PLICATION NO. : H06...0764.92.....

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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H06/0764/92 Received:25-AUG-92 Type:FULL

Name: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof
Location : Trinity House Pinstock Lane Gedney 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 brick to be used for the construction of the proposed garage shall match as closely as possible the brick used for the construction of the existing house.

Reason: In the interests of the visual amenities of the locality.

3 The garage shall be used for a purpose incidental to the enjoyment of the dwelling house as such and not for commercial purposes.

Reason: In the interests of the amenities of the locality.

4 Before the development hereby permitted is commenced details of the type and colour of the materials for the roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended drawing (reference 04/PW0 3B), received by the Local Planning Authority on the 23 October 1992.

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)

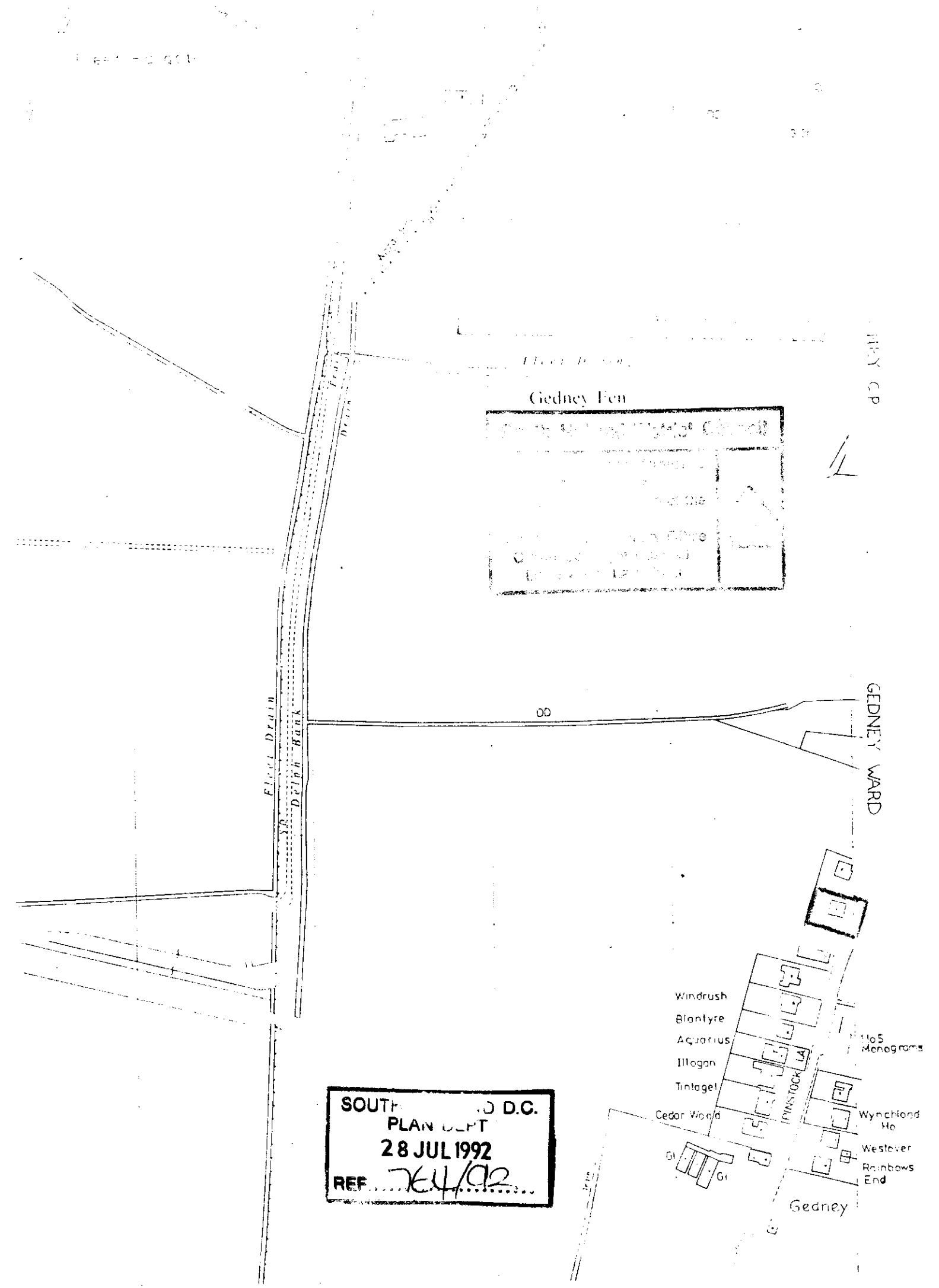
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
17-NOV-92 H06/0764/92

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)



SOUTH ... D.C.
PLAN DEPT
28 JUL 1992
REF ...74/92...

LINCOLNSHIRE EURO CONST

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H06/0764/92

Date Registered 16 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR P WEBB
TRINITY HOUSE
PINSTOCK LANE
GEDNEY, SPALDING, LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
TREVOR WOOD
20 NORTHERN AVENUE
SOUTH BENFLEET
ESSEX SS7 5SN
Tel. No. 0268 752606
(Personal contact name) TREVOR

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

TRINITY HOUSE, PINSTOCK LANE, GEDNEY, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF BRICK BUILT GARAGE WITH 15° PITCHED ROOF

Please complete

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

Signed. Trevor Wood. Date 27/07/92

Previous application No. H06/0465/92

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 ~~APPROX~~ 3 (Hectares) ~~300M²~~

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:	3·0 metres
(b) max. length:	5.5 metres APR
(c) max. width:	4·0 metres APR
C. Please state type and colour of materials for facing external walls:	MATCHING BRICKWORK
D. Please state type and colour of roofing materials.	RED ROOFING TILE EFFECT
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.

NEW GARAGE = VACANT GARDEN

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 SOAKAWAY
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 EFFECT
D. Foul sewerage will be disposed of to: N/A
Mains sewer Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	YES	➡ Application No. 1106/0465/92

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 Trevor Wood (~~Applicant~~ / Agent) Date 27/07/92

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 Trevor Wood (Applicant / Agent) Date 27/7/92

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 Trevor Wood ~~Applicant~~ / Agent) Date 27/07/92

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 Notes: Accuracy | Neighbours | Other

Boundaries | Site Features

PLEASE ESTABLISH WHAT 'PLANJA' ROOFING ACTUALLY IS.

Inspected by: DMG
date: 17/8

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals –

Departure from policy — Yes ---- | No ----

Ward member request — Yes ---- | No ----

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / No — Yes .... | No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... | No ....

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No .... Nil fees (not first Submission) / Other info. viz: Signed ..... | Yes ....

ANY ONE OF ABOVE

Committee report
Sub-Committee:
SV recommended .....
Ext/Int. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

1 TL 1

2 The brick to be used for the construction of the proposed garage shall match as closely as possible the brick used for the construction of the existing house.

3 The garage shall be used for a purpose incidental to the enjoyment of the dwelling house as such and not for commercial purposes.

