SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H08/1233/92 Received:27-NOV-92 Type:FULL

Name: Mr & Mrs J L Sandall
South Villa
Westhorpe
Gosberton
Spalding Lincs

Agent: John R Clayton (Assocs)
Sandacre Lodge
North Drove
Quadring Fen
Spalding Lincs PE11 4QS

Description: Garage extension and change of use of land for dometic use.
Location : South Villa Westhorpe
Gosberton 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
13-JAN-93 H08/1233/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H08 | 1233 | 92

Date Registered 27 NOV 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. J. L. SANDALL
SOUTH VILLA
WESTHORPE
GOSBERTON
SPALDING. LINCS.

Tel. No.

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

JOHN R. CLAYTON (ASSOCS)
SANDACRE LODGE
NORTH DROVE
QUADRING FEN
LINCS PE11 4RS

Tel. No. 0775 750377
(Personal contact name) MR J. CLAYTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SOUTH VILLA, WESTHORPE, GOSBERTON, LINCS.

OFFICE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE EXTENSION & CHANGE OF USE ADJ. LAND.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £65.00 If you consider no fee is payable include a written explanation instead.

Signed J L Clayton Date 24.NOV.92 Previous application No:

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION** STAT

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: NOT APPLICABLE.

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

B. Please state size of any new structure:- (a) max. height: 4.35 metres

(b) max. length: 8.90 metres

(c) max. width: 6.55 metres

C. Please state type and colour of materials for facing external walls: BUFF MULTI BRICK TO MATCH EXTG.

D. Please state type and colour of roofing materials. SLATE GREY TILES TO MATCH EXISTING.

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.

GARAGE = DOMESTIC RESIDENTIAL (SEE 6. BELOW)

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? APPLICATION = DOUBLE GARAGE.

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 EXISTING & NEW SOAKAWAYS

B. For estate developments, please state how highway surface water will be disposed of N.A.

C. *Please state whether a land drain will be affected* NO.

D. Foul sewerage will be disposed of to: UNKNOWN

Mains sewer [ ] Cesspool [ ] Septic tank [✓]

OTHER MATTERS Please complete

	State Yes or No	
The proposal is in connection with agriculture	YES	→ 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.	N.A	→ Date: Consultee(s):
Is this application related to a previous submission	N.A	→ Application No.:

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application. Continue on separate sheet if necessary.

* SEE ACROSS →

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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

NOT APPLICABLE

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ 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		
What provision is being made for access to the premises for the disabled?			

* THE APPLICANT IS CURRENTLY ACQUIRING THE STRIP OF LAND (APPROX 4.5M WIDE) ADJACENT TO HIS PROPERTY THIS WILL REMOVE A CURRENT ANGLED TAPER FROM THE FIELD SHAPE, (PERMITTING EASIER WORKING), AND ALLOW THE PROPOSED GARAGE CONSTRUCTION AS PART OF THE DOMESTIC PROPERTY

THE OWNERSHIP DECLARATION OVER, INDICATES THAT INTEREST

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 / PROSPECTIVE PURCHASER (SEE NOTE 6. PREVIOUS)

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

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: MR. P. BERRIDGE "JUPITER", WESTHORPE, GOSBERTON.

State Date notice served: 24 NOV 72

Signed [signature] (~~Applicant~~/Agent) Date 24 NOV 72

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 [signature] ~~Applicant~~/Agent) Date 30 NOV 72.

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 SOUTH VILLA, WESTHORPE, GOSBERTON
Take notice that application is being made to South Holland District Council by
for planning permission for GARAGE EXTENSION / CHANGE OF USE.

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 [signature] Date 24 NOV 72

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 8-12

Notice posted by PM
Date 8-12

Resident Notices required

Sent | Delivered

Case Officer Conclusions

remove existing single garage + build proposal
Coming forward of existing dwelling but South villa is well off
wallthorpe road. Existing garage is forward. Flat Plan [illegible] body.

RECOMMENDATION

I think we could take action if more hard [illegible]

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM.....

Senior Officer DR 13/1

Case Officer Recommendation

Approve ✓ | Refuse

Signed PM 7-1

Conditions/Reasons
(continue overleaf) TL1

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction:

Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

PJM 2-12

DE 2/12

Note there is no accurate block plan. Reg 4 later on / this proves essential after S.V.

