SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0185/94 Received:21-FEB-94 Type:FULL

Name: Mr & Mrs S Thompson
5 Stockmans Avenue
Holbeach
Spalding
Lincs

Agent: Helter Design Services
'Maytrees'
Sutton Crosses
Long Sutton
Spalding Lincs

Description: Extension and alterations

Location : 5 Stockmans Avenue Holbeach
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 bricks to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
31-MAR-94 H09/0185/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0185/94

Date Registered 21 FEB 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. S. THOMPSON
5 STOCKMANS AVENUE
HOLBEACH, SPALDING

Tel. No. 0406 426589.

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

HELTER DESIGN SERVICES
MAYTREES SUTTON CROSSES
LONG SUTTON SPALDING

Tel. No. 0406 364897
(Personal contact name) MR. T. FOWLER

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

No. 5 STOCKMANS AVENUE HOLBEACH SPALDING.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

RE-SITED BATHROOM & NEW BEDROOM.

Please complete

Signed. T Fowler

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70 If you consider no fee is payable include a written explanation instead.

Date 20 Feb 94

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. Please state site area (in all cases)	·035 hectares
B. If building works are proposed, please state extra floor space to be created:	13 sq. metres
C. Please state size of any new structure:- (a) max. height:	3·75 metres
(b) max. length:	5·5 metres
(c) max. width:	2.45 metres
D. Please state type and colour of materials for facing external walls:	RED/BROWN BRICKWORK
E. Please state type and colour of roofing materials.	BROWN CONC. TILES (see plan)
F. 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.

PART OF DRIVE

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 SOAKAWAYS (EXTG)
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.

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 21-2-94

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 21-2-94

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing bungalow. Orange coloured brick/brown tile.
Boundaries :
Site Features : Bungalows to each side. Adj bungalow has windows + door facing. Existing access.

Inspected by DMG
Date 7/3

Site Notice posted by
Date
Expiry DMG 7/3

Individual Resident Notices required:

Addresses to be sent to – No 3 Stockmans Avenue

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 29/3.

Acceptable in terms of appearance/design.
No windows on elevation facing neighbouring property to north.
Neighbours not materially affected in my opinion.

COMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

(Approve (or equiv)) Refuse (or adverse)

Signed ..MG Date..29/3.

~~Notes:~~

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL1

2 SC80 --- bricks.

Reason standard.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70-00

Receipt No P3917

Date first Rec'd 21 FEB 1994

Registration

Reference H09/0185/94

Cross-Ref R

Date 22/2

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Extension + Alterations

Invalid
- Site plans ☐
- Certificate ☐
- Fee ☐
- Fee (not free) ☐
- Inaccurate ☐
- Incomplete ☐
- Unclear ☐

Fees
- Correct fee £ 70·
- Nil fee ☐
- Discounted ☐
- Previous app – ref:
- Type of app
- Reason:
- Additional £
- Refund £
- Receipt No
- Voucher No
- Date
- Date

Information

Index sheet 151
Grid ref 536590 | OS Plots 325370

Ward J | Parish HOLBEACH

Inside IBD YES | Inside LP area NO

Constraints:

- CA Cons Area ☐
- LB Listed – Grade: ☐
- ARC Archaeology ☐
- AM Ancient Mon ☐
- SSI Special Int ☐
- TR Rural ☐
- BP TR proposed 67m ☐
- LC Level Cross ☐
- FP Footpath ☐
- TPO Tree Pres ☐

Hazards –

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

Linked to site Ref ☐

Linked to property Ref 0089921 ☐

- Dist Bound ☐
- Other: ☐

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
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

Application no: H09/0185/94

Applicant: Mr & Mrs S Thompson
5 Stockmans Avenue
Holbeach
Spalding
Lincs

Agent: Helter Design Services
'Maytrees'
Sutton Crosses
Long Sutton
Spalding Lincs

Description: Extension and alterations

Location: 5 Stockmans Avenue Holbeach
Spalding Lincs

Type: FULL

Date received: 21-FEB-94

28-FEB-94

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 14-MAR-94. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

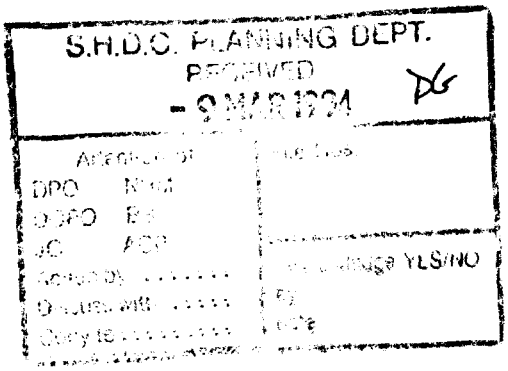
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

N P Judge



Town and Country Planning Act etc

DRAFT PERMISSION

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Holbeach
Spalding
Lincs

Agent: Helter Design Services
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Sutton Crosses
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Description: Extension and alterations

Location : 5 Stockmans Avenue Holbeach
Spalding Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 The bricks to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

30-MAR-94 AD check... A.D. 30/3.

Authorised to issue (inc Delegation)... R. 30/3..

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

H09/0185/94

FULL

Applicant: Mr & Mrs S Thompson
Tel: 0406 426589

Agent: Helter Design Services
0406 364897

Description: Extension and alterations

Location: 5 Stockmans Avenue
Holbeach
Spalding
Lincs

Valid date:	21-FEB-94	Terminal date:	18-APR-94
Target dates:		Target Committee:	30-MAR-94
To case officer	28-FEB-94	Report deadline:	16-MAR-94
Inspected by	07-MAR-94	Agreed TD Ext:	
Extra contacts	14-MAR-94	Case Officer:	
Report if not clear by	28-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 13 M2
Category: Alteration
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier, 3 Stockmans Ave, Hol		08-MAR-94	29-MAR-94
Site/Press Advert MIN		07 08-MAR-94	28 22-MAR-94
Clerk to Holbeach PC	0406 26739	28-FEB-94	14-MAR-94
Cllr N I Capes	0406 23830	28-FEB-94	07-MAR-94
Cllr T G M Tyler	0406 22285	28-FEB-94	07-MAR-94
Cllr D S Venni		28-FEB-94	07-MAR-94

l c.c - No objections to

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
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SOUTH HOLLAND DISTRICT COUNCIL

H09/0185/94

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Report if not clear by	28-MAR-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 13 M2
Category: Alteration
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		01-MAR-94	22-MAR-94
Clerk to Holbeach PC	0406 26739	28-FEB-94	14-MAR-94
Cllr N I Capes	0406 23830	28-FEB-94	07-MAR-94
Cllr T G M Tyler	0406 22285	28-FEB-94	07-MAR-94
Cllr D S Venni		28-FEB-94	07-MAR-94

H.C.C. - No objections jc cb 2/3/94.

BRIAN SMITH Dip TP MRTPI
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Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3917
Date received : 21-FEB-94