4 SCIR — materials for the roof

Reasons

2 In the interests of the visual amenities of the locality.

3 In the interests of the amenities of the locality.

4 In the interests of the visual amenities of the locality.

Note

1 SN1 - (Amended Plans)...drawing number 04/PW03§ received by the Local Planning Authority on the 23 Oct 1992

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... TL=

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

DMG 17/8

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

[Indicate if other Regs]

Precise details for non-standard direction: 4 copies of 1:500 block plan showing the position of the garage upon the site ~~which includes~~ b) which also shows the site area to be re-vegetated/planted ✓ DONE 18/8 LAB

CONSULTATION/PUBLICITY REQUIRED

Publicity : General — Residents (Postal):
Departure
Setting of LB Viz

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage — LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:
Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/~~unsatisfactory~~ Signed .....

Further direction: Precise details

Amended description:

Reconsultations required - Receipt of block plan (send plan dated 25.8.92 to P.C.

Parish Council
Ward Members (.. .. .. ..) ✓ DONE 2/9 LAB
Residents
Advertise (Site Notice (.. .. .. ..)
Other

New valid date ..... 25.8.92 Re-Registered .....
Ack/Reception ..... + Plan 25/8/92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ .NIL..

Receipt Issued ..... No. .....

Date First Received 16 JUL 1992

REGISTRATION

REFERENCE H06/0764/92

Cross-Ref 349/92

CB6/345/72 Amended plans

Date 17/7/92 JAB

VALIDATION Date.....

Type ..... FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

PM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☑ Site plans ☑ Description ☑ Accuracy ☐ Incomplete form ☑

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☑ – type ☑ Discounted fee ☐ Ref 463/92 Reason .....

Correct fee £ ..... Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date...29.7.92

Index Sheets .171 OS Nos ..... Grid Ref 539710 192910

Ward ...E... Parish ...GREENLEY

Inside IBD ..YES Inside L2 area..NO

TR Rural ☐ TR Bypass ☑ Level crossing ☑ Footpath ☐ C1 ☐ L3 ☑ T20 ☑ Other: Grade

Linked to site.....Ref..... Linked to property.....Ref...0014935

Planning Records: Earlier apps 463/92

S 52 Records: Already submitted Ref..... Requested .....

Inputs completed 31/7/92 AB

Local Authority BUILDING CONTROL

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act etc

DRAFT DECISION

Reference: H06/0764/92 Received:25-AUG-92 Type:FULL

Name: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof
Location : Trinity House Pinstock Lane Gedney 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 brick to be used for the construction of the proposed garage shall match as closely as possible the brick used for the construction of the existing house.

Reason: In the interests of the visual amenities of the locality.

3 The garage shall be used for a purpose incidental to the enjoyment of the dwelling house as such and not for commercial purposes.

Reason: In the interests of the amenities of the locality.

4 Before the development hereby permitted is commenced details of the type and colour of the materials for the roof shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the amended drawing (reference 04/PWO 3B), received by the Local Planning Authority on the 23 October 1992.

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)

Local Authority
BUILDING CONTROL

SOUTH HOLLAND DISTRICT COUNCIL

Authorised to issue:

12-NOV-92 H06/0764/92

AD..AP.....DC.....

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)

BRIAN SMI 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

COM

Application no: H06/0764/92 Type: FULL

Applicant: Mr P Webb Agent: Mr T Wood
Tel:

Description: Erection of a brick built garage with a 15 degree pitched roof

Location: Trinity House
Pinstock Lane
Gedney
Spalding

Valid date:	25-AUG-92	Terminal date:	20-OCT-92
Target dates:		Target Committee:	07-OCT-92
To case officer	30-AUG-92	Report deadline:	23-SEP-92
Inspected by	04-SEP-92		
Extra contacts	09-SEP-92	Case Officer:	
Report if not clear by 29-SEP-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	02-SEP-92	16-SEP-92
Cllr B Fines	0406 8 374	02-SEP-92	16-SEP-92
Site/Press Advert MIN		08-SEP-92	29-SEP-92

C.C - No objections JC

BRIAN SMITH Di[illegible] 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: H06/0764/92 Type: FULL

Applicant: Mr P Webb Agent: Mr T Wood
Tel:

Description: Erection of a brick built garage with a 15 degree pitched roof

Location: Trinity House
Pinstock Lane
Gedney
Spalding

Valid date:	28-JUL-92	Terminal date:	22-SEP-92
Target dates:		Target Committee:	26-AUG-92
To case officer	02-AUG-92	Report deadline:	12-AUG-92
Inspected by	07-AUG-92		
Extra contacts	12-AUG-92	Case Officer: ✓	
Report if not clear by	01-SEP-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Gedney PC	0775 710451	31-JUL-92	14-AUG-92
Cllr B Fines	0406 8 374	31-JUL-92	14-AUG-92

L.C.C. - No objections 6/8/92

Site Notice 17 Aug 7 Sept

20 Northern Avenue
South Benfleet
Essex
SS7 5SN
Wed 21st October 92

South Holand District Council
Planning and Building
Control Department

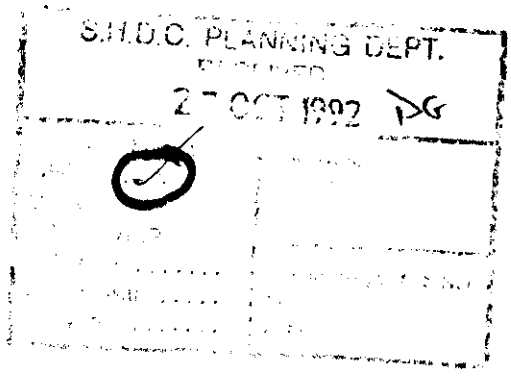
Dear Mr Gedney,

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF A BRICK BUILT GARAGE WITH A 15 DEGREE PITCHED ROOF AND CHANGING EXISTING GARAGE TO A STUDY AT TRINITY HOUSE, PINSTOCK LANE, GEDNEY
FOR MR P WEBB
ORIGINAL PLAN NO. REF: H06/0465/92
LATEST PLAN NO. REF: H06/0764/92

Further to your letter dated 09/10/92, please find enclosed two copies of the drawing 04/PW03A rev' B, showing the roofing as roof tiles.
Yours faithfully,

Trevor Wood

(Trevor Wood)



Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Mr D M Gedney

DMG/LAB
H06/0764/92

09 October 1992

Dear Sir

Planning Application H06/0764/92 - Erection Of Brick Built Garage With 15 Degree Pitched Roof, Trinity House, Pinstock Lane, Gedney, Spalding.

I refer to the above planning application submitted by yourself on behalf of Mr P Webb.

At the Planning Committee Meeting held on the 7 October 1992 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to agreement in respect of the materials to be used for the roof.

It is considered that the roofing material proposed (ie Plannja Roof Cladding or similar) is inappropriate in this rural locality and that roofing tiles would be more satisfactory.

