SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H07/0200/92 Received:14-FEB-92 Type:FULL

Name: Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs

Agent: Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs

Description: Garage extension

Location : Cedar House Hillgate
Gedney Hill 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.

Director of Planning and Building Control Services
06-MAR-92 H07/0200/92

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 HOLLAND DISTRICT COUNCIL

Town and Country Planning Act etc

DRAFT DECISION

Reference: H07/0200/92 Received:14-FEB-92 Type:FULL

Name: Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs

Agent: Mr M M Taylor
Cedar House
Hillgate
Gedney Hill
Spalding Lincs

Description: Garage extension

Location : Cedar House Hillgate
Gedney Hill Spalding Lincs

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.

Authorised to issue:

06-MAR-92 H07/0200/92 AD. 6/3 .....DC. DR 6/3.

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)

PLANNING APPLICATION

For office use only

Application No. H07/0200/92

Date Registered 14 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MICHAEL MARSHALL TAYLOR
CEDAR HOUSE
HILLGATE
GEDNEY HILL . SPALDING

Tel. No. 01406330699

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE EXTENSION

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55 If you consider no fee is payable include a written explanation instead.

Signed M. M. Taylor Date 14TH FEBRUARY 1992

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 Certificate**

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 previous 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 building(s) [ ]

(ii) Alterations or extension [✓]

(iii) Change of use [ ]

B. If new dwellings are proposed, please state how many: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A. sq. metres

B. Please state size of any new structure:- (a) max. height: metres

(b) max. length: metres

(c) max. width: metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [ ]

5. GENERAL INFORMATION Please complete each section

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

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 of more trees [ ] → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of: To new soak away.

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: N/A. NO.

D. Foul sewerage will be disposed of to: N/A.

Mains sewer [ ] Cesspool [ ] Septic tank [ ]

OTHER MATTERS Please complete

	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 footpath	No	
The proposal is known to affect contaminated or filled land	No	
The proposal is for industrial, warehousing, offices or shopping purposes	No	→ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	No	→ Date: Consultee(s):
Is this application related to a previous submission	No	→ Application No.:

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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.** You can use the notice at the bottom of the form to send to the owner. (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 M M Taylor (Applicant/Agent) Date 14/2/92

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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 M M Taylor Applicant/Agent) Date 14/2/92

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.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at CEDAR HOUSE

Take notice that application is being made to South Holland District Council by M. TAYLOR

for planning permission for GARAGE EXTENSION.

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed M M Taylor Date 14/2/92

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. 6682

Date First Received ..... 14 FEB 1992

REGISTRATION

REFERENCE ...H07/0200/92....

Cross-Ref KL19-2

Date 17/2/92

VALIDATION Date 18/2/92

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 .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

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

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date....19.2

Index Sheets 374 OS Nos ..... Grid Ref 533530 311340

Ward ..W.. Parish ....Chilham....

Inside IBD ..YES Inside LP Area..NO

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐ Yes/No
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..2050271

Planning Records:
Earlier apps 354/73
446/74
643/74

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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					

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

[Indicate if other Regs] Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DM & 20R. 12 2 11

Publicity : General Residents (Postal): Does this affect any preserved trees?
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 -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours None affected Other

Boundaries Site Features Relatively straight forward garage extension. Clayland: along boundary. Present trees unaffected. No near neighbours to N.

Inspected by: DMG
date: 26/2

Case Officer Conclusions (issues)

Acceptable in terms of design.
No neighbours materially affected.
Tree which is the subject of a TPO is off the site. Will not be adversely affected.

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

DMG 3/3

Recommended approvals -

Departure from policy — Yes .... No ..✓..

Ward member request — Yes .... No ..✓..

Recommend approval against material objection — Yes .... No ..✓..
- Any objection received? No
- If yes, is any obj. material? Yes / No
- [Reason:

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

ALL OF ABOVE ✓

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Yes ..✓..
- Nil fees (not first Submission)

ANY ONE OF ABOVE
- Other info. viz:
- Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....22.6/3...

Recommendation/draft report produced.....