Received from

Mrs T Thompson

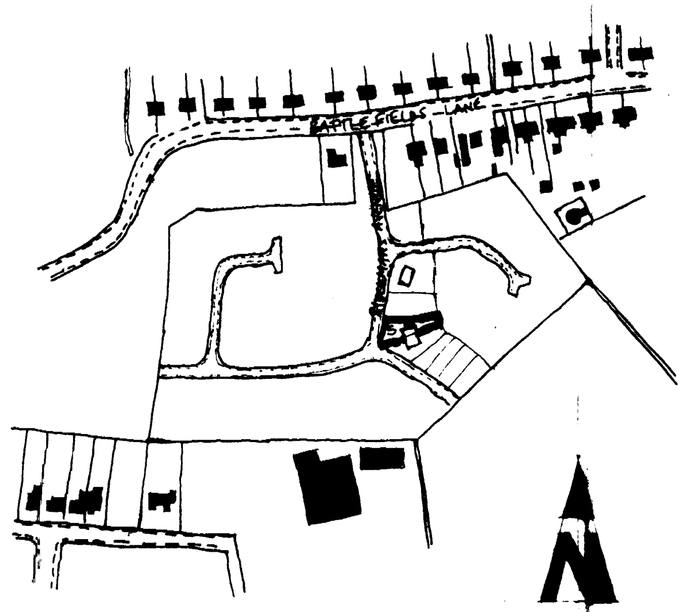
Address

5 Stockmans Avenue
Holbeach
Spalding
Lincs

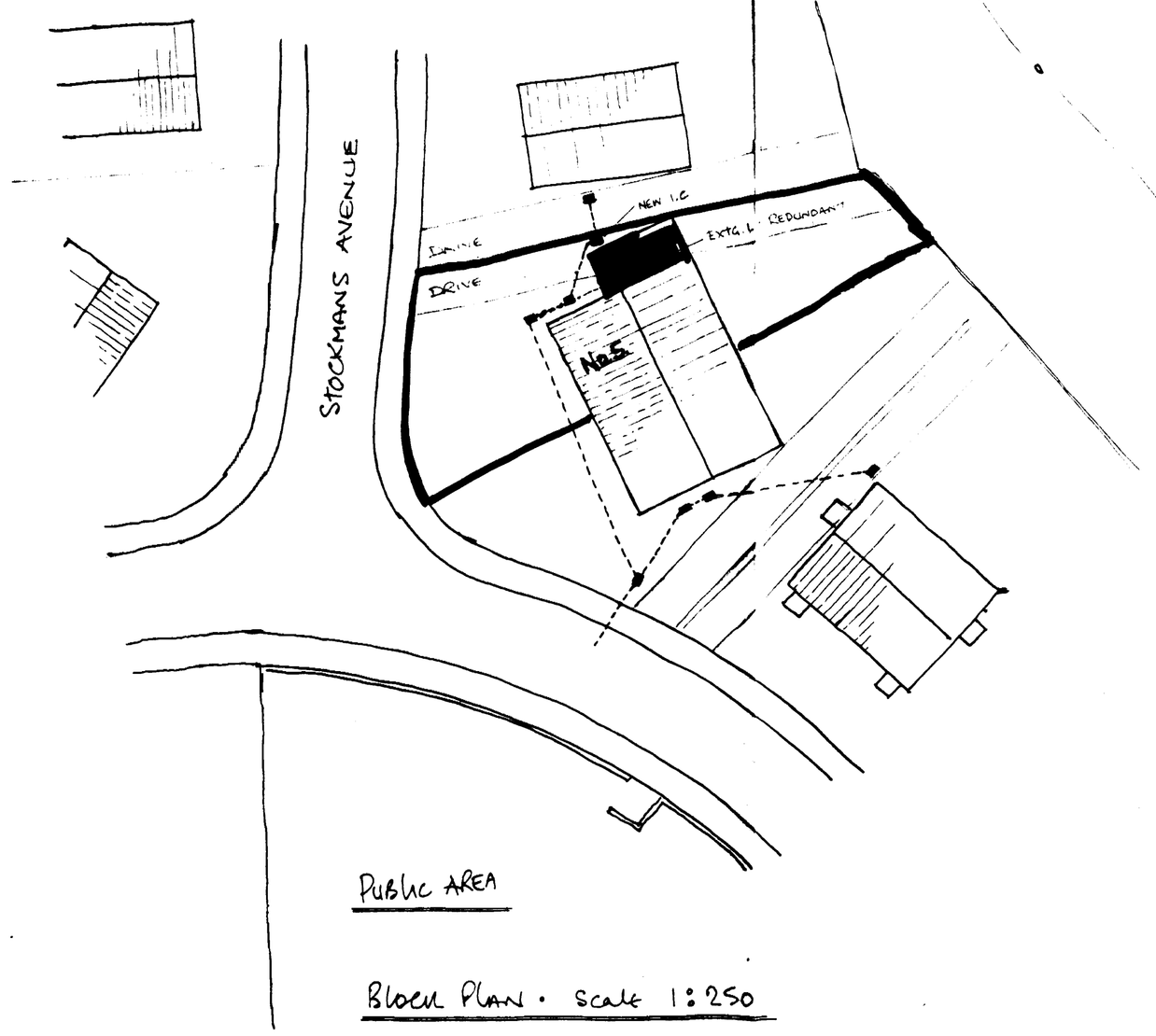
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

Signed. S A Dicks
(Authorised Collector)