	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

PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110. P1964

Receipt Issued

Date first Rec'd 27 NOV 1992

Registration

Reference H08/1233/92

Cross-Ref B08/0796/92

Date 30/11

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace 58.29

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 110

~~Additional~~
Refund SS

Receipt
Issued Dec 92

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 61

OS No's

Grid ref 5 21470 3 30950

Ward U

Parish GOSBERTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area NO

Linked to site

Ref

Linked to property 0061983

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H08/1233/92 Received:27-NOV-92 Type:FULL

Name: Mr & Mrs J L Sandall
South Villa
Westhorpe
Gosberton
Spalding Lincs

Agent: John R Clayton (Assocs)
Sandacre Lodge
North Drove
Quadring Fen
Spalding Lincs PE11 4QS

Description: Garage extension and change of use of land for dometic use.
Location : South Villa Westhorpe
Gosberton 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.

12-JAN-93 AD check....AL 12/1....

Authorised to issue (inc Delegation).....PR 12/1..

IAN SMITH Dip TP MRTPI
ector 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: H08/1233/92 Type: FULL

Applicant: Mr & Mrs J L Sandall
Tel:

Agent: John R Clayton (Assocs)
0775 750377

Description: Garage extension and change of use of land for dometic use.

Location: South Villa
Westhorpe
Gosberton
Spalding Lincs

Valid date: 27-NOV-92
Target dates:
To case officer 04-DEC-92
Inspected by 07-DEC-92
Extra contacts 11-DEC-92
Report if not clear by 01-JAN-93

Terminal date: 22-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 58.29 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Gosberton P 0775 840415	03-DEC-92	17-DEC-92	
Cllr J A Dobney	03-DEC-92	17-DEC-92	ok
Site/Press Advert MIN	08-DEC-92	29-DEC-92	

Acc - No objections Jacs 10/12/92.

L AN 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: H08/1233/92

Applicant: Mr & Mrs J L Sandall
South Villa
Westhorpe
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Agent: John R Clayton (Assocs)
Sandacre Lodge
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Spalding Lincs PE11 4QS

Description: Garage extension and change of use of land for dometic use.

Location: South Villa Westhorpe
Gosberton Spalding Lincs

Type: FULL

Date received: 27-NOV-92

03-DEC-92

Dear Cllr J A Dobney

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 13-DEC-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

O.K

Cllr J A Dobney
Orchard House
32 Surfleet Road, Surfleet
Spalding, Lincs
PE11 4AG

I request that this application be considered by Planning Committee, because

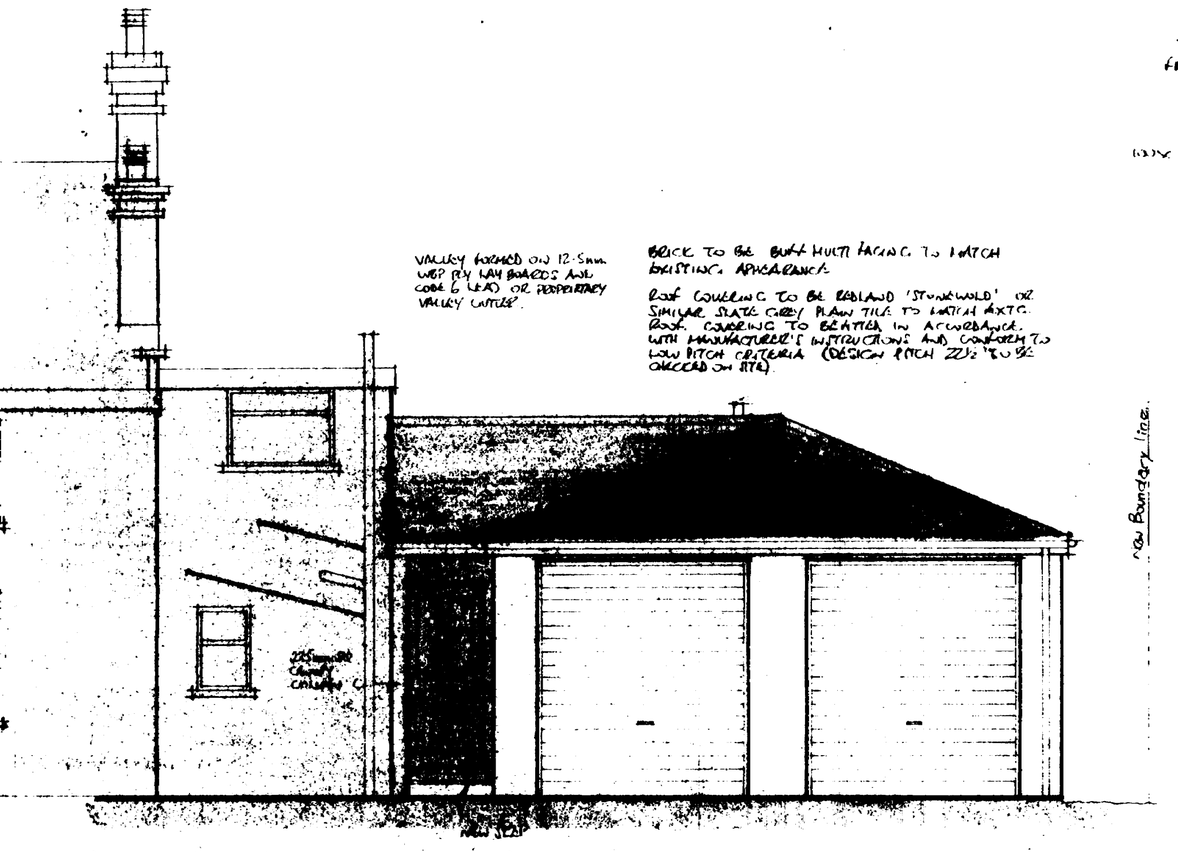
S.H.D.C. PLANNING DEPT.
RECEIVED
11 DEC 1992 PJ

