SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0200/93 Received:04-MAR-93 Type:FULL

Name: Dr & Mrs Fung
36 Main Road
Gedney Dyke
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension and alterations to house

Location : 36 Main Road Gedney Dyke
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 extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: The extension would constitute a sub-standard unit of living accommodation in terms of shared amenities and parking facilities with the existing dwelling.

3 The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
13-APR-93 H06/0200/93

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. H06/0200/93.

Date Registered 04 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DR & MRS FUNG
36 MAIN ROAD
GEDNEY DYKE
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET
SPALDING. LINCS

Tel. No. 0406 23762
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & ALTERATIONS TO HOUSE

Please complete

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.

Signed ..... Date 3RD MARCH 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:	sq. metres
B. Please state size of any new structure:- (a) max. height:	7·3 metres
(b) max. length:	11·465 metres
(c) max. width:	6·630. metres
C. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXIST.
D. Please state type and colour of roofing materials.	MARLEY MODERN OLD ENGLISH
E. Has a survey of the site been undertaken? State Yes or No	YES DK RED CONC TILES

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC.

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?

DOUBLE GARAGE + DRIVE.

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 — ✓

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?	NO.	➡ Application No.

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

Continue on separate sheet if necessary.

7. **INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS** Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➧

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

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 3/3/03 .....

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 3/3/03 ....

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 Garage currently open side. Plans for roof House to North. Trees/hedges on boundary. Also 2m front hedge. No windows in gable facing site

Inspected by DMG
Date 10/5

Notice posted by DMG
Date 10/5

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 7/4.
PRELUDE TO A SEPERATE DWELLING/GRANNY ANNEXE?
Considered acceptable in terms of appearance
Neighbours will not be materially affected in my opinion.
Existing hedge/trees along boundary to NE!
Access condition should be improved.

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

Case Officer Recommendation

Approve | Refuse

Signed D.M.G.

Conditions/~~Reasons~~
(continue overleaf)

(1) TL1

(2) SC30

Reason: The extension would constitute a substandard unit of living accommodation in terms of floorspace, amenity and parking facilities with the existing dwelling.

(3) The brick to be used for the construction of the proposed extension shall match, as closely as possible, the brick used for the construction of the existing house.

In the interests of visual amenity.

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 Feeney **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60.

Receipt Issued P2347

Date first Rec'd 04 MAR 1993

Registration

Reference H06/0200/93.

Cross-Ref B06/0128/93.

Date 5/3/93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

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 136

OS No's

Grid ref 541270 336100

Ward E

Parish GEDNEY

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0044957 Ref

Planning Records:
Earlier apps 1691/88

B Reg Records:
Already submitted – Ref
Request
Requested

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

H06/0200/93

FULL

Applicant: Dr & Mrs Fung
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension and alterations to house

Location: 36 Main Road
Gedney Dyke
Spalding
Lincs

Valid date:	04-MAR-93	Terminal date:	29-APR-93
Target dates:		Target Committee:	20-APR-93
To case officer	11-MAR-93	Report deadline:	06-APR-93
Inspected by	18-MAR-93		
Extra contacts	25-MAR-93	Case Officer:	
Report if not clear by	08-APR-93	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	09-MAR-93	23-MAR-93
Cllr B Fines	0406 8 374	09-MAR-93	23-MAR-93
Site/Press Advert MIN		~~12~~ 10-MAR-93	~~02-APR~~ 31 MARCH -93

L.C.C - No objections JCR 11/3/93

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H06/0200/93

Applicant: Dr & Mrs Fung
36 Main Road
Gedney Dyke
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension and alterations to house

Location: 36 Main Road Gedney Dyke
Spalding Lincs

Type: FULL

Date received: 04-MAR-93

09-MAR-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 24-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: No Objections

Signed:

22-3-93

S.H.D.C. PLANNING DEPT.
RECEIVED
24 MAR 1993 PG

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/200/93/JAM **Your Ref.** **Date** 18 March 1993

Dear Sirs,

FULL PLANNING APPLICATION - DR. & MRS. FUNG
EXTENSION TO DWELLING - 36 MAIN ROAD, GEDNEY DYKE

Further to my assistants recent telephone conversation with Mr. Cooper regarding the project, the submitted details have now been inspected at the Planning Department and I have the following observations to make that should be brought to your clients attention.

