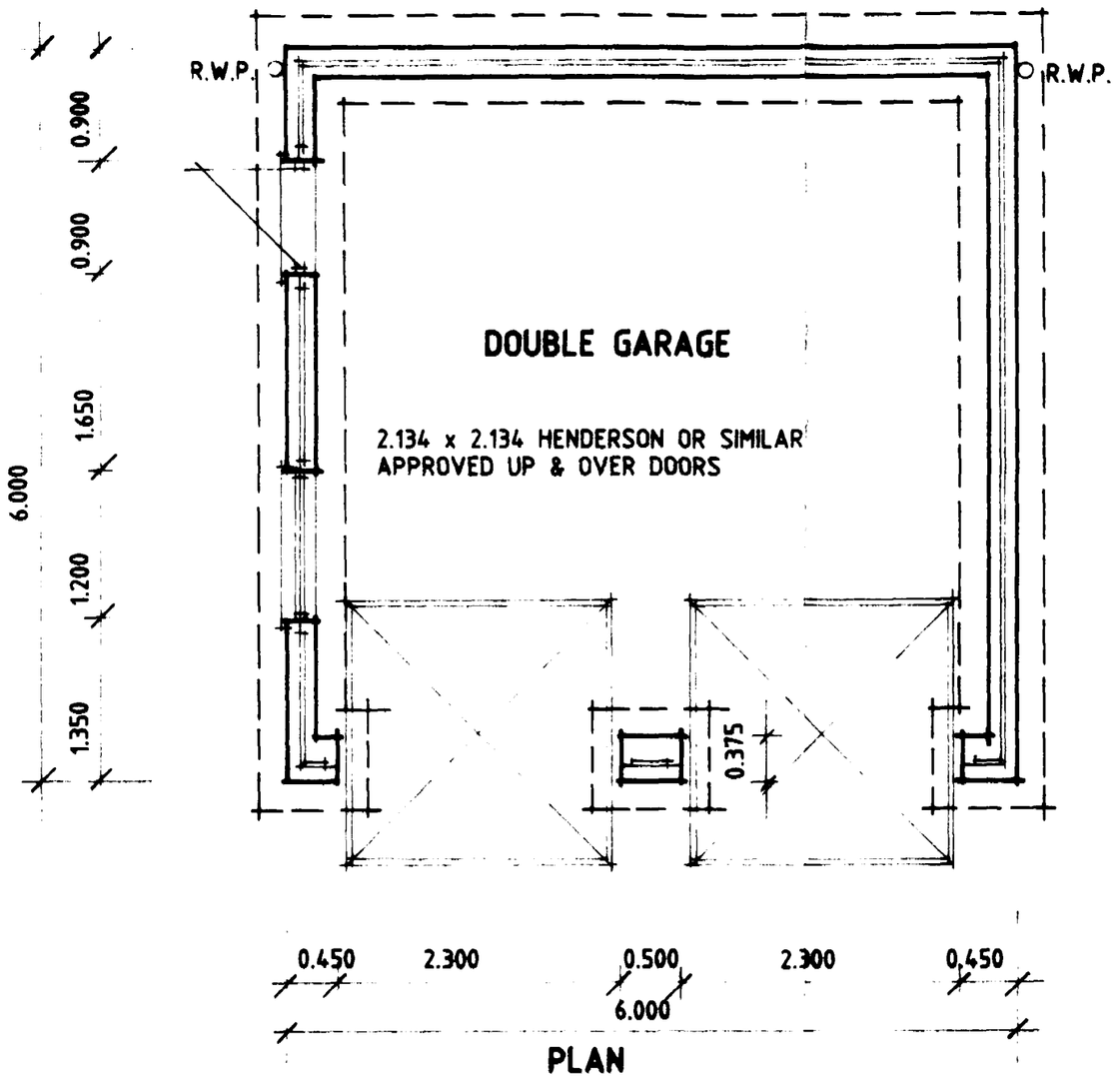
ASHWOOD HOMES

1:200 1:2500	KQH111/1
FEB-94	B.GILHAM.

Status House, 4 Princes Street,
Holbeach, Lincs. PE12 7BB
Tel: 0406 24943 Fax: 0406 466702



SECTION



PLAN

GROUND FLOOR CONSTRUCTION:
50 sand/cement screed on 100 conc. on 1,200 gauge polythene d.p.m. on 150 well blinded and compacted hardcore.
Garage floor to be as for domestic except omit sand/cement screed.