Conditions/Reasons

No condition

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H07/0200/92 Type: FULL

Applicant: Mr M M Taylor
Tel: 0406 330699

Agent: Mr M M Taylor
0406 330699

Description: Garage extension

Location: Cedar House
Hillgate
Gedney Hill
Spalding Lincs

Valid date:	14-FEB-92	Terminal date:	10-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	19-FEB-92	Report deadline:	11-MAR-92
Inspected by	24-FEB-92		
Extra contacts	29-FEB-92	Case Officer:	
Report if not clear by	20-MAR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension/curt bldg
Listed building:
Conservation Area:

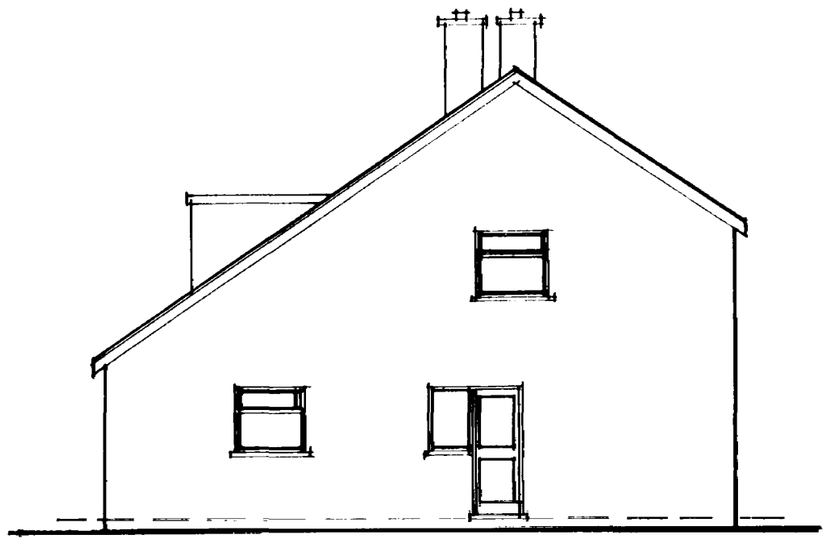
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Gedney Hill 0775 724941	20-FEB-92	05-MAR-92
Cllr Mrs E O Hall-Pa 0945 700 829	20-FEB-92	05-MAR-92

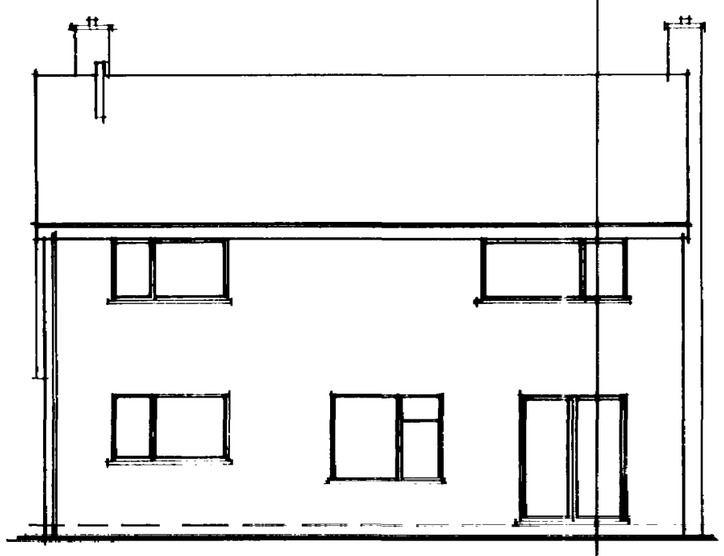
L C C — No objections to 27/2/92

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)