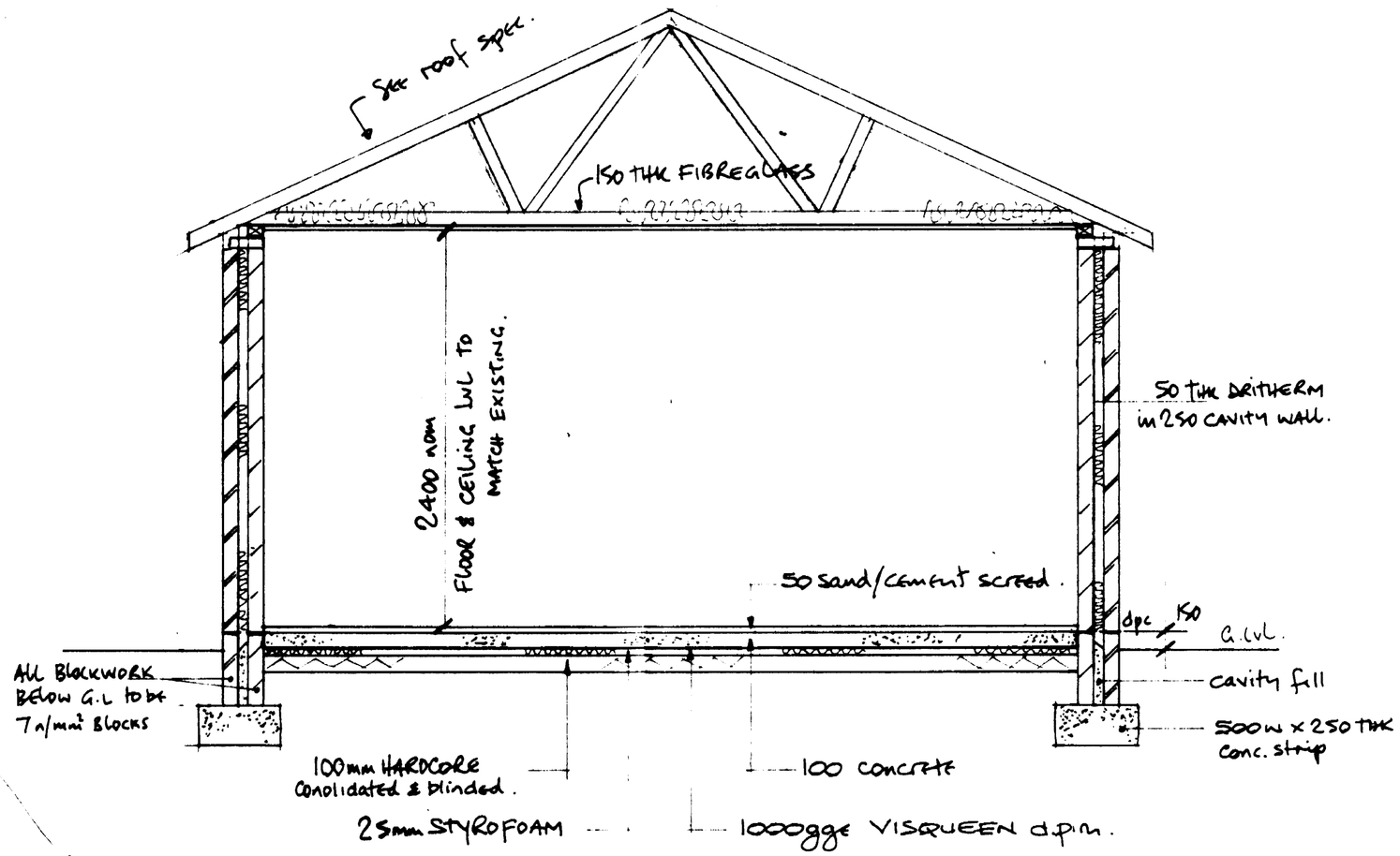


LOCATION PLAN · Scale 1:2500

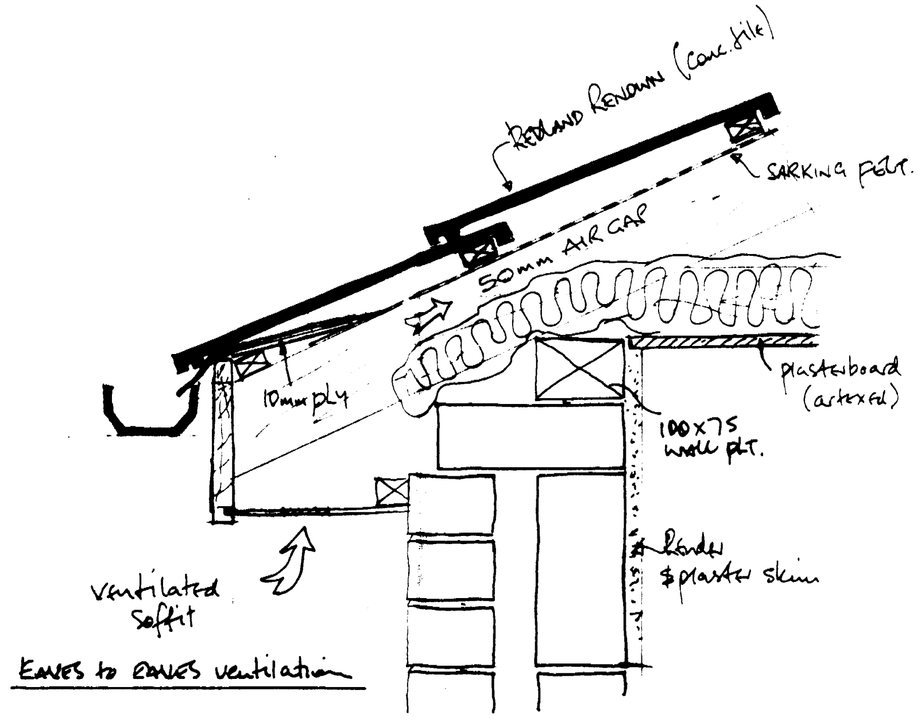


PUBLIC AREA

BLOCK PLAN · Scale 1:250



SECTION THRO' Scale 1:25.



EAVES DETAIL

Scale 1:5

SPECIFICATION

ROOF: REDLAND RENOWN or similar to match existing - COLOUR: Brown on min 38x22 treated timber battens on type 1F FELT (BS 747) on prefabricated trusses @ 400 centres.
(SEE ROOF PLAN drg# 1 for LOCATION of metal straps.

WALLS: 250 cavity brickwork - outer skin 100 mm brick to match existing.
50mm "DRITHERM" INSULATION to cavity & inner skin 100mm "THERMALITE"
CEILING - 9.5mm PLASTERBOARD with ARTEX finish (LVLS TO MATCH EXTG).

WALL FINISH internal: Sand/cement render with plaster finish.

FLOOR: 50 THK Sand/cement screed on 100 THK Conc. slab on 1200 gge polythene on 25 THK Styrofoam on 100 THK consolidated/blinded hardcore (polythene d.p.m to overlap wall d.p.c) DO NOT BRIDGE CAVITY WITH D.P.C.

Foundations: Concrete strip foundations 500 widt x 250 THK and to suit L.A. requirements, STEEL dowell to be inserted into existing foundations prior to pouring new Conc strip to tie in.

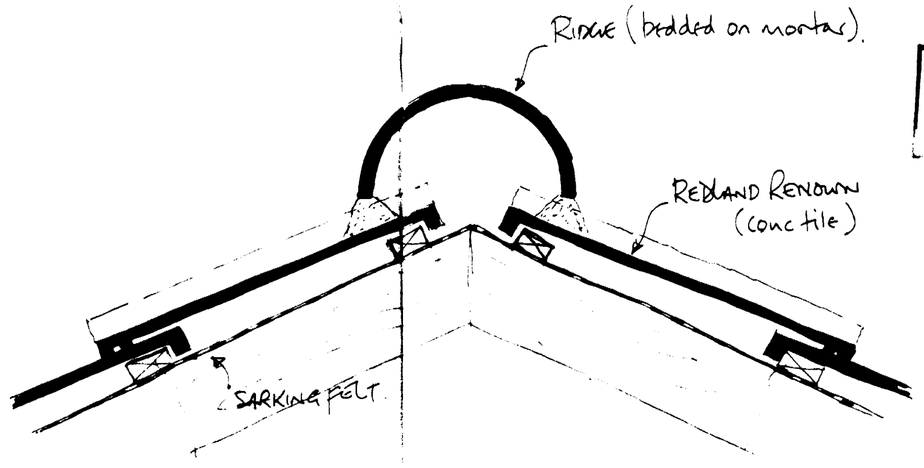
Lintols: Catnic with minimum 150 bearing each side fitted in accordance with manufacturers requirements & sizing.

D.P.C: 100 wide black u.p.v.c for walls, vertical to all reveals to windows with THERMABATE cav. closer to achieve min 1.2 w/m²°c 'u' Value

WINDOWS: to be in timber (double glazed) to match existing.

Ventilation: by mech/electric fan rated at 15 litres per second to w.c/bathroom worked off light switch to give overrun

Drainage 100mm HEPSLEVE with flexible joints bedded in & surrounded by 150mm pea gravel (Fall 1:40) Walls to be pointed over when drain passes under wall with 50mm clearance and surrounded by soft material. All drainage with less than 450 cover to be surrounded in 150 concrete. All gullies to be set in concrete surround [1:3:6]
Backfilling of trenches in accordance with Reg N4.
38mm p.v.c wastes with 75mm deep seal traps set to discharge above water line



RIDGE DETAIL

Scale 1:5.