Attention of
DPO NRM
DOPO ES
JC ACP
Action by .....
Discuss with .....
Copy to .....

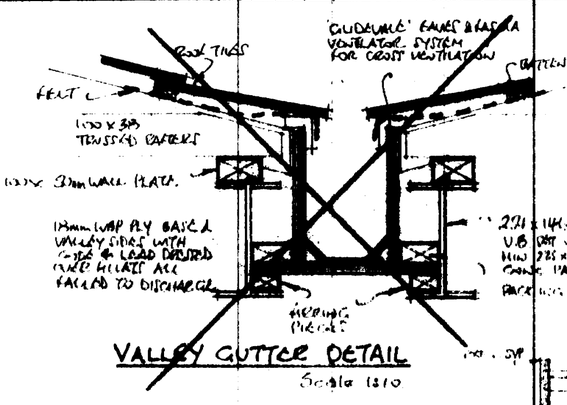
File Nos.

Acknowledge YES/NO
By
Date

Signed: J. A. Dobney



NORTH ELEVATION.



VALLEY GUTTER DETAIL

Scale 1:10

WEST ELEVATION

NEW PITCHED ROOF FORMED IN 100x38 SW CLAD NAILED TRUSSES @ 600 CTRS COMPLETE WITH EAVES & LONGITUDINAL BRACING. TRUSSES TO BEAR ON SECOND TIMBER WALL PLATE 100 x 50 STRAPPED (50 x 5mm GALV. M.S) @ 2M. CTRS TRUSSES SIMILARLY SECURED 3NO. ADJACENT TO GABLES NOGGED & STRAPPED TO CAVITY.

CAVITY WALL CONSTN. IN 100mm OUTER LEAF BRICK WITH INNER BLOCK 100mm LOADBEARING & 50mm CAVITY INSULATION. INTERNAL BLOCK FINISHED HAIR KNOCK FOR DECORATION.

PARTITION WALLS TO REAR IN SINGLE SKIN THERMAL BLOCKWORK. CONTINUED F.H.T. INTO ROOF AREA & FINISHED 2CT. PLASTER FOR DECORATION TO TOILET & LOBBY AREAS.