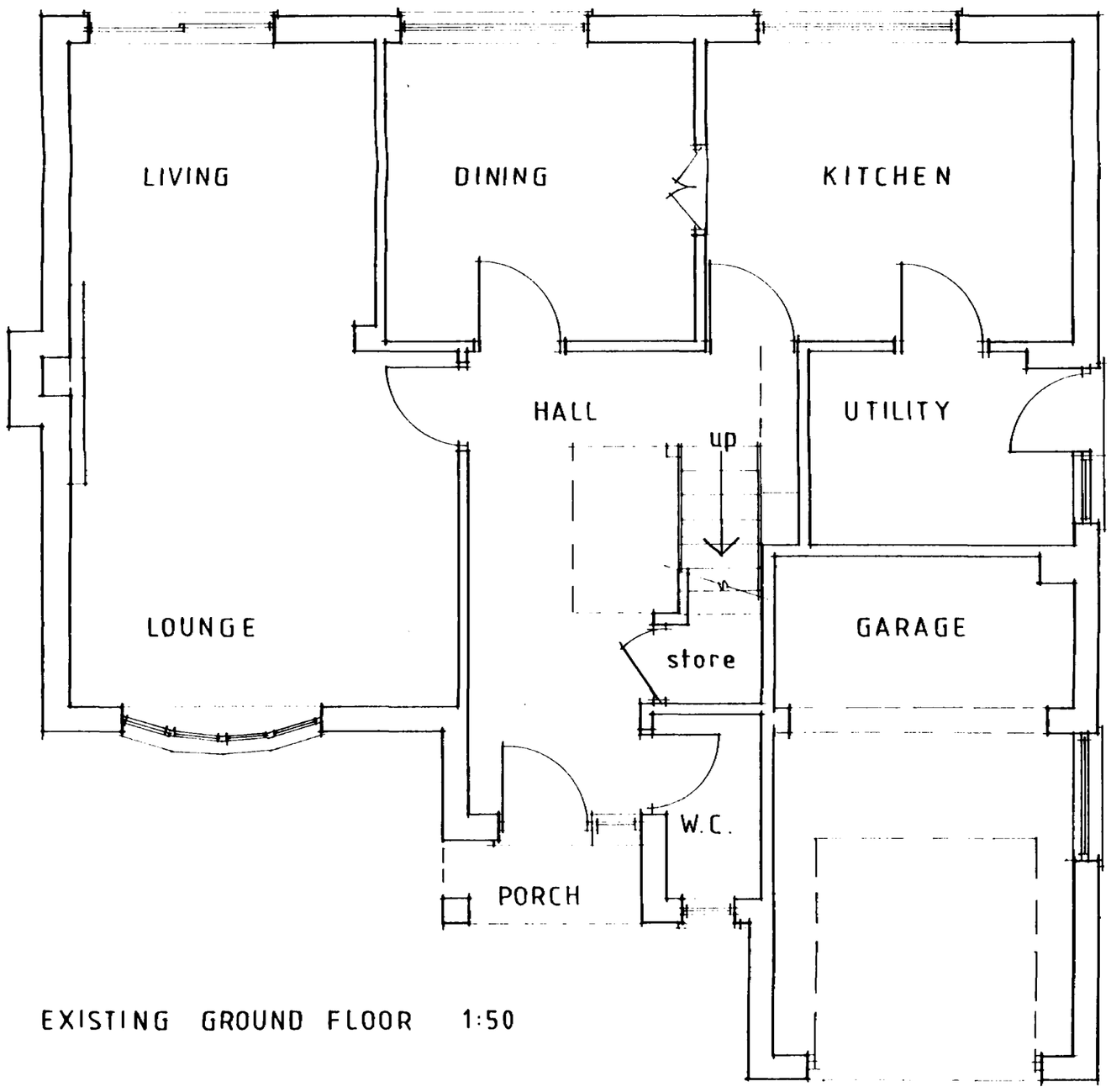
EXISTING NORTH ELEVATION 1:100



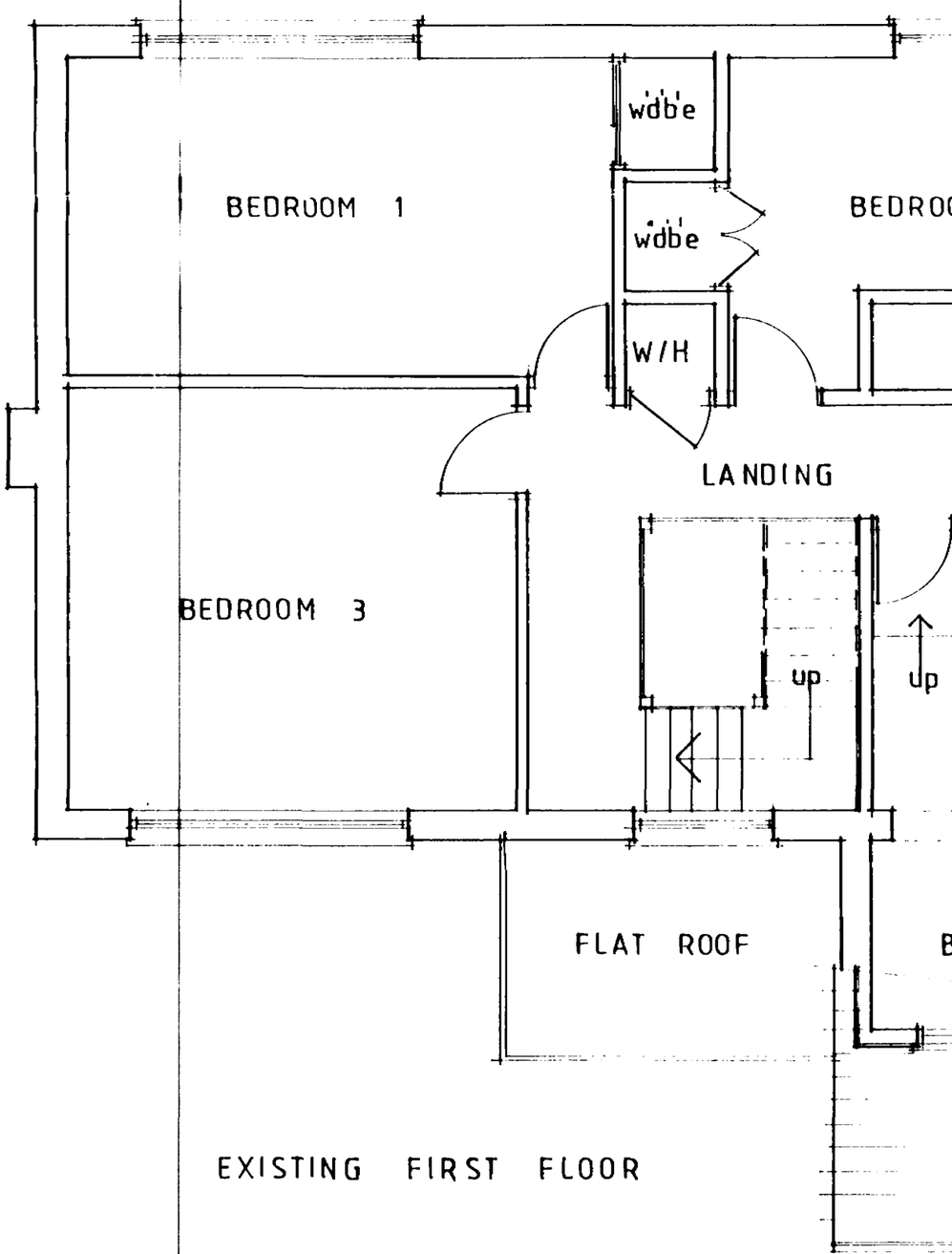
EXISTING WEST ELEVATION



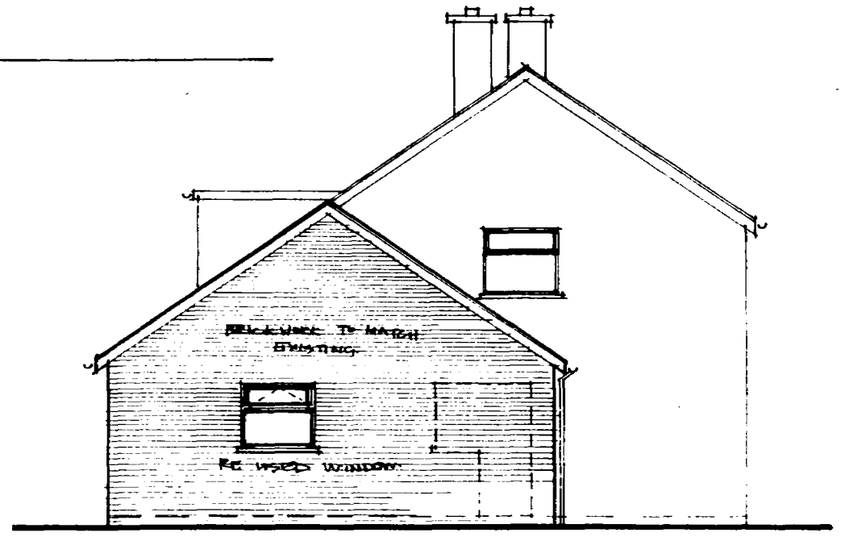
EXISTING EAST ELEVATI



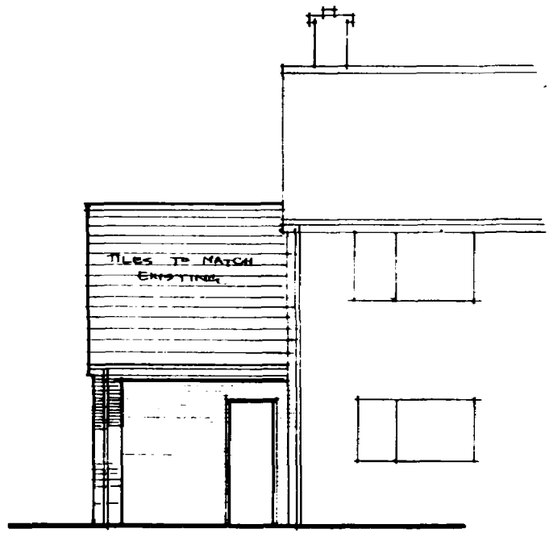
EXISTING GROUND FLOOR 1:50



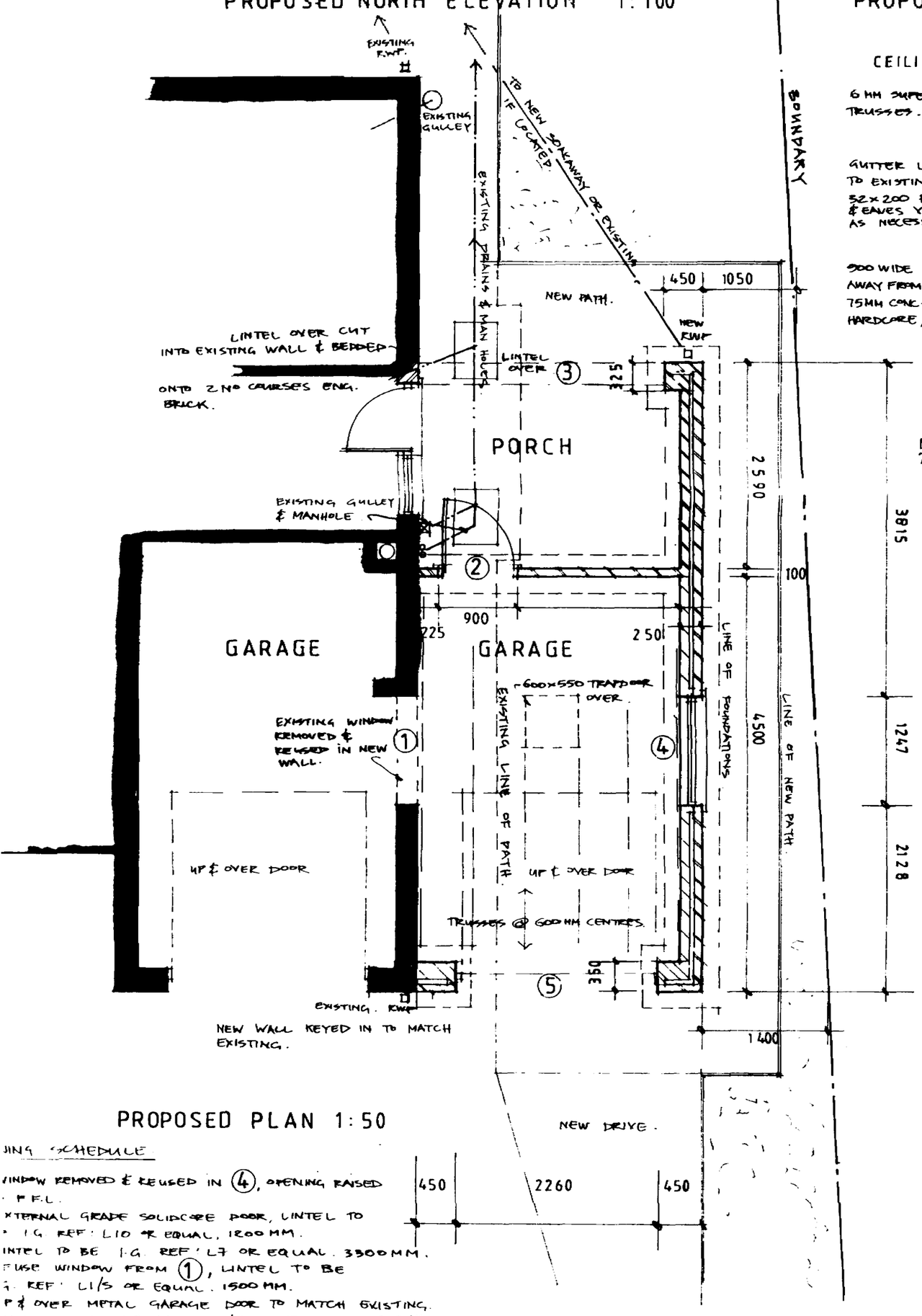
EXISTING FIRST FLOOR



PROPOSED NORTH ELEVATION 1:100



PROPOSED WEST ELEVATION 1:100



PROPOSED PLAN 1:50

JING SCHEDULE

/INDOW REMOVED & REUSED IN (4), OPENING RAISED F.F.L.
XTERNAL GRADE SOLIDCORE DOOR, LINTEL TO I.G REF: L10 OR EQUAL, 1200 MM.
INTEL TO BE I.G. REF' L7 OR EQUAL. 3300 MM.
EUSE WINDOW FROM (1), LINTEL TO BE I. REF' L1/5 OR EQUAL. 1500 MM.