SOUTH KESTEVEN D.C.
PLANNING
21 FEB 1994
0185/94

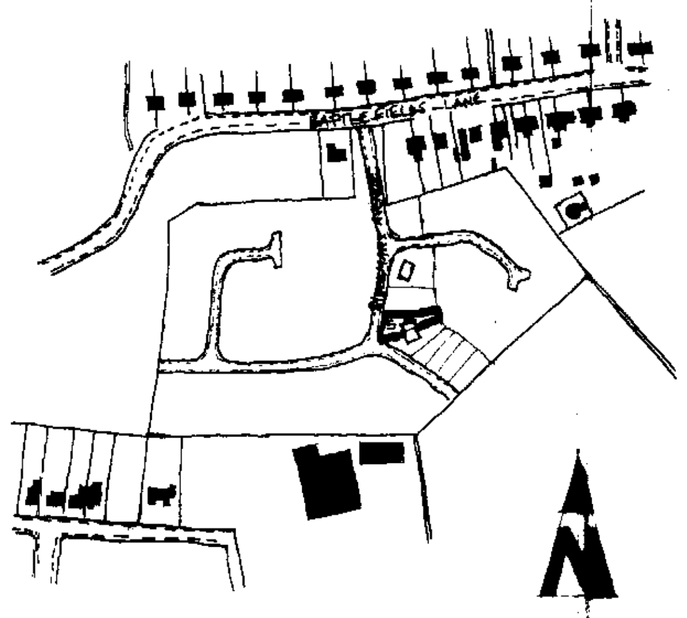
HELTER Design

CONTRACT
MR & MRS. S. THOMPSON
5 STOCKMANS AVENUE
HOLBEACH

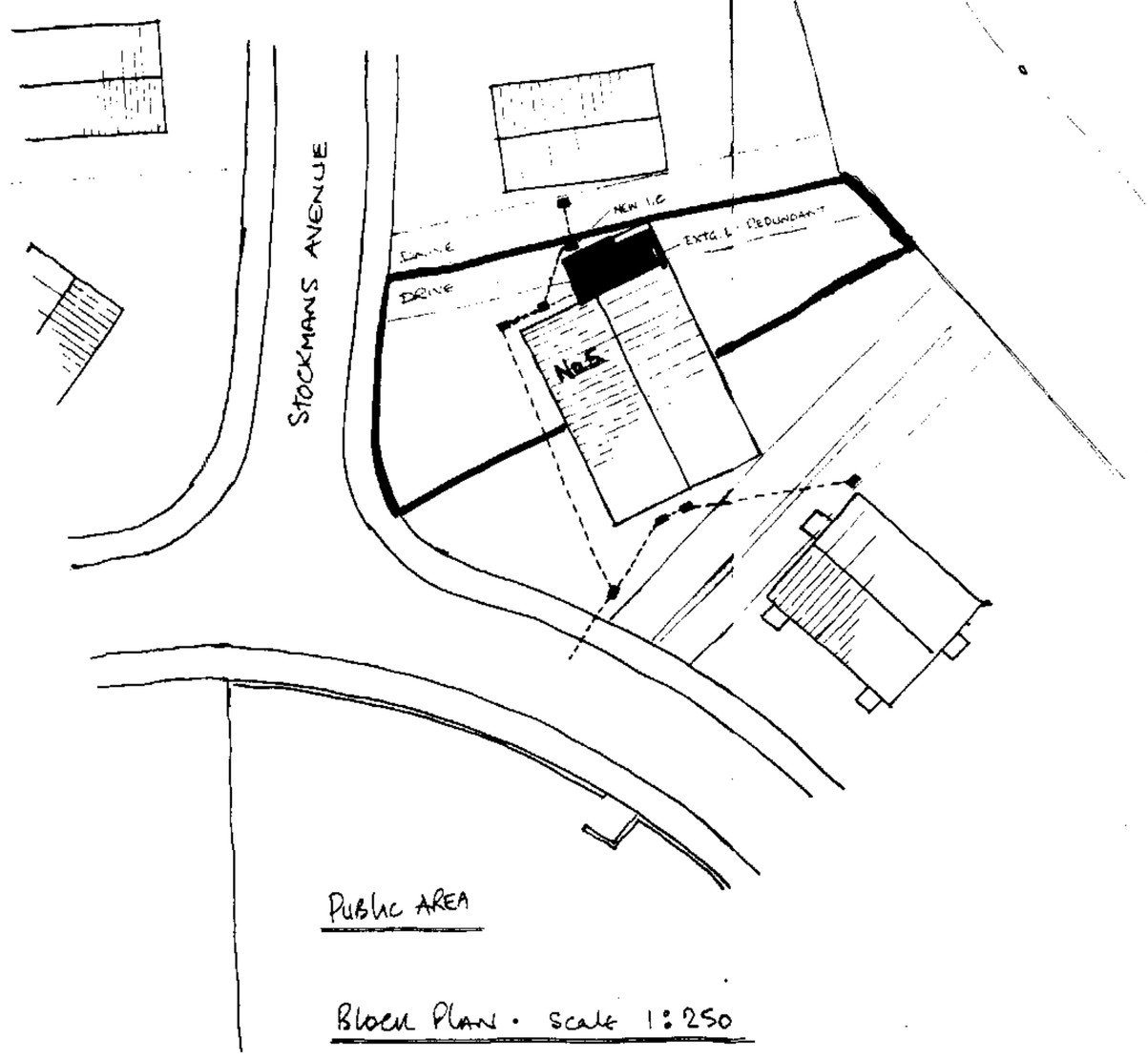
TITLE
PROPOSED EXTENSION
NEW BEDROOM & BATHROOM

DRAWN	SCALE
DATE 16-2-94	
CONTRACT No.	DRWG. No. HD/ST/94/2
	REV.

HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT
Tel. 0406 364897

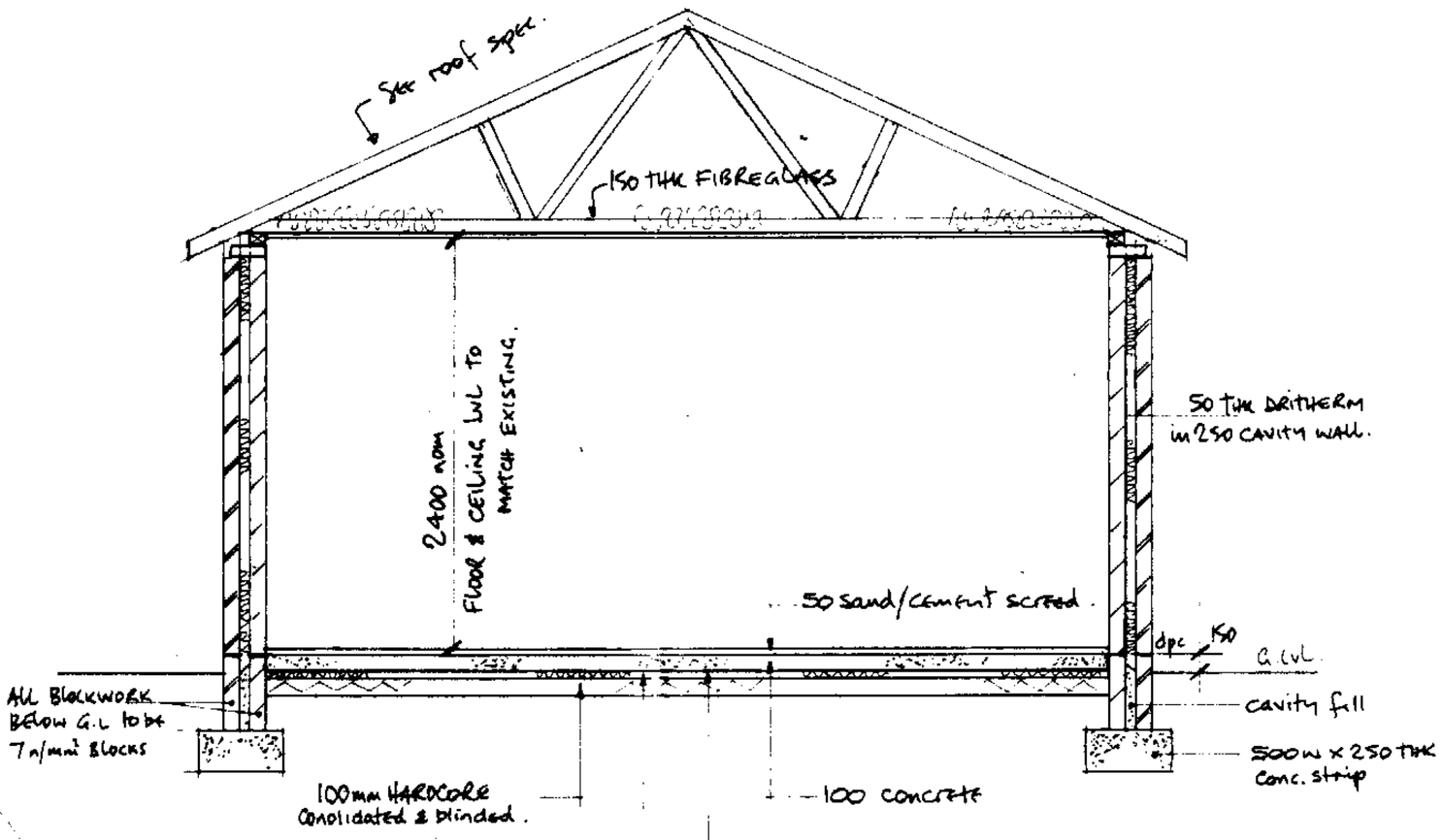


LOCATION PLAN · Scale 1:2500

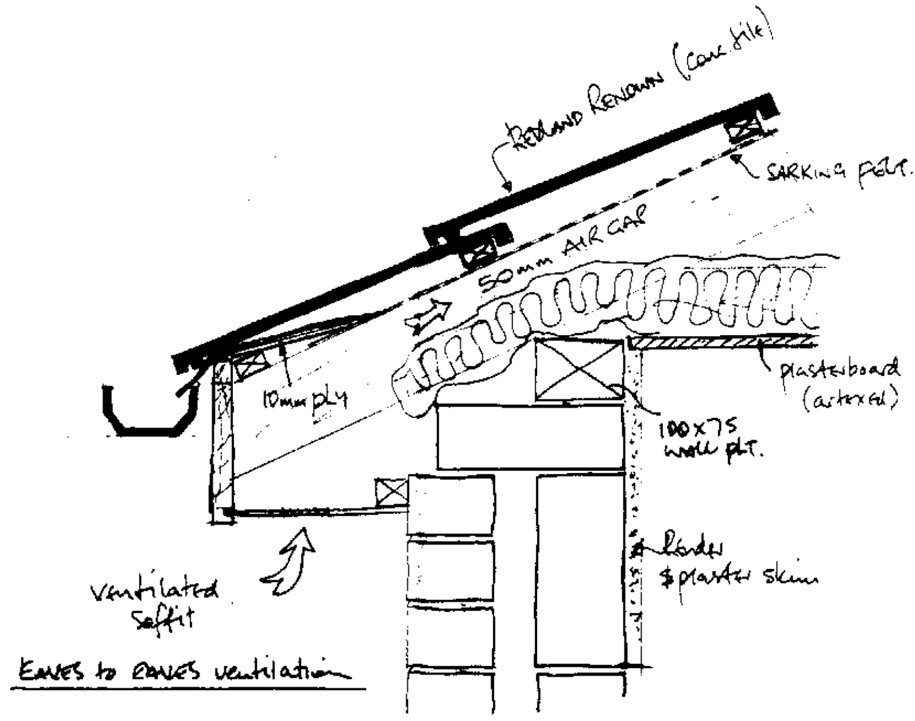


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BLOCK PLAN · Scale 1:250



SECTION THRO' Scale 1:25.



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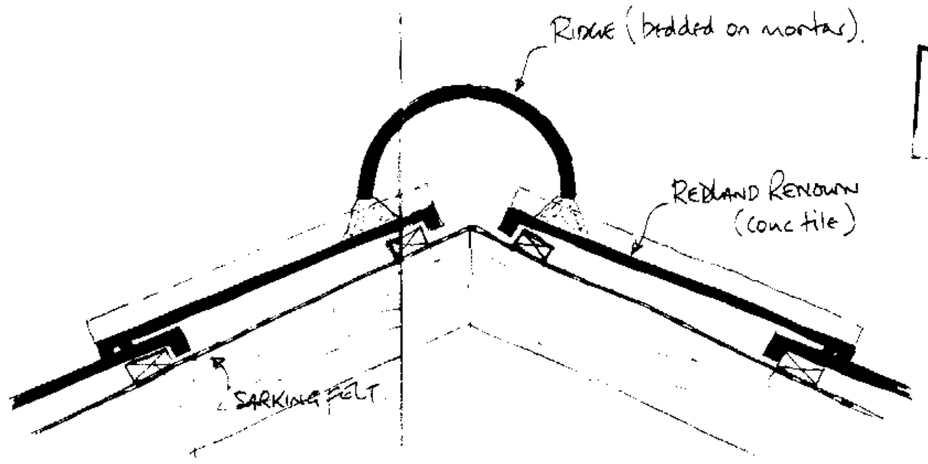
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38mm p.v.c wastes with 75mm deep seal traps set to discharge above water line



RIDGE DETAIL

Scale 1:5.

SOUTH K... D.C.
PLANS
21 FEB 1994
0185/94

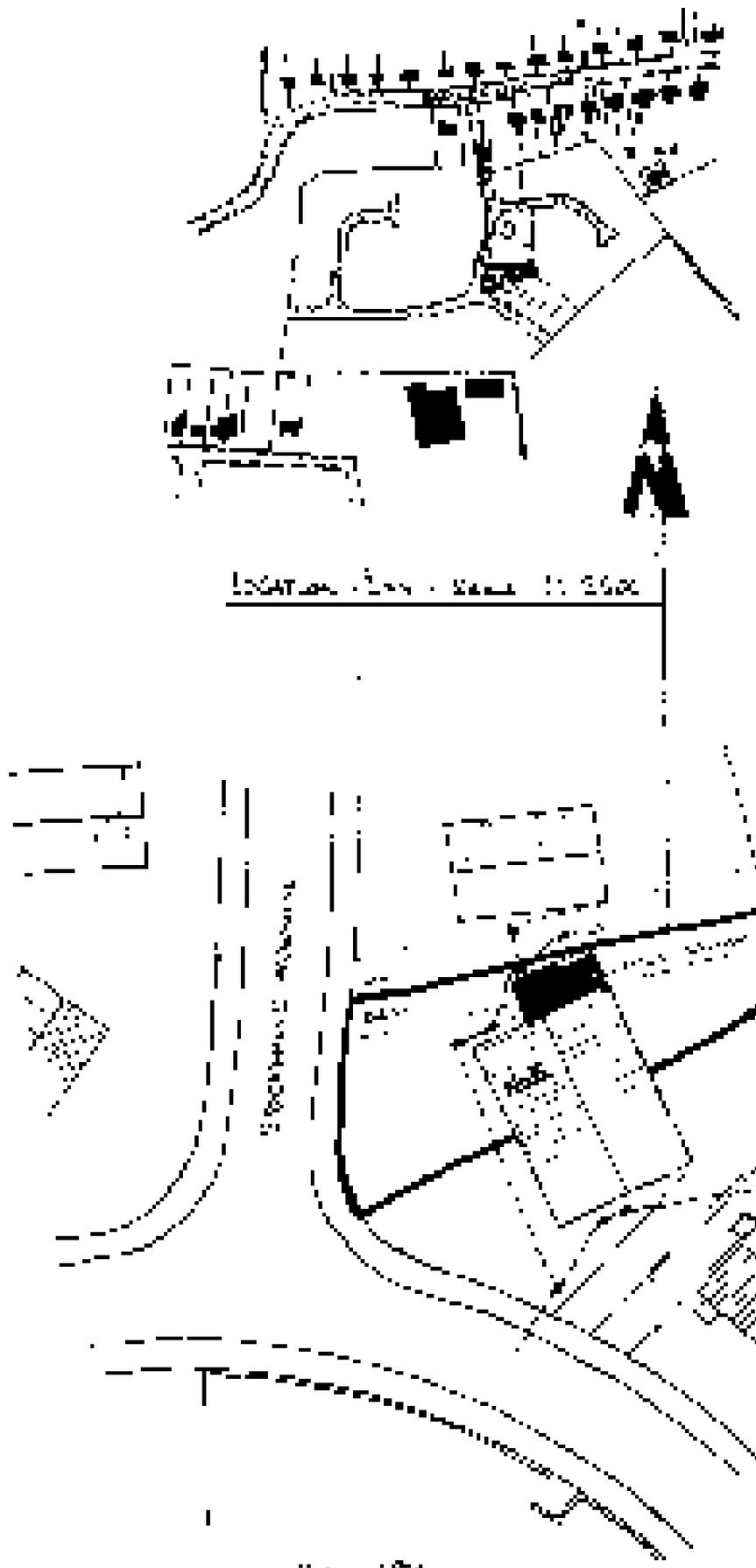
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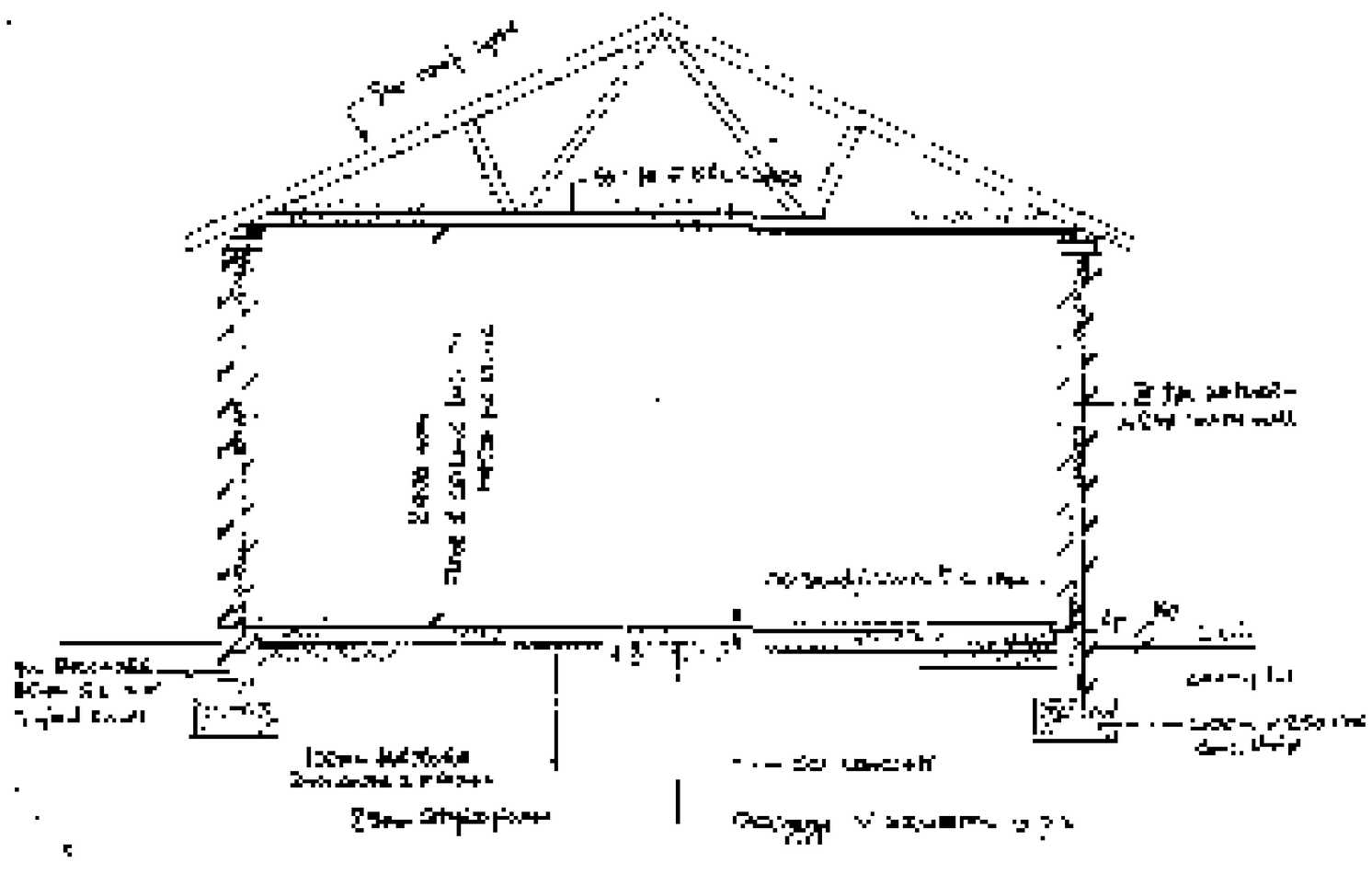
CONTRACT
MR & MRS. S. THOMPSON
5 STOCKMANS AVENUE
HOLBEACH