I look forward to your response in respect of this matter as soon as possible, therefore, plus amended plans showing amended materials if your client is agreeable.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

730. PLANNING APPLICATIONS (Continued)

(d) **Applications Director of Planning and Building Control Services Authorised to Approve** (Continued)

Plan No. and Applicant	Proposal
H06/0764/92 Mr P Webb	Brick built garage with a 15 degree pitched roof at Trinity House, Pinstock Lane, Gedney.

(e) **Application approved subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 to ensure that the development remains available for local needs in the long term, and to the Director of Planning and Building Control Services negotiating with the applicants amendments to the design of the bungalow so that it is more in character with its rural location, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned development, contrary to his recommendation:-

Plan No. and Applicant	Proposal
H18/0902/92 Mr A J & Mrs M Judd	Bungalow at The Bungalow, off East Bank, Sutton Bridge.

(O.A. denotes outline application.)

731. "SOUTH HOLLAND 2000" - THE SOUTH HOLLAND DISTRICT LOCAL PLAN

The Director of Planning and Building Control Services advised members that the draft South Holland District Local Plan was now nearing completion and reported on the range of matters to be covered by the plan including the character and environment of South Holland, the economy of South Holland, residential development, leisure, recreation and tourism and transport, communication and accessibility. The draft plan had two fundamental objectives: (i) to conserve and enhance the environmental characteristics and identity of South Holland and the quality of life of those who live or work in the district or who are visitors; and (ii) without prejudicing the first objective, to enable development to take place which will contribute to the economic well-being of the district and which will meet the district's residential needs.

Members were advised that the plan had to deal with the development of the district which was realistically likely to take place during the period covered by the plan, and that the more radical, less certain and possibly longer term influences on the district such as "Project Electra" and the east coast motorway could not be included formally. Nevertheless, it was felt that reference to the issues raised by such projects should be included without causing the plan to exceed its statutory contents.

RESOLVED:

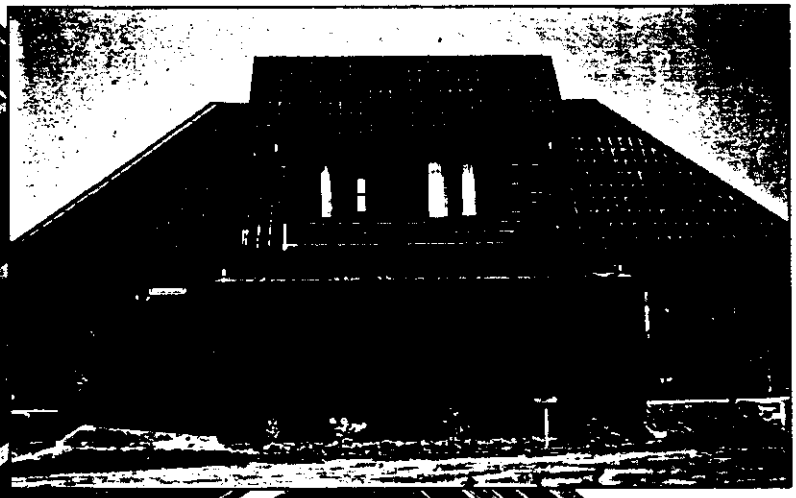
a) The Director of Planning and Building Control Services be authorised to publish "South Holland 2000" in draft for the purposes of consultation and public participation subject to the inclusion of a policy relating to public transportation;

b) That in making the above decision, it be understood that the Council does not commit itself to the contents of the draft plan, and that full consideration will be given to the responses to consultations and public participation; and

Plannja Korrugal

CI/SfB
27 | Nh2
January 1992

The lightweight, durable, self-supporting roof tile system with built-in battens



SOUTH HOLLAND D.C.
BUILDING CONTROL
12 AUG 1992
REF B96/0345/92





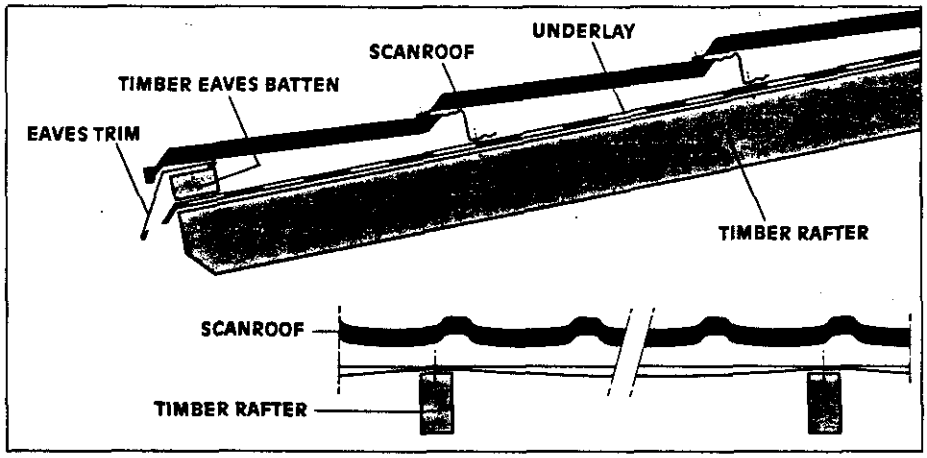
Sunfields
Housing Estate,
London Borough
of Greenwich

Scanroof has built-in strength making it the ideal solution for economical use in a variety of roof construction applications – new build or refurbishment – industrial, commercial, leisure or domestic. For any type of roof from steel decking to timber boarding, with or without insulation, Scanroof is an economical solution.
The drawings below illustrate Scanroof's application with other Plannja products in steel or aluminium together with alternative types of building materials.
It is recommended that Plannja's technical department be consulted for design recommendations and advice.

SCANROOF

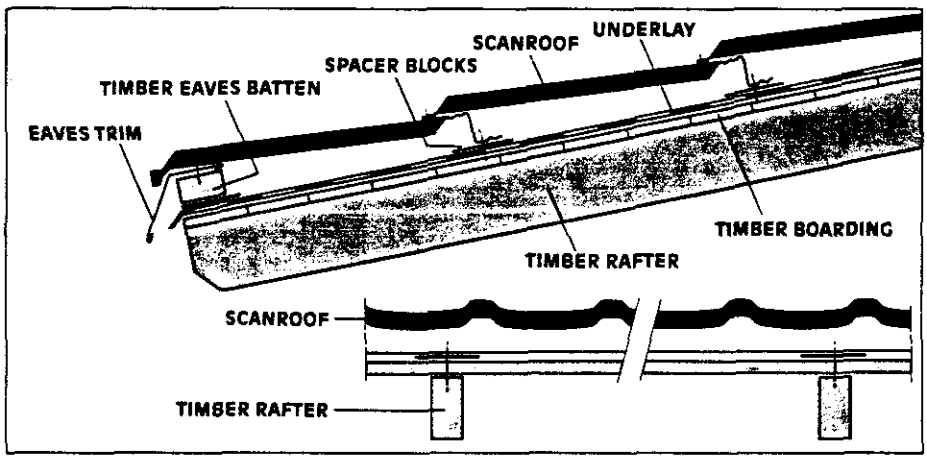
Scanroof on rafters

Scanroof can be installed directly on steel or timber rafters, on an insulated or uninsulated construction for rafter spacing up to 1.2m centres. An underlay should always be provided, and, as indicated, be installed to allow ventilation.