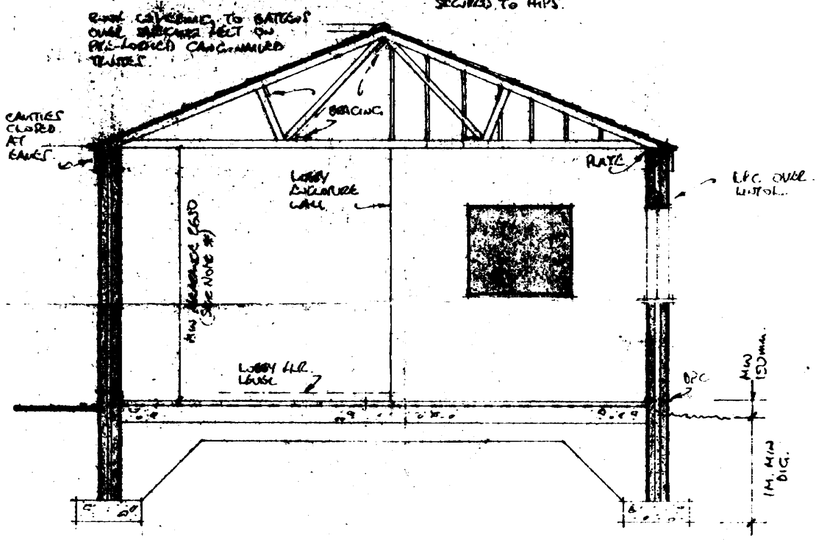
CEILING IN 9.5mm P/BD. C/W VAPOUR BARRIER & THERMAL QUILT 100mm DEEP. SKIM & SET FOR DECORATION. U VALUE TO BE 0.25 W/M²°C

DPC MIN. 150mm ABOVE G.L. & LINKED TO DPM.

200mm THK. 11.4 CONC. FLR WITH 10mm Ø MESH REINFORCEMENT (200 SQ. GRID) SAT 50mm FROM SURFACE. MIN. 50mm COVER TO ALL STEEL. 50mm MIN. DUSTING, TOPPING, SCREED OVER 1000 GAUGE POLYTHENE DPM LINKED TO DPC. CONCRETE LAID ON 200mm COMPACTED H/CORE BASE TO FREE GROUND.

WALL CAVITY FILLED TO G.L. WITH LEAN MIX. ALL WORK BELOW GROUND IN "CLASS A" BLOCK OR ENG. BK.

750 x 250 FOUNDATIONS TO CAVITY WALLS MIN. 1M. BELOW GROUND LEVEL.



SECTION A-A.

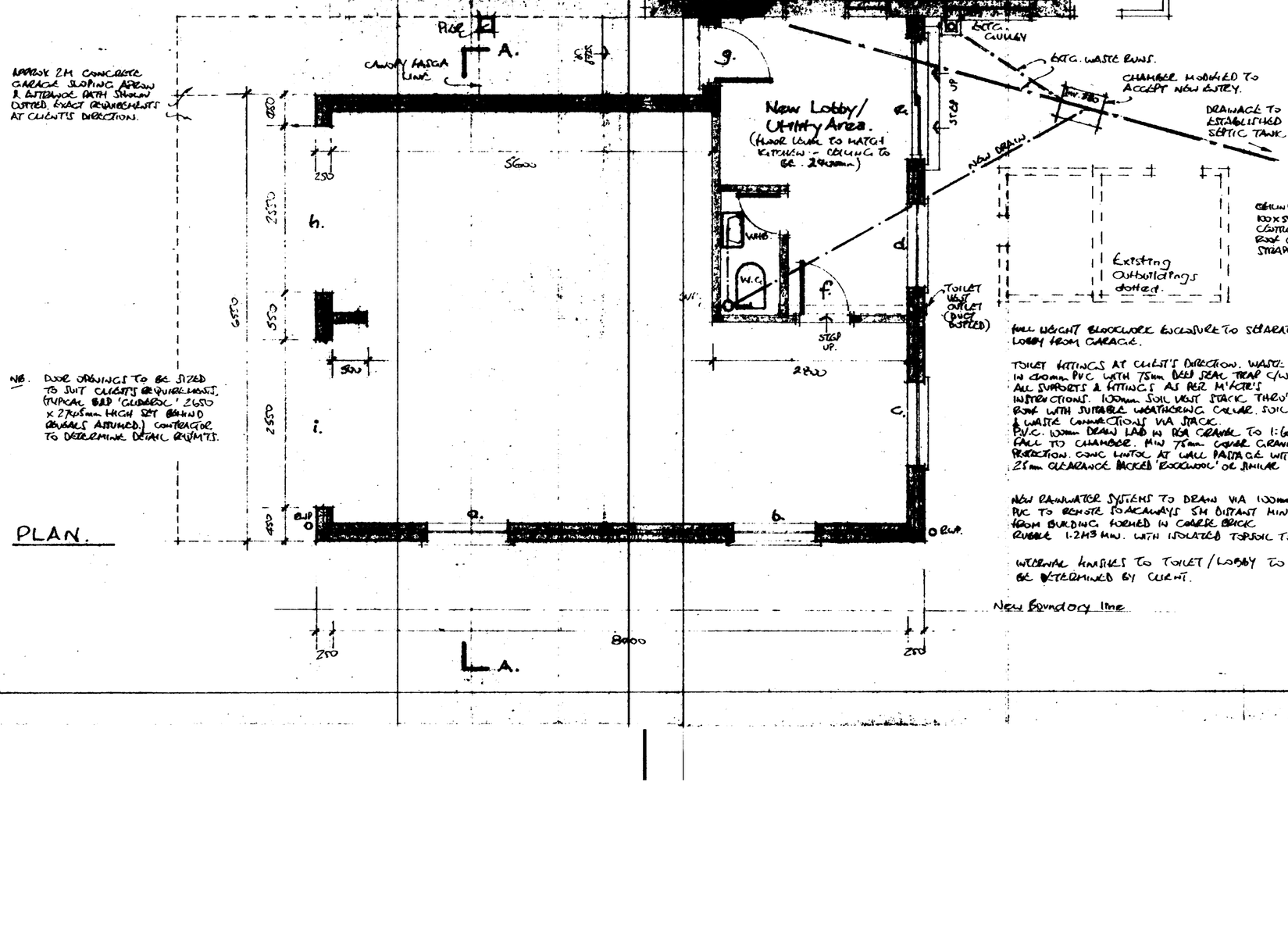
* CONTRACTOR SHALL ENSURE HE OBTAINS CLIENT CONFIRMATION OF MIN. CLEARANCE HT. FOR DOORS IN RESPECT OF VEHICLES.