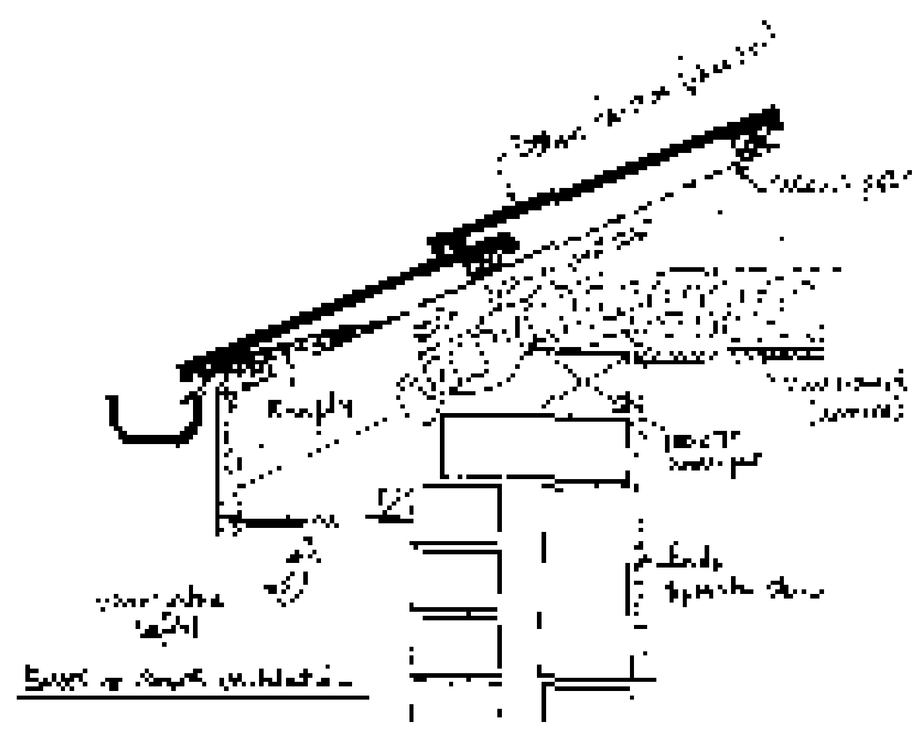
TITLE
PROPOSED EXTENSION
NEW BEDROOM & BATHROOM

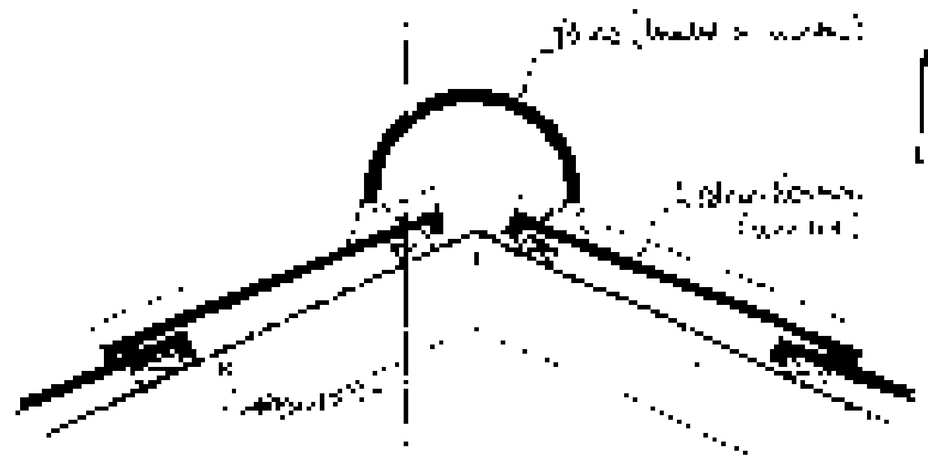
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DATE 16-2-94	
CONTRACT No.	DRWG. No. HD/ST/94/2
	REV.

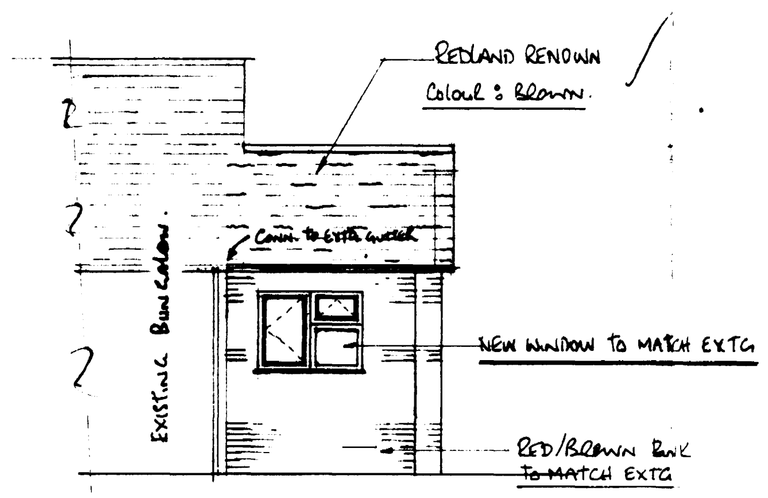
HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT
Tel. 0406 364897