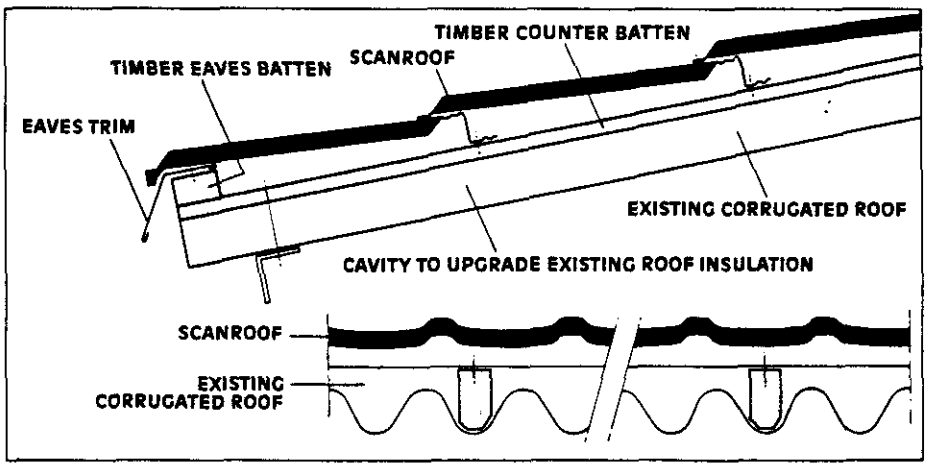
Scanroof on boarded roofs

Scanroof can be used on boarded roofs and if in good condition, the old roof covering can be utilised as underlay. *To provide ventilation,* Scanroof should be spaced up from the underlay. Insulation can also be added to the construction by using counter battens.



Scanroof on corrugated asbestos

By use of counter battens, Scanroof can be used to re-roof old asbestos roofs. The old roof covering can be used as underlay or be removed and replaced. To improve energy efficiency, a vapour barrier and insulation can be added.

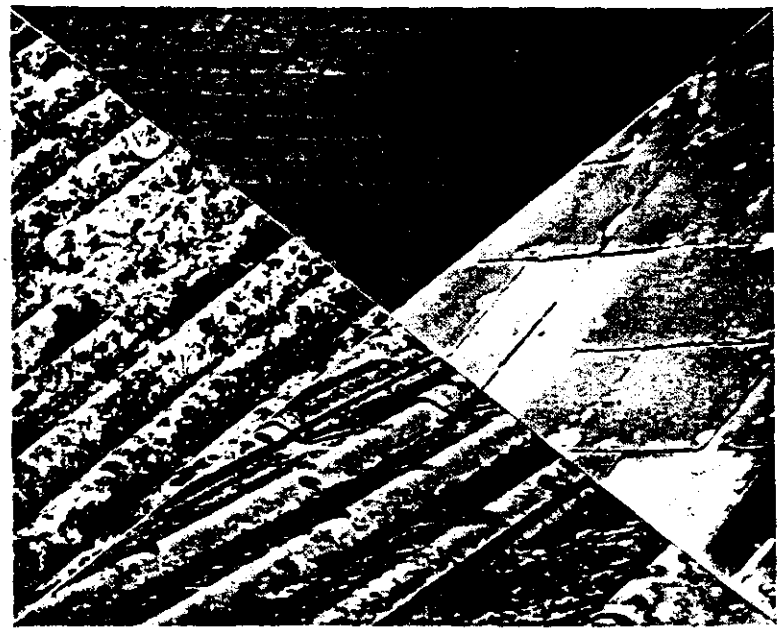


Cure that leaky roof permanently! ...the Scanroof way!

Scanroof is the first roofing system which is both a complete weather membrane and an actual structural component. With its integral battens, Scanroof is designed to fix directly to the rafters or trusses on top of conventional underlay providing a roofing system which is both load bearing and a roof finish in one.

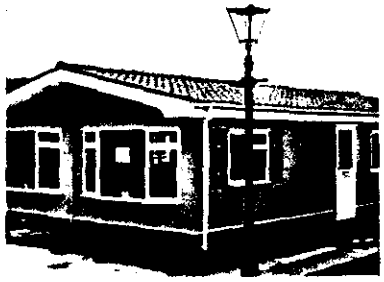
Re-roofing is simple with Scanroof. Manufactured from lightweight profiled steel panels, which offer total freedom from maintenance — no more pointing or refixing ridge or hip tiles — Scanroof is completely dry-fix.

Each specially treated panel is coated in PVF2, an inorganic coating that will retain its colour well into the 21st century.





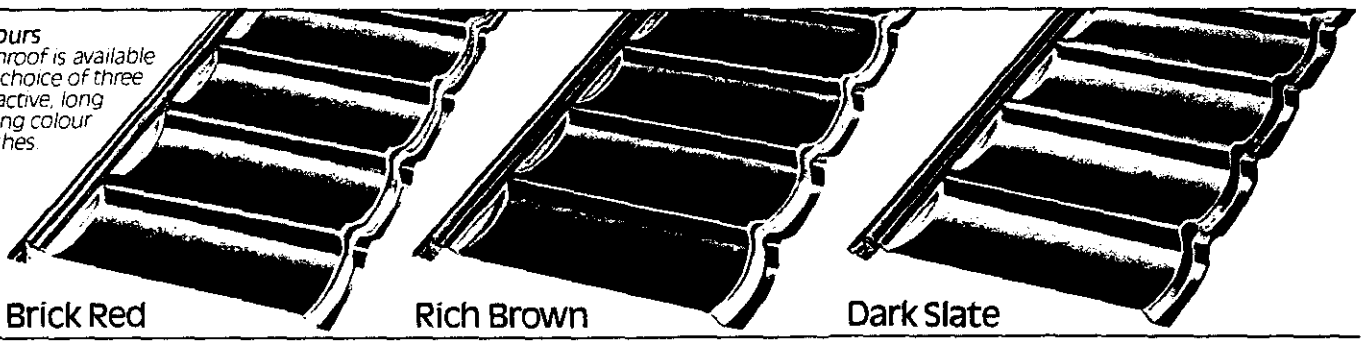




The answer to all your roofing problems

You don't have to use Scanroof only for replacing your old roof — why not make light work of installing your own roof on your extension, or over your bay and porch.

Colours
Scanroof is available in a choice of three attractive, long lasting colour finishes.



Brick Red | Rich Brown | Dark Slate

Fast and simple to fit, our distributor can fix them or have a complete kit delivered for DIY!