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp) denotes items handed. Lintels are by I.G. Lintels Ltd.
All windows to be double glazed sealed units (unless otherwise noted)

RAINWATER GOODS ETC.
P.V.C. rainwater goods, 100 half round gutters and 65 Ø downpipes.
25 x 175 p.s.e. fascia and bargeboards.

NOTE: All lintels to new cavity walls to be IG L1/S by I.G. Lintels Ltd. to give min. 150 end brg.

ROOF CONSTRUCTION:
Conc. interlocking roof tiles (see site plan) on 38 x 25 s/w treated timber battens on underfelt to B.S. 747 (type 1F) lapped 150mm horizontally and 100mm vertically. Twinaplate fink type trusses @ 600 c/c @ 40° pitch in accordance with B.S. 5268 part 3 1985.
Provide bracing comprising:
25 x 100 longitudinal bracing, 25 x 100 bracing on internal members, 2 no. 25 x 100 30° splay ceiling binder bracing and 25 x 100 diagonal roof bracing. Provide 50 x 100 wallplate. All trusses and gable ladders (if any) to be strapped to wallplate, the gable wall at verges and ceiling level with 30 x 5 m.s. anchor & lateral restraint straps at a max. of 1.200m c/c. At lateral strap positions provide pack and 38 x 50 noggins to trusses.

WALLING:

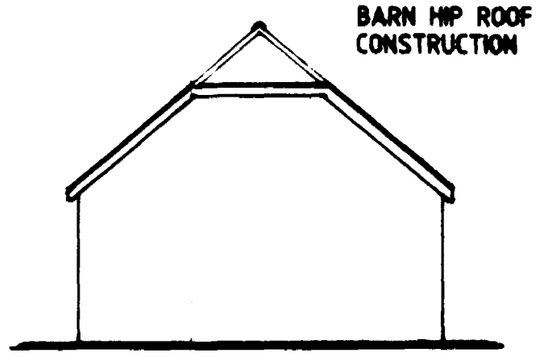
250 cavity walls to consist of:
100 face bwk (see site plan for details)
50 cavity,
100 internal skin of 'Lytag' solid insulation blockwork.
Cavity walls tied together using galvanized iron or plastic twist ties spaced 900 horizontally and 450 vertically to comply with B.S. 1243, 1978.
Wall D.P.C. to lap floor D.P.M. min 50 mm.

SUB-STRUCTURE WALLING:
100 Class A dense conc. blocks. Bit. felt d.p.c. to external walls 150 above ground level. Weak mix infill to base of cavities to terminate 225 below lowest d.p.c. level.

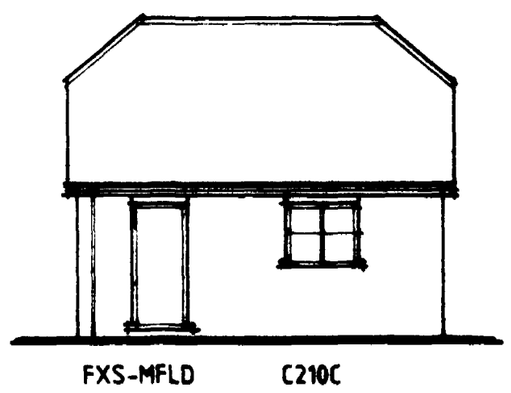
FOUNDATIONS:

Under walls as shown provide conc. strip foundations:
700 x 225 to cavity walls
450 x 225 to 100 walls
To non-loadbearing internal walls thicken out ground floor slab conc. to 450mm wide x 200mm thick. Widen foundations at chimney breast and to be 300mm thick.
Foundations taken down to an approved firm base, subject to local authority specifications. Foundations to be C15P mix.