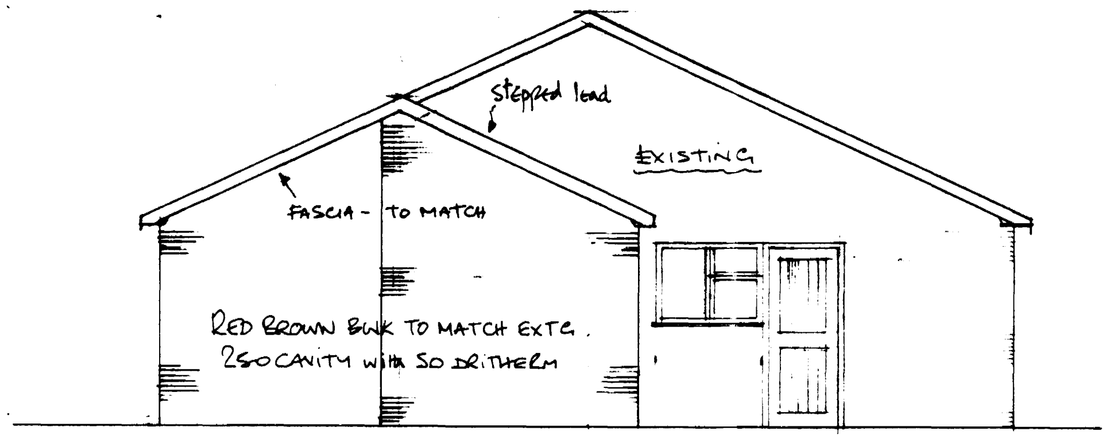




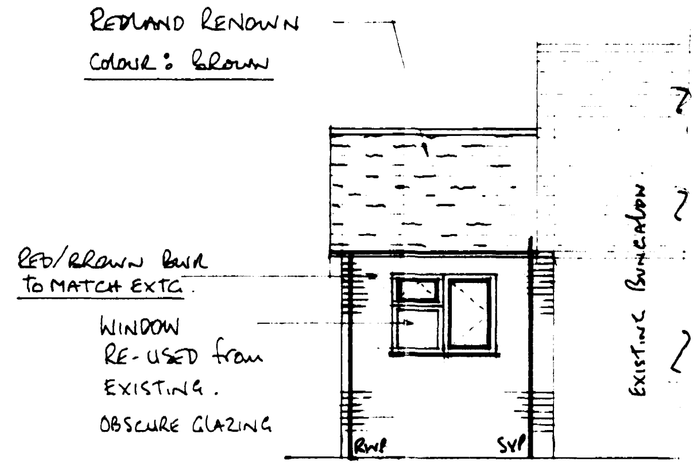




EAST ELEVATION - Scale 1:50.

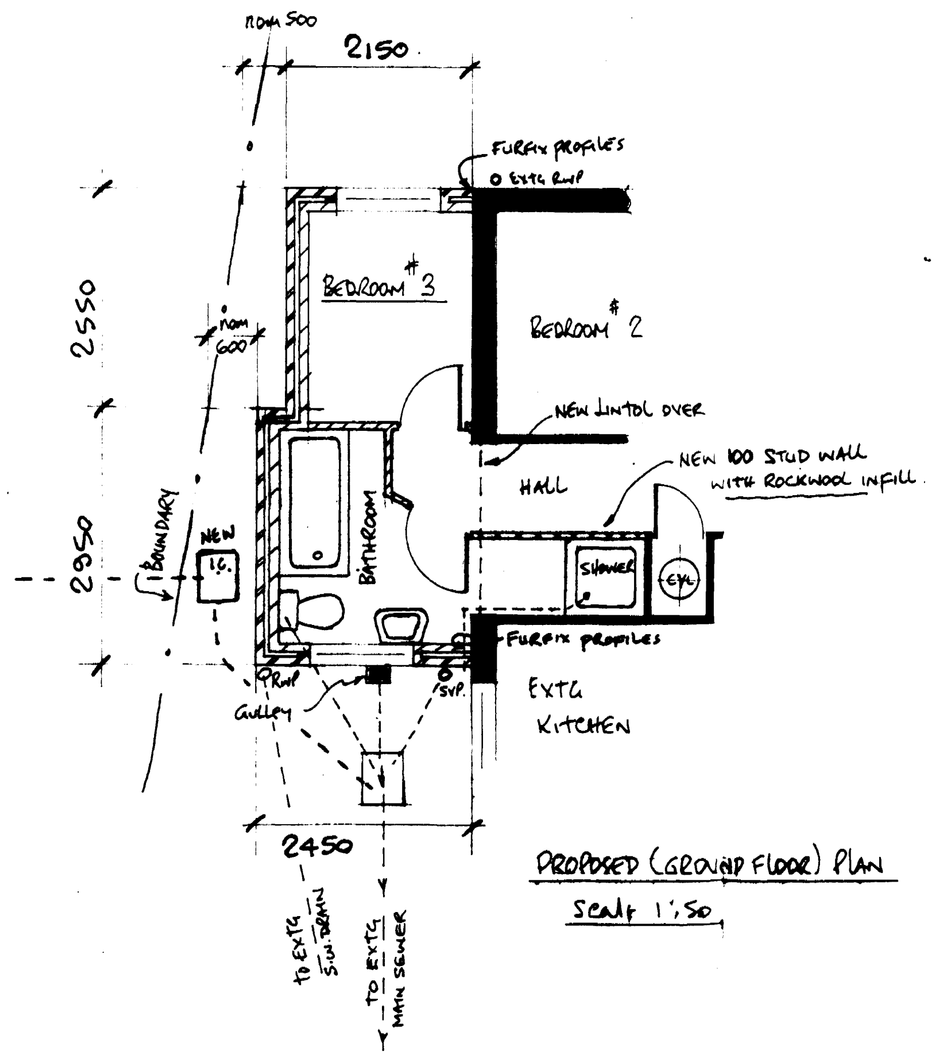


NORTH ELEVATION - Scale 1:50.

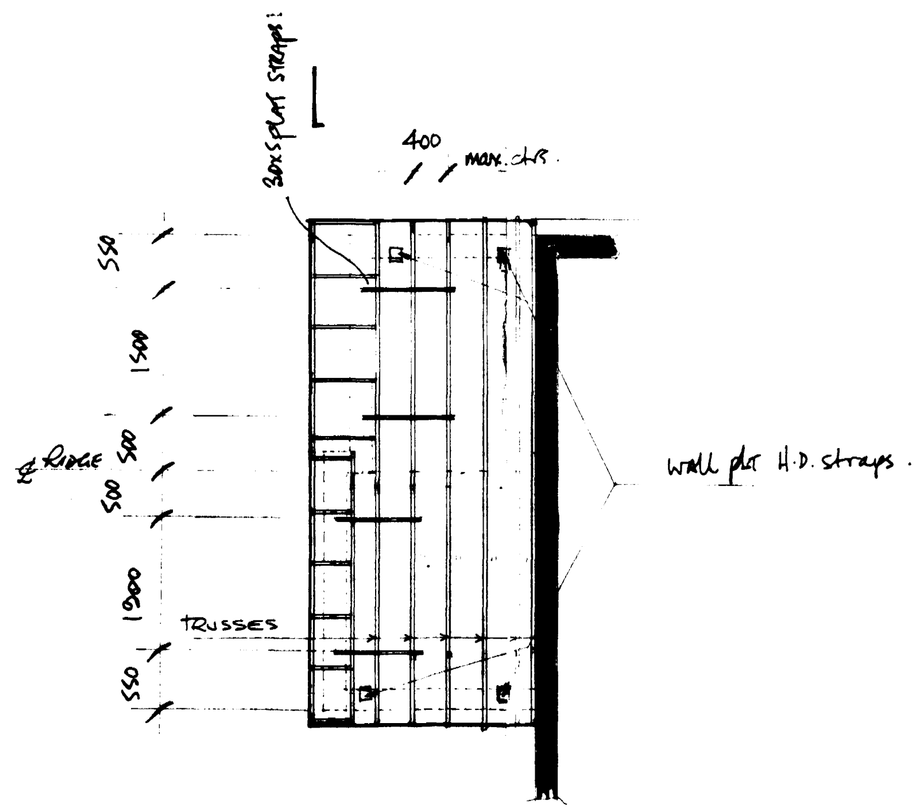


WEST ELEVATION Scale 1:50.