Distributor

Plannja
Right-on-top of Roofing Technology

Plannja Limited 69 High Street, Maidenhead, Berkshire SL6 1JX.
Tel: 0628 37313 Telex: 849115 Telefax: 0628 74940

S.H.D.C. PLANNING DEPT.
OBJECTION SEP 1992 ADG

'Tealby',
Pinstock Lane,
Gedney, Spalding,
Lincs PE12 0BT

Telephone: Holbeach (0406) 364420

Discuss with ..... by 5/9/92

2nd September, 1992

Dear Mr Smith,

Re: H06/0764/92

With reference to the above applicatin for a garage in Pinstock Lane, Gedney could I make the following observations.

1. The roof should be in keeping with Trinity House and other houses in the vacinity, i.e. red pantiles etc.
2. This garage proposed looks rather like a workshop. At present Mr Webb works into the night and at weekends repairing vehicles.

No sign of business 6/9/92.

There are usually 3 vehicles parked on the premises, with a steady turnover in makes and type.

3. A larger garage would mean more potential if a business is being carried out, with greater noise of the type associated with vechile maintenance.

Yours sincerely,

P. Jackson

20 Northern Avenue
South Benfleet
Essex
SS7 5SN
Sat 22nd August 92

South Holand District Council
Planning and Building
Control Department

Dear Mr Gedney,

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF A BRICK BUILT GARAGE WITH A 15 DEGREE PITCHED ROOF AND CHANGING EXISTING GARAGE TO A STUDY AT TRINITY HOUSE, PINSTOCK LANE, GEDNEY
FOR MR P WEBB
ORIGINAL PLAN NO. REF: H06/0465/92
LATEST PLAN NO. REF: H06/0764/92

Further to your letter dated 18/08/92, please find enclosed four A3 copies of the garage location plan. Please note that unless stated otherwise all trees are to be retained in the locations shown on the plan.

Yours faithfully,

Trevor Wood
(Trevor Wood)

SOU[illegible]D.C.
REF 0764/92

BRIAN SMIT. ip 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: H06/0764/92

Applicant: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof

Location: Trinity House Pinstock Lane
Gedney Spalding

Type: FULL

Date received: 28-JUL-92

31-JUL-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 15-AUG-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

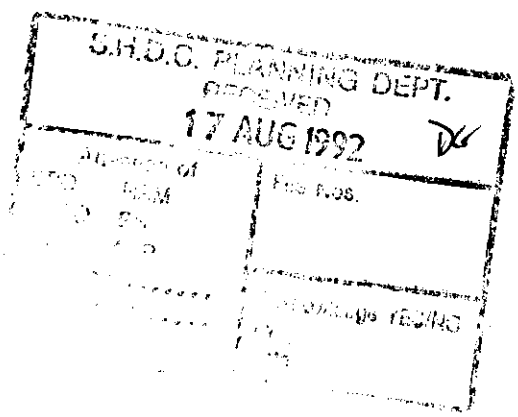
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: This application is supported in principle, although it is felt that unless there is a specific reason for it, the pitch of the roof seems too shallow.

Signed: J M Barnett



BRIAN SMIT ip 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: H06/0764/92

Applicant: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof

Location: Trinity House
Pinstock Lane
Gedney
Spalding

Type: FULL

Date received: 16-JUL-92

18-AUG-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:
4 copies of 1:500 block plan showing:-
(a) the position of the garage upon the site
(b) which trees upon the site are to be retained/felled.

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

D M Gedney

Principal Planning Officer

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: H06/0764/92

Applicant: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof

SOUTH H... D.C.
PLAN DEPT
28 JUL 1992
REF.....

Location: Trinity House
Pinstock Lane
Gedney
Spalding

Type: FULL

Date received: 16-JUL-92

20-JUL-92

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

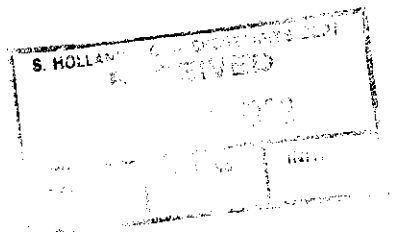
The enclosed Planning Application Forms need to be completed, and the ownership certificates completed where marked.
Four copies of a 1:2500 site location plan are required showing the site outlined in red and any other land in the applicants ownership in blue.
Please confirm whether a new Building Regulation application will be submitted for this proposal.
Please return the additional copy of this letter with your reply.

If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

Principal Administrative Officer

D PLCS



20 Northern Avenue
South Benfleet
Essex
SS7 5SN
Monday 27th July 92

South Holand District Council
Planning and Building
Control Department

Dear Sir/Madam,

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF A BRICK BUILT GARAGE WITH A 15 DEGREE PITCHED ROOF AND CHANGING EXISTING GARAGE TO A STUDY AT TRINITY HOUSE, PINSTOCK LANE, GEDNEY
FOR MR P WEBB
ORIGINAL PLAN NO. REF: H06/0465/92
LATEST PLAN NO. REF: H06/0764/92

Please find enclosed a copy of your letter dated the 20th July 1992 with; marked up site plans, application forms and ownership certificates.

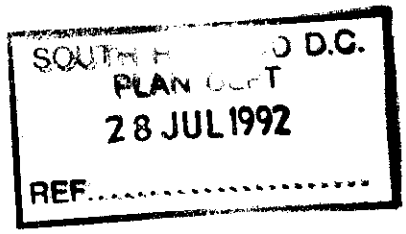
Please also find enclosed a cheque for ten pounds in payment for the photcopies of the site plan.

With regards to a Building Regulation application for this proposal, one has been sent.

I hope the aformentioned items cover the queries in your letter dated the 20th July 1992, if they do not then do not have any hasitation in contacting me.

Yours faithfully,

(Trevor Wood)



H06/0764/92

16 JUL 1992

20 Northern Avenue
South Benfleet
Essex
SS7 5SN
Tuesday 14th July 92

South Holand District Council
Planning and Building
Control Department

Dear Sir,

TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF 'LEIGHTON' PRE-CAST GARAGE AND CHANGING EXISTING GARAGE TO A STUDY AT TRINITY HOUSE, PINSTOCK LANE, GEDNEY
FOR MR P WEBB
PLAN NO. REF: H06/0465/92 + B61345/93

With regards to refusal of planning permision for the flat roofed concrete garage, please find enclosed a resubmission with a brick built garage with a 15 degree pitched roof.

Please also note that 'Planja scan roof' is a roofing material that looks exactly the same as normal tiling and has in fact been used by various local authorities in refurbishment work.

I hope this new brick garage is more favourable to the Local Planning Authrity and I await your reply.
Yours faithfully,

T

(Trevor Wood)

BRIAN SMITH Dip TP M...PI
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: H06/0764/92

Applicant: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding Lincs

Agent: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

Description: Erection of a brick built garage with a 15 degree pitched roof
Location: Trinity House Pinstock Lane
Gedney Spalding

Type: FULL

18-NOV-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

P Jackson
Tealby
Pinstock Lane
Gedney
Spalding, Lincs. PE12 0BJ

APPLICATION REFERENCE: H06/0764/92 DATE RECEIVED: 28 07 92

APPLICANT: Mr P Webb
Trinity House
Pinstock Lane
Gedney
Spalding
Lincs

AGENT: Mr T Wood
20 Northern Avenue
South Benfleet
Essex
SS7 5SN

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 OCT 1992

TYPE: Full

DESCRIPTION: Erection of a brick built garage with a 15 degree pitched roof

LOCATION: Trinity House, Pinstock Lane, Gedney

Parish Council: Supported in principle, although it is felt that unless there is a specific reason for it, the pitch of the roof seems too shallow.