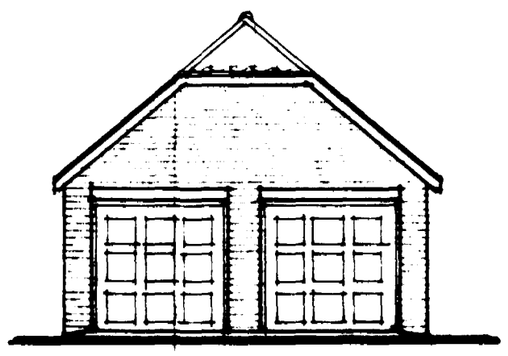
BARN HIP ROOF CONSTRUCTION



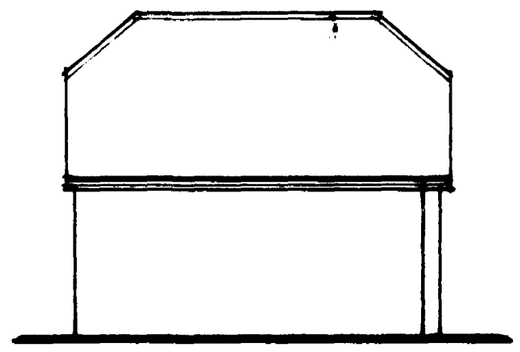
REAR



SIDE



FRONT



SIDE

DETERMINED PLAN

SOUTH HOLLAND D.C.
PLAN DEPT.
15 FEB 1994
REF 0167/94

DESIGN Status
ARCHITECTS & PLANNING CONSULTANTS

GARAGE .BH.

KINGS QUALITY HOMES

1:50 1:100	KBH-GBM.
FEB-94	B.GILHAM.

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



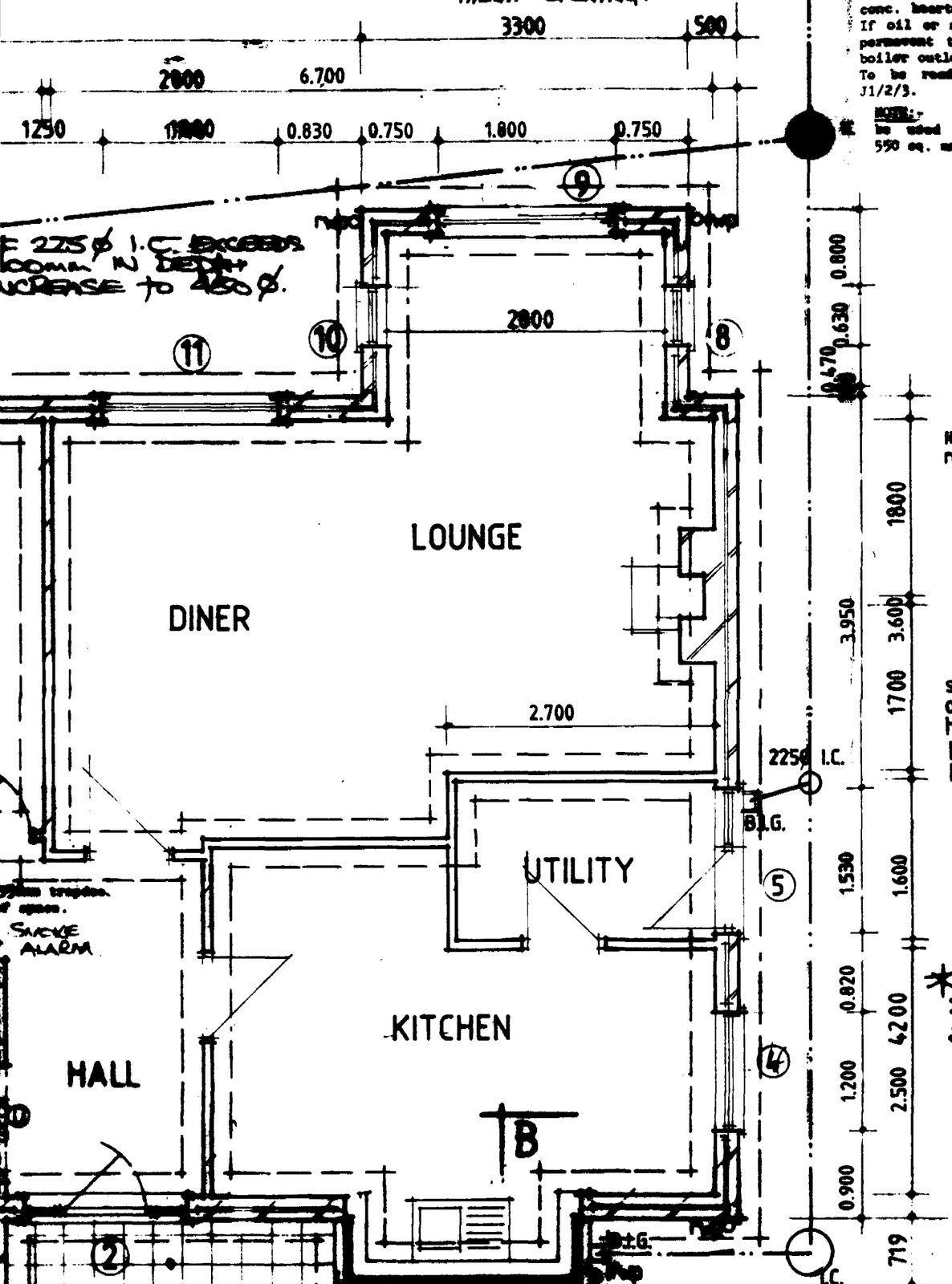
ote: Roof to Commencement
n Site Provide Local Authority
ith Structural Calculations
or Roof Trusses.