The watercourse along the sites rear boundary is my Board's Gedney Dyke Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention.

I note soakaways are intended for the disposal of roof water run-off and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately and not embarrass the existing septic tank system.

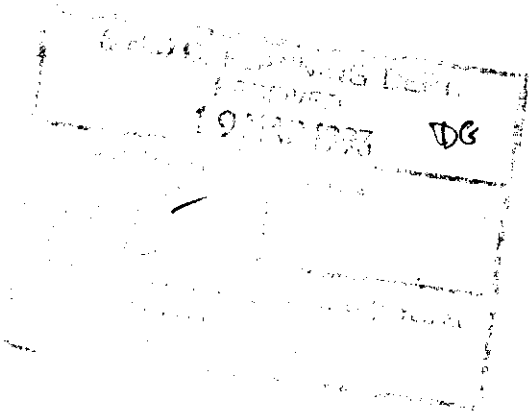
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Cooper Architectural Design,
Hocklesgate,
Fleet,
Spalding,
Lincs.



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 : P2347
Date received : 04-MAR-93

Received from

Dr. C. C. C. Fung

Address

36 Main Road
Gedney Dyke
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed..... K. Lowe...
(Authorised Collector)

Ground Floor Existing

Ground Floor Proposed

Section A-A

Foundation Detail 1:10

Parapet Wall Detail 1:10

Tile Cill Detail 1:10

South Elevation

West Elevation

North Elevation

East Elevation

Notes & Schedules

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES COPYRIGHT RESERVED

revisions	date	initials

COOPER ARCHITECTURAL DESIGN

scale 1:50 1:100	drawing no LS9230:1
date MAR '99	drawn

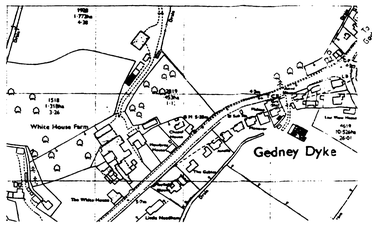
project
PROPOSED ALTERATION & EXTENSION
36 MAIN ROAD
GEDNEY DYKE
SPALDING
LINCS.

drawing

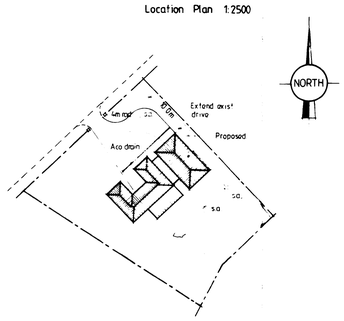
client
DR & MRS FUNG

CAD

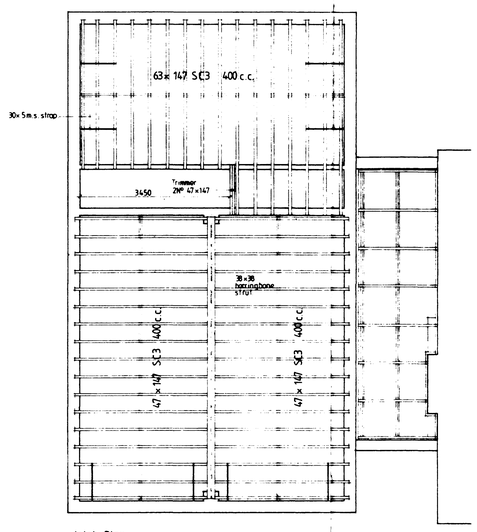
COOPER ARCHITECTURAL DESIGN
BRIAN KEVIN HOUSEPIAN
ALBT BA(Hons) DipTP MRTPI
Tel: 0468 22703



Location Plan 1:2500



Block Plan 1:500



Joist Plan

FOUNDATIONS
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls per 1№ 225 x 700 and under 140 walls provide 225 x 600 all ST4 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 500 to top of foundations should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

STAIRCASE AM: BALUSTRADE
Construct staircase as follows: 838 o/e strings 12№. risers of 206mm ex 25 x 225. 230 going ex 32 x 250. pitch 42 deg. min. Head room 2.0m measured vertical above pitch line All in accordance with B.S.5395:1977. Staircase to have ex 38 x 90 shaped hardwood handrail min 900 above pitch line. 100 x 100 softwood newel post. Gap between vertical balusters not to exceed 99mm. Handrail and balustrade to be capable of resisting the appropriate load specified in Table 3 of C.P. 3 Chapter V Part II 1967. Balustrade to be min. 900mm high

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP 121. Internal lintels to be I.G. 100 Rmx. lintels in garage to be underlined with 12.5 fireline board or receive 12mm render and skim.