County Highways: No objections.

Public Objections: Received from owner/occupiers of "Tealby" summarised.

- Roof should be in keeping with Trinity House and other houses in the vicinity, ie red pantiles etc.
- Garage proposed looks rather like a workshop. At present applicant works into the night and weekend repairing vehicles.
- There are usually three vehicles on the premises with a steady turnover in makes and type.
- Larger garage would mean more potential if a business is carried out with greater noise, etc.

PLANNING POLICIES/DOE ADVICE
Inside IBD.

PREVIOUS DECISIONS
H06/0465/92 - Erection of garage and conversion of existing garage to study - Refused.
Reason:- Detrimental to the visual amenities of this pleasant residential lane. Note attached advising the applicant to consider a resubmission with a brick built garage which would more likely be favourably received by the Local Planning Authority.

PLANNING ISSUES

1 The determining issues in this particular case are whether the proposal is acceptable in terms of design and its likely affect upon the amenity of neighbouring residential property.

2 This application differs from the previous in the sense that the garage is now of brick construction (to match the existing

house) with a pitched roof. The conversion of the existing garage to study has been deleted from this particular application since it is permitted development.

3 As previously, the majority of the garage is located within the front garden and forward of the existing building line. It would also involve the removal of one or possibly two trees.

4 Residential property is located immediately to the north and also opposite, whilst a farmyard is located to the south.

CONCLUSIONS

1 Although I have assessed the Parish Council's comments, it is nevertheless my opinion that the proposal is now acceptable subject to agreement in respect of the roofing material. The applicants have proposed "Planja" roof cladding or similar and this needs clarification.

2 Reference has been made to possible use of the site for the repair of motor vehicles. This is currently being investigated as a separate matter by the Enforcement Officer but a condition should nevertheless be imposed stating that its use is incidental to the enjoyment of the dwelling house only and not for business purposes.

RECOMMENDATION - That the Director of Planning and Building Control Services be authorised to grant permission subject to.

A Agreement in respect of the materials to be used for the roof.

B The following conditions.

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

2 The garage shall be used for a purpose incidental to the enjoyment of the dwelling house as such and not for commercial purposes.

Reasons

1 In the interests of the visual amenities of the locality.

2 In the interests of the amenities of the locality.

Note

1 SN1 - (Amended Plans)...drawing number 04/PW03A received by the Local Planning Authority on the 12 August 1992.

PLANNING APPLICATION

Town and Country Planning General Development Order 1988

NOTICE UNDER ARTICLE 12B

Notice is hereby given that Mr P Webb
is applying to the Council for planning permission for the following:

Reference No: H06/0764/92
Description: Erection of a brick built garage with a 15 degree pitched roof

Location: Trinity House
Pinstock Lane
Gedney
Spalding

Members of the Public may inspect copies of the application, plans and any other documents submitted with it at the Department of Planning and Building Control Services, Council Offices, Priory Road, Spalding, during normal office hours for a period of 21 days beginning with the date shown below.
Any observations should be sent to me, quoting the above reference number also within 21 days of the date shown below.

B Smith
Director of Planning and Building Control Services

Date of Notice:

7/3

SOUTH HOLLAND DISTRICT COUNCIL

Planning ref H06/0465/92

AMENDED PLAN

Ref

20 Northern Avenue
South Benfleet
Essex
SS7 5SN
Monday 10th Aug' 92

Mr R Staton
South Holand District Council
Planning and Building
Control Department

Dear Sir,

BUILDING REGULATIONS 1985
ERECTION OF 'LEIGHTON' PRE-CAST GARAGE AND CHANGING EXISTING GARAGE TO A STUDY AT TRINITY HOUSE, PINSTOCK LANE, GEDNEY
FOR MR P WEBB
PLAN NO. REF: B06/0345/~~92~~

Please find enclosed revised drawing 04/PW/03A/A and could you please pass four copies to the planning department. Revised calculation sheets 04/PW04a and 05a for the steel joist over the door opening are also enclosed, as is a brochure on 'Planja Scanroof'. If you have any queries please do not hesitate to contact me on (0268) 752606 (answer phone during the day).

Yours faithfully

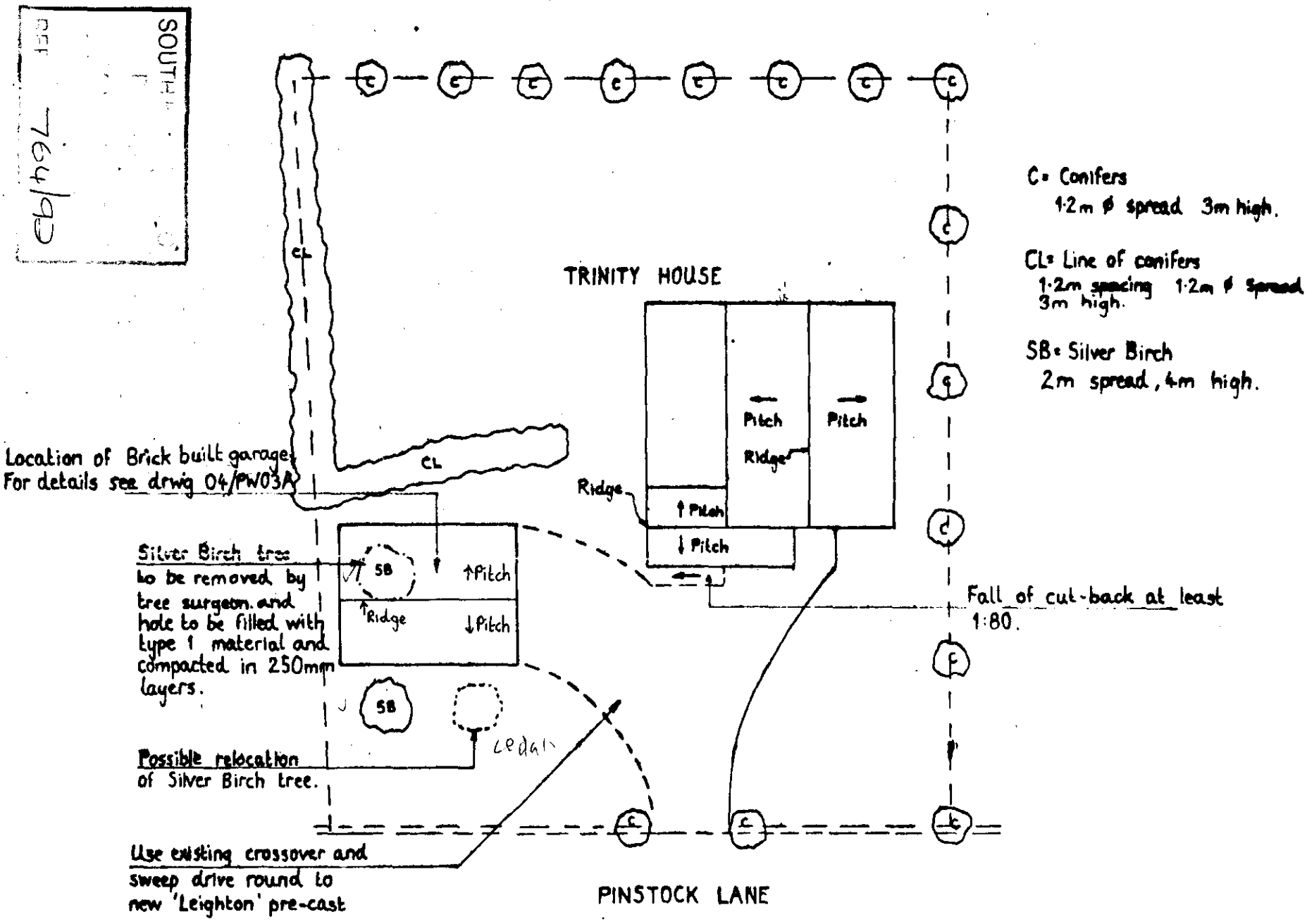
Trevor Wood.