EXISTING (GROUND FLOOR) PLAN
Scale 1:50



PROPOSED (GROUND FLOOR) PLAN
Scale 1:50



ROOF PLAN - Scale 1:50

SPECIFICATION

Catnic galvanised tits or similar to be used @ 750 ctrs (HOR^L) & 450 ctrs (VERTICALLY)

Jambs bonded or wall tits @ 300 ctrs

Thermabate to window openings

"FURFIX" at junction of extg & new brickwork.

All cavities to be closed off.

NOTES

SOUTH KESTEVEN DISTRICT COUNCIL
21 FEB 1994
REF 0185/94

DETERMINED
PLAN

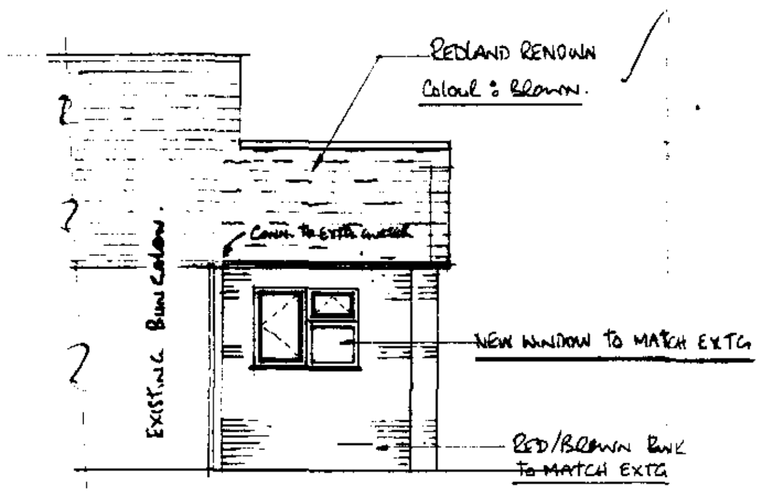
HELTER Designs

CONTRACT
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5 STOCKMANS AVENUE
HOLBEACH

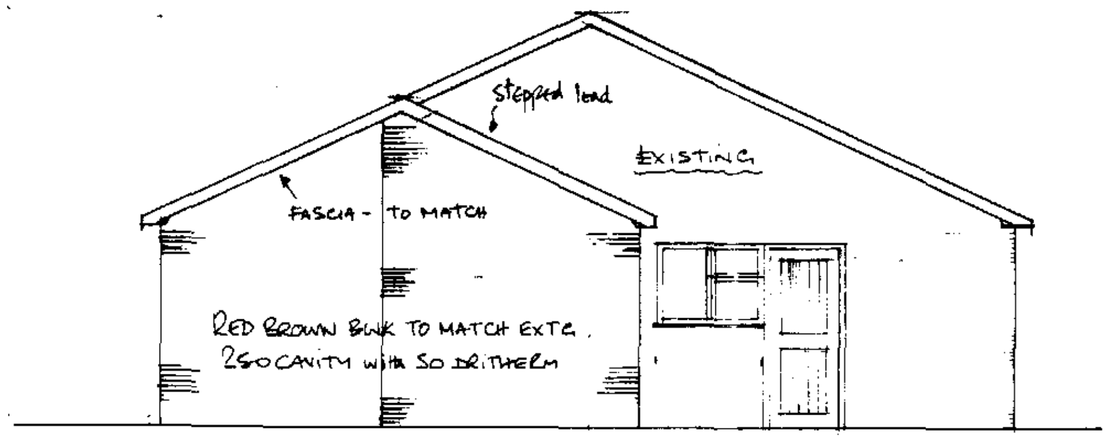
TITLE
PROPOSED EXTENSION.
NEW BEDROOM & BATHROOM

DRAWN	SCALE
DATE 15-2-94	
CONTRACT No.	DRWG. No. HD/ST/94/1
	REV.

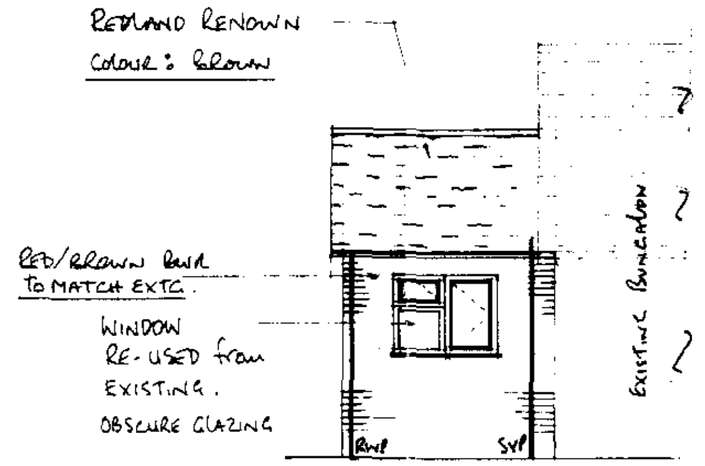
HELTER DESIGN SERVICES
MAYTREES
SUTTON CROSSES
LONG SUTTON
SPALDING
LINCS PE12 9AT
Tel. 0406 364897



EAST ELEVATION - Scale 1:50.

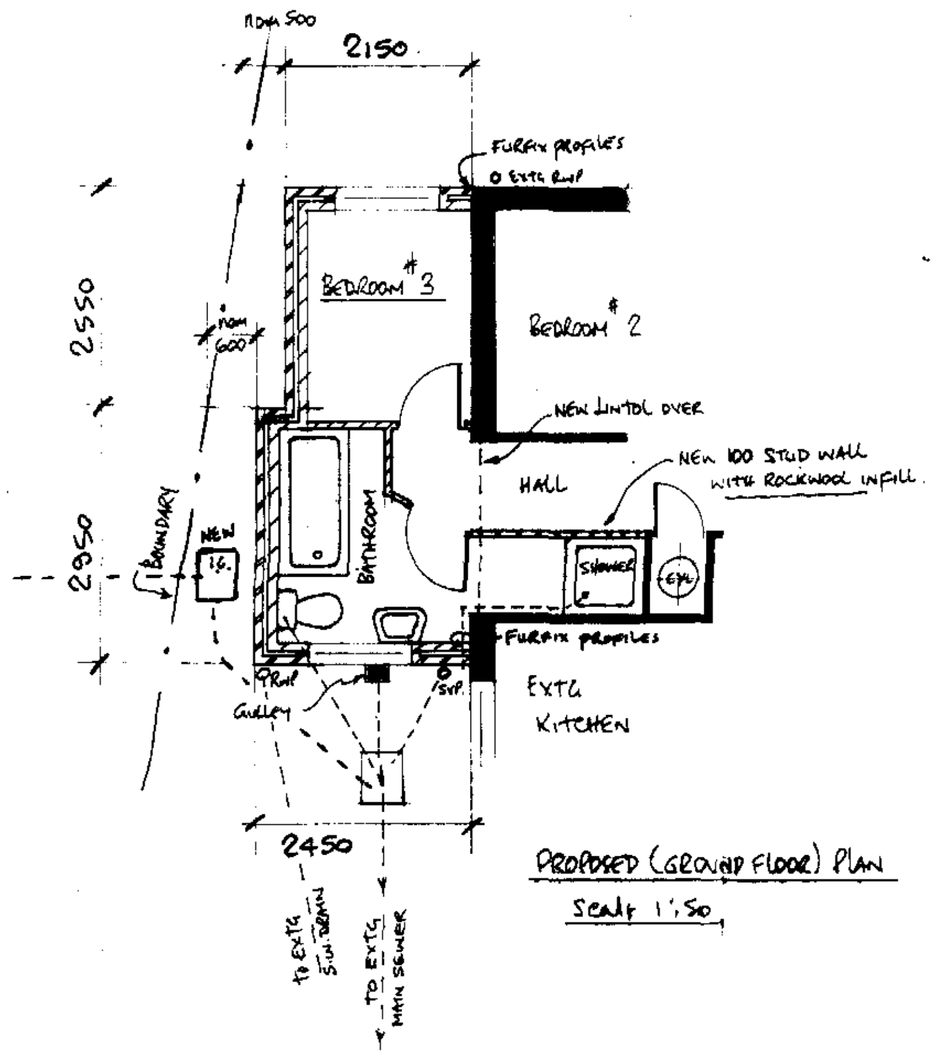


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