P & OVER METAL GARAGE DOOR TO MATCH EXISTING.
INTEL TO BE I.G. REF: L1/5 OR EQUAL. 2600 MM.

SECTION A-A 1:50

SPECIFICATION

FOUNDATIONS

CONCRETE STRIP FOUNDATIONS 300 x 600 TO CAVITY WALLS & 300 x 450 TO 100 MM WALLS. FOUNDATION DEPTHS SUBJECT LOCAL AUTHORITY SPECIFICATION & TO BE C15P MIX.

SUBSTRUCTURE WALLS

100MM CLASS 'A' DENSE CONC. BLOCKS, BIT. FELT D.P.C. TO EXTERNAL WALLS, 150 MM ABOVE GROUND LEVEL. WEAK MIX INFILL TO BASE OF CAVITY TO TERMINATE 225 MM BELOW LOWEST D.P.C. LEVEL.

FLOOR

100 MM CONCRETE ON 1000 GUAGE POLYTHENE D.P.M. ON 150 MM WELL BLINDED & CONSOLIDATED HARDCORE.

WALLS

250 MM CAVITY WALLS CONSIST OF:
100 MM FACE BRICK TO MATCH EXISTING.
50 MM CAVITY FILLED WITH ECOMAX DRY CAVITY WALL INSULATION WERE APPROPRIATE, ALL WORK TO BE IN ACCORDANCE WITH AGREEMENT BOARD CERT. No 88/2031, OR EQUAL APPROVED.
100MM INTERNAL SKIN OF 'LYTAG' SOLID INSULATION BLOCK. CAVITY WALLS TIED TOGETHER USING GALV. STEEL TWIST TIES @ 900 MM HORZ. & 450 MM VERTICALLY IN ACCORDANCE WITH BS 1243, 1978.
INTERNAL 100MM WALL TO BE FACING BRICK TO MATCH EXISTING. CAVITY TRAY OVER.

LINTEL

ALL LINTELS TO BE I.G. OR EQUALLY APPROVED WITH MIN 150 MM BEARING TO ENDS & FITTED TO MANUFACTURES SPECIFICATION.

RAINWATER GOODS

RAINWATER GOODS TO BE 100MM SQ. SECTION GUTTER & 65x65 DOWN PIPE TO MATCH EXISTING.

ROOF CONSTRUCTION

CONCRETE INTERLOCKING ROOF TILES TO MATCH EXISTING ON 38 x 25 S.W. TREATED TIMBER BATTENS ON UNDERFELT TO BS. 747 (TYPE 1F) LAPPED 150 MM HORZ. & 100MM VERTICALLY. TWINAPLATE FINK TYPE PREFABRICATED 35° PITCH TRUSSES @ 600 MM CENTRES IN ACCORDANCE WITH BS. 5268 PART 5, 1985. BRACING: 25x100 LONGITUDINAL BRACING 2 No 25x100 50° SPLAY CEILING BINDER BRACING & 25x100 DIAGONAL ROOF BRACING. PROVIDE 50x100 WALL PLATE. TRUSSES STRAPPED TO WALL PLATE, GABLE WALL @ VERGES & CEILING LEVEL WITH 50x5 M/S. ANCHOR & LATERAL RESTRAINT STRAPS, MAX 1200 MM CENTRES. AT LATERAL STRAP POSITIONS PROVIDE PACK & 38x50 S.W. NOGGINS TO TRUSSES.

HILLGATE