SIDE

Note: To provide combustion air to open fire in Lounge provide at low level 1 No. Type 10R ventilator by 'Permali' Ltd

Pap F/W disposal see site plan

EQUAL TO 50% OF APPLIANCE THROAT OPENING.



BOILER:

Provide oil or solid fuel type boiler of correct rating in position indicated, sited on 125mm thick concrete hearth (above o'site). Boiler sited 50mm from walls and fitted with cast iron outlet flue with access plate and connection/bend in brick flue. (Cast iron flue to be 1m long). Flue to discharge into brick conventional flue as detailed for open fire. If gas is available, provide balanced glass gas fired boiler or equivalent rating in position indicated, sited on 125mm thick conc. hearth (above o'site) sited 50mm from walls. If oil or solid fuel fired boiler is used provide permanent to [illegible] e.s.a. not less than boiler outlet size.

To be read in conjunction with approved document J1/2/3.

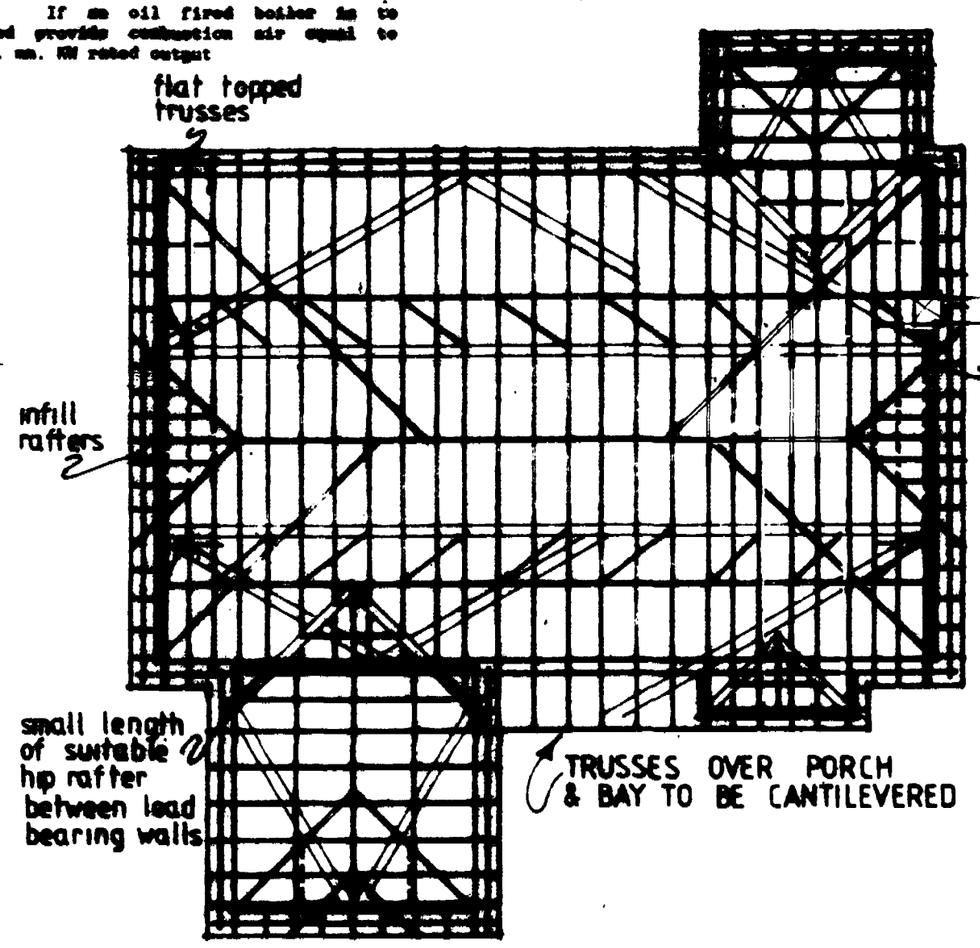
NOTE:- If an oil fired boiler is to be used provide combustion air equal to 550 sq. mm. KW rated output

REAR

Provide cantilevered truss and where main trusses fix to cantilevered truss provide Harvey shoe truss connectors.