FOUL DRAINAGE
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S. 6301:1985 Foul drainage pipes to be 110mm dia. UPVC. to B.S. 4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel. Where existing pipes pass under floors encase in 150mm pea gravel. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls. allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material. Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.5943:1979 complete with rodding eyes at every change in direction: sinks to have 75 deep seal traps.

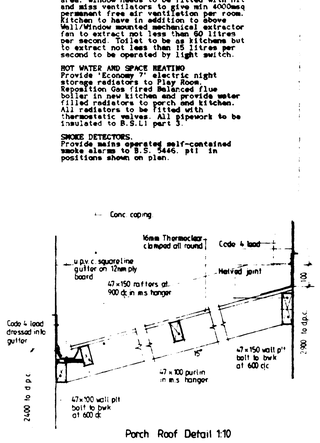
SURFACE WATER DRAINAGE.
115 dia. half round rainwater gutters to 50 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

GLAZING.
Double glaze extension throughout excluding garage. All Glazing between f.f.l and 800mm high and between f.f.l and 1500mm high in doors and side lights to be safety class to B.S. 6206.

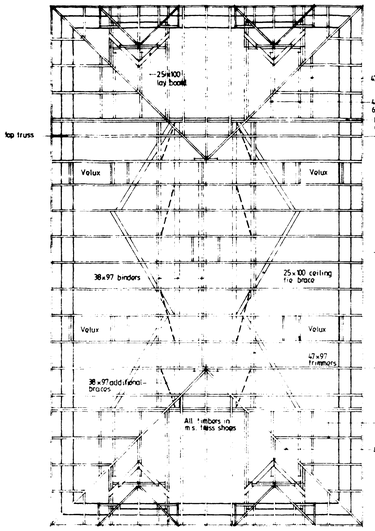
VENTILATION
All windows to have opening lights to give ventilation equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mm² permanent free air ventilation per room. Kitchen to have in addition to above. Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Toilet to be as kitchens but to extract not less than 15 litres per second to be operated by light switch.

HOT WATER AND SPACE HEATING
Provide "Economy 7" electric night storage radiators to Play Room. Reposition Gas fired Balanced flue boiler in new kitchen and provide water filled radiators to porch and kitchen. All radiators to be fitted with thermostatic valves. All pipework to be insulated to B.S.Li part 3

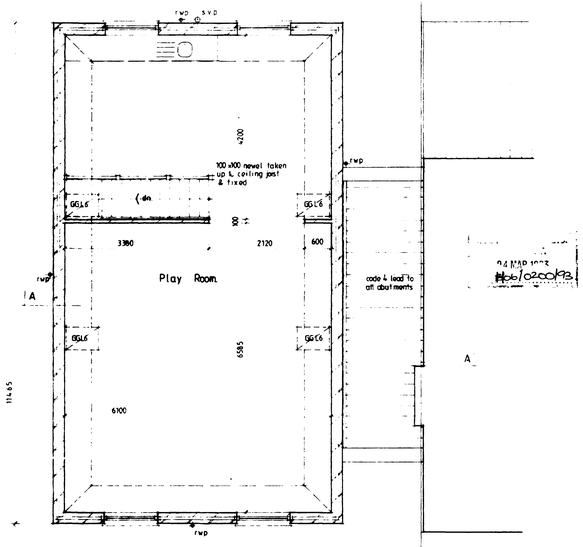
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pii in positions shown on plan.



Porch Roof Detail 1:10



Roof Plan



First Floor Plan

24 MAR 1993
#06/0200/93

Notes & Schedules

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN
BROMHOLME HOUSE, 6 HIGH STREET, FLEET, SPALDING, LINCS. PE12 8LF
TEL: 0406 23738

client: DR & MRS FUNG.

project: PROPOSED ALTERATION & EXTENSION 36 MAIN ROAD, GEDNEY DYKE, SPALDING, LINCS.

drawing:

scale	drawing no
1:50	LS 9230: 2
date	drawn
MAR. '93.	