Lintol Schedule.

location	length.	ref.
a. b. c. d.	1500	L1/S
e.	2100	L/HD
f.	1050	INTERNAL 100
g.	1200	L1/HD
h. i.	2850	L1/HD.

ALL REFERENCES ARE I.C. & ALLOWANCE MADE FOR 150mm MIN GOD BEARING.

NEW BK. 225 RO PIER TO SUPPORT 225 x 75 TIMBER BUILT INTO NEW GARAGE WALL TO ACT AS BEARER FOR SHORT PART ROOF TRUSSED SECTION UP TO VALLEY. EXPOSED SPLAYED, STEPPED IN 12mm WBP PLY; BATTENED & TILE HUNG TO MATCH ROOF. CANOPY FACIA IN 12mm 'SUPALUX'



PLAN.

CEILING P/BD. to 100 x 50 SW JOISTS CENTRES INDICATED ROOF CONSTRUCTION STRAPPED AS GARAGE

WALL HEIGHT BLOCKWORK ENCLOSURE TO SEPARATE LOBBY FROM GARAGE.

TOILET FITTINGS AT CLIENT'S DIRECTION. WASTES IN 40mm PVC WITH 75mm DEEP SEAL TRAP C/W ALL SUPPORTS & FITTINGS AS PER M'FCTR'S INSTRUCTIONS. 100mm SOIL VENT STACK THRU' ROOF WITH SUITABLE WEATHERING COLLAR. SOIL & WASTE CONNECTIONS VIA STACK. P.V.C. 100mm DRAIN LAID IN RSA GRANULE TO 1:60 FALL TO CHAMBER. MIN 75mm COVER GRANULE PROTECTION. CONC LINTOL AT WALL PENTRATE WITH 25mm CLEARANCE BACKED 'ROCKWOOL' OR SIMILAR

NEW RAINWATER SYSTEMS TO DRAIN VIA 100mm PVC TO SOAKAWAYS 5M DISTANT MIN. FROM BUILDING FORMED IN COARSE BRICK RUBBLE 1·2M³ MIN. WITH INSULATED TOPSOIL TOP.

INTERNAL FINISHES TO TOILET / LOBBY TO BE DETERMINED BY CLIENT.