(Trevor Wood)

D.C.
12 AUG
REF .....

SOUTH

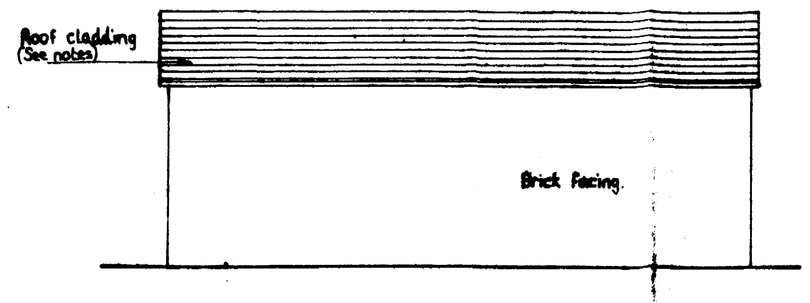
764/92



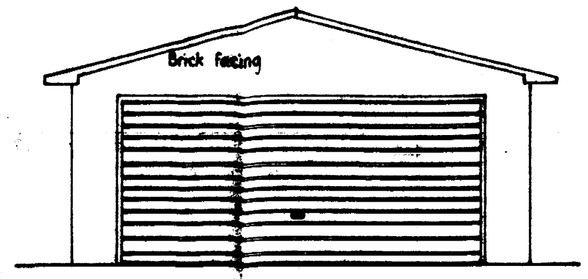
SITE PLAN. (1:200)

Nb - If the underside of the new drive is >300mm from the top of the foul water sewer, then provide flexible joints to the sewer within 150mm of the edges of the drive. If <300mm seperates the two then encase the sewer by 150mm all round by concrete under the drive and provide flexible joints as if >300mm. The flexible joints to be 'Hepsleve' or similar.

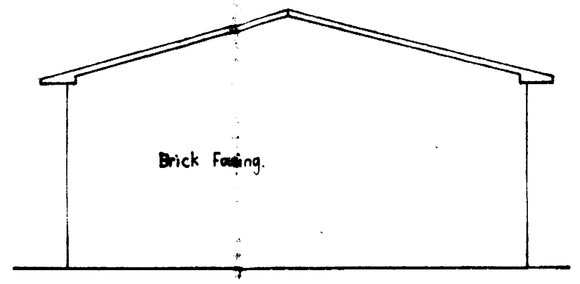
5
764/92



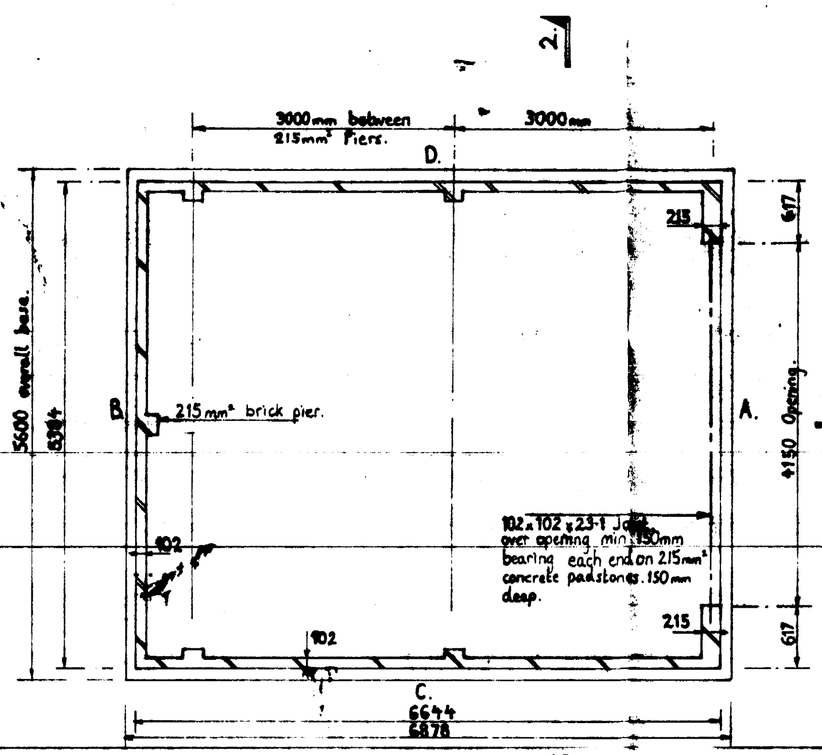
ELEVATION C.
(Elevation D similar handed)



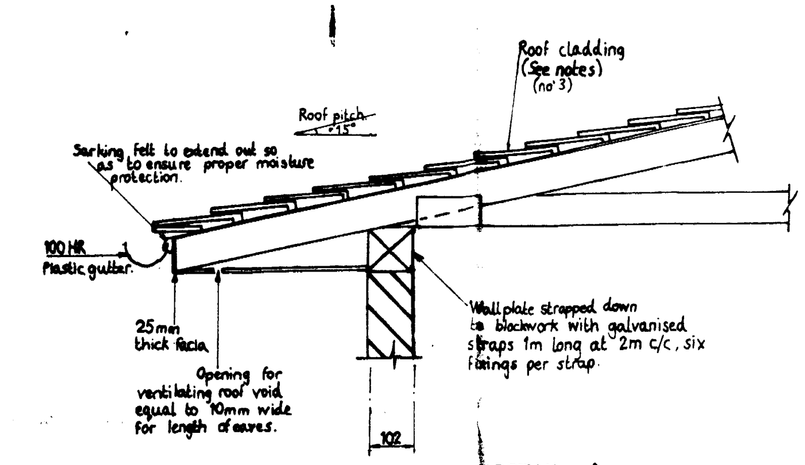
ELEVATION A.