NOTE:
Roof construction over [illegible] to be as main except with king gable type trusses @ 600 ctrs @ 60°. Ends of this area provide suitable reducing trusses and valley lay boards.

queen post over master bedroom



SIDE

All specified joinery is by Messrs. Boulton & Paul Joinery Ltd. metric P.I. softwood range. (Opp)-denotes items handed. Lintels are by I.G. Lintels Ltd.

All windows to be double glazed sealed units (unless otherwise noted)

LINTELS
To be by I.G. Lintels Ltd and installed in strict accordance with manufacturers instructions with min. 150 end brg.

To all jambs and closed cavities provide bit. felt d.p.c. both horizontally and vertically

INTERNAL LINTELS
To be I.G. type 100 internal lintels.

OPEN FIRE:
To be capable of burning smokeless fuel.
Hearth to be 125mm thick. Flue liners to B.S. 1181, 1971 (socketed up). Build into brick jambs of open fire 2 no. metal anchorage points.

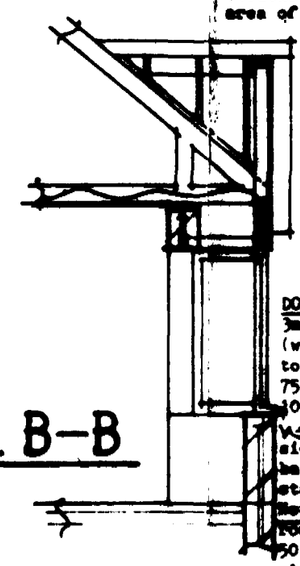
FLUE CONSTRUCTION:
200mm ø clay flue liners to B.S. 1181, 1971.
100mm brick surround. Flue to extend past ridge as stated in approved document J1/2/3 Part B, to terminate in [illegible] clay pot. Provide 4lbs lead flashing to flue at roof intersection. Provide 2 no. courses red engineering brick or sim. as d.p.c.
NOTE: No timber to be within 40mm of chimney.

METER BOXES
Position gas and electricity meter boxes if required in external position to suit client. To be completely sealed around in non-combustible material. To be min. 950mm, max 1.6m above footpath to base.

HABITABLE ROOMS AND KITCHENS - BACKGROUND VENTILATION:
Provide window manufacturers suitable head (trickle) ventilators giving a total opening area of not less than 4000 sq. mm.

DORMER ROOF:
Cavity roof over from main roof supported on 50 x 100 timber off dormer wall construction. Also at this point provide valley lay boards and reducing rafters for small dormer roof feature. At top of window head provide 38 x 75 tie from cavity wall, to dormer wall construction. Provide ceiling covering as main and 100mm fibreglass insulation.

DORMER WALL CONSTRUCTION:
9mm skim finish on Gyproc Duplex plasterboard (where seen only, elsewhere provide plasterboard to contain fibreglass insulation) on 50 x 75 vertical studs at 400 c/c built off 50 x 100 sole plates in turn supported from window head 9mm plywood face covered both sides with black breather paper. 25 x 19 battens 16mm thick T. G & V boarding (Sadolin stained).
Note: Where dormer construction hidden in roof void, this construction is N/A, use only 50 x 75 vertical studs. Provide 75mm fibreglass insulation between vertical studs.



SEC. B-B

ROOF TRUSS PLAN

38 x 125 thp Rafters
38 x 89 infill Rafters.

40°

JOINERY & LINTEL SCH.

No	Ref.	lintel
1	H312CC	L/G
2	PERO 165 - DDR19D	
3	SQ4- H110 DIRECT GLAZED 7 H410 CMC / H110 D.G.	
4	H212C	
5	FNS-DDR9D-H110C	
6		
7		
8	H112C	
9	PATIO DOOR 1800 x 2100	
10	H112C (OPP)	
11	H312CC	
12	H212C	
13	H312CC	
14	H110C	
15	H110C (OPP)	
A	ARCH 1000 WIDE	100 BOX
B	INTERNAL OPENING	
C	ARCH 1500 WIDE	
D	ARCH IN FEATURE BWK SELF SUPPORTING	N/A
E	INTERNAL DOUBLE DOORS 1100W	100 BOX
F	1500W	
G	ARCH 1200 WIDE	

status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

Tel: Holbeach (0406) 24343

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7DB