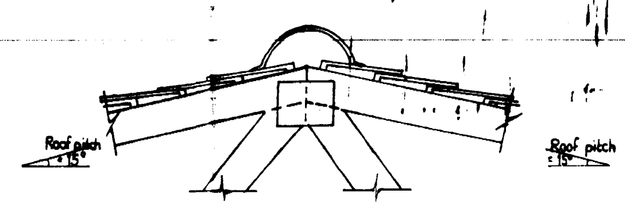
ELEVATION B.



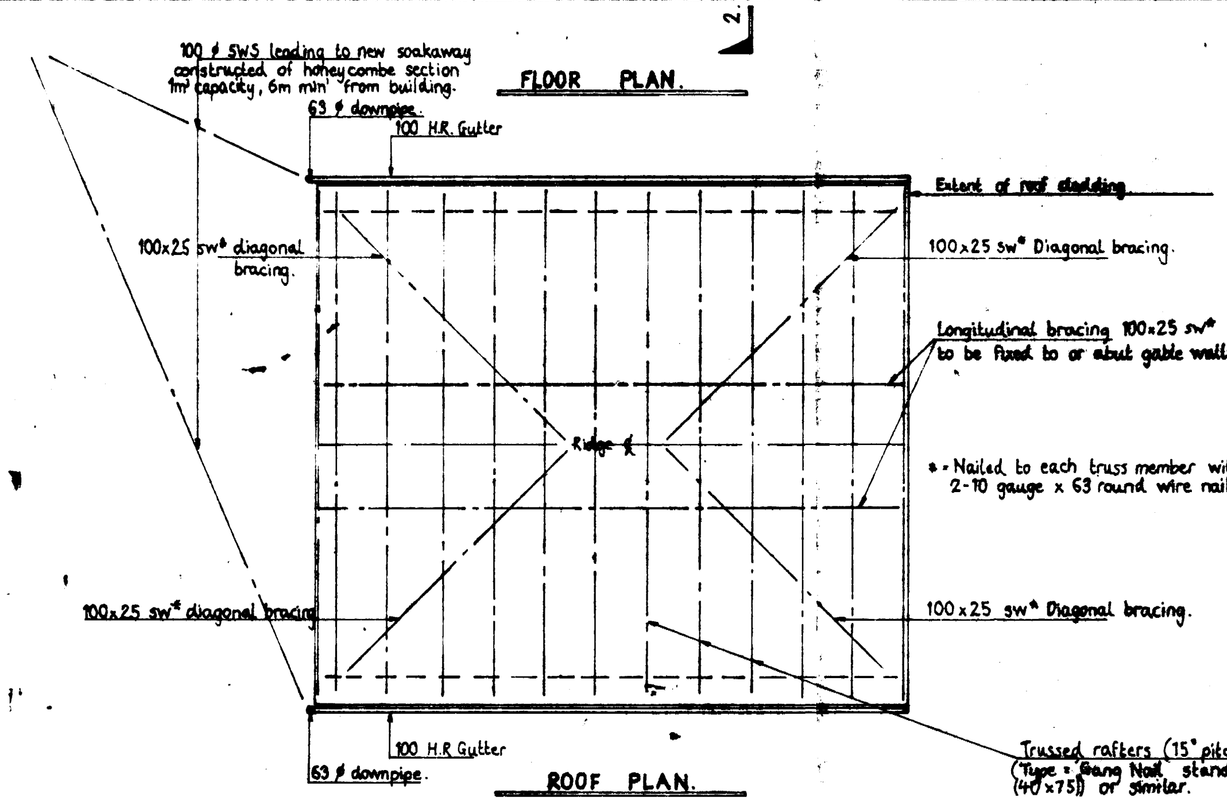
SECTION 1-1.



DETAIL A.



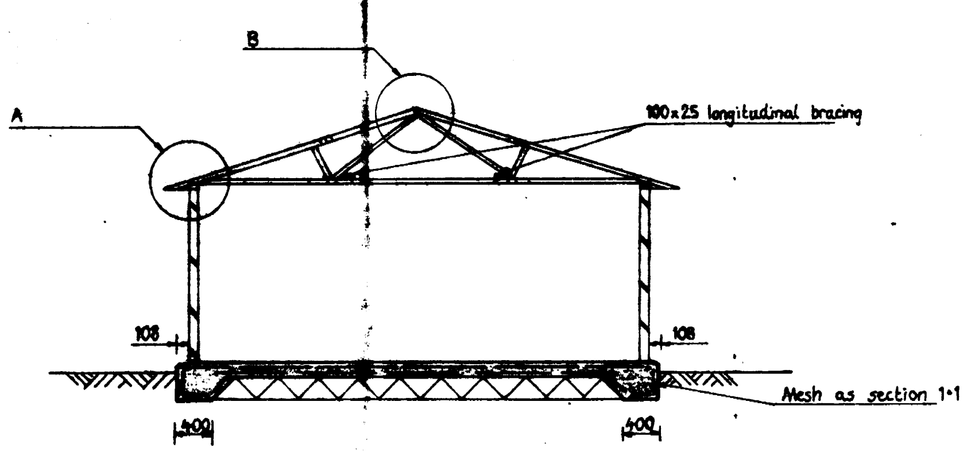
DETAIL B.



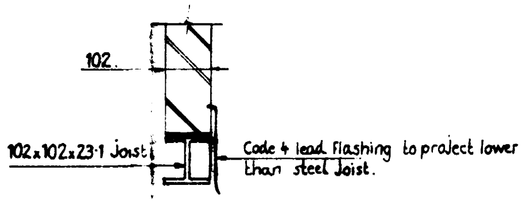
FLOOR PLAN.

ROOF PLAN.

Trussed rafters (15° pitch @ 600cc spacing) (Type 'Gang Nail' standard truss 'Finh' (40 x 75)) or similar.



SECTION 2-2.



DETAIL C.

NOTES.

1) For location and other relevant notes see drawing 04/PW01/rev' A.

2) This drawing superceeds drawing number 04/PW03.

3) Roof tiles to be provided on roofing felt lapped 150mm horizontally and vertically and treated timber battens (38x50) on trussed rafters.

S.H.D.C. PLANNING DEPT.
RECEIVED
27 OCT 1992
Acknowledged
Comments
Amendments
Acknowledge YES/NO

Revn.	Date	Revision	Initls.
B	13-10-92	Roofing to planning authority recommendations added.	T.R.N.W
A	5-08-92	Ammended to suit local building control.	T.R.N.W

MR. P. WEBB.
TRINITY HOUSE, PINSTOCK LANE
GEDNEY
SPALDING.

Job Title
PROPOSED ADDITION OF GARAGE AND ALTERATION OF EXISTING GARAGE TO STUDY.

Drawing Title
NEW BRICK GARAGE.

Job/Drwg. No.	Revn. Suffix
04/PW03A	B

Scale	Date	Drawn
1:50 & 1:10	July 1992	T.R.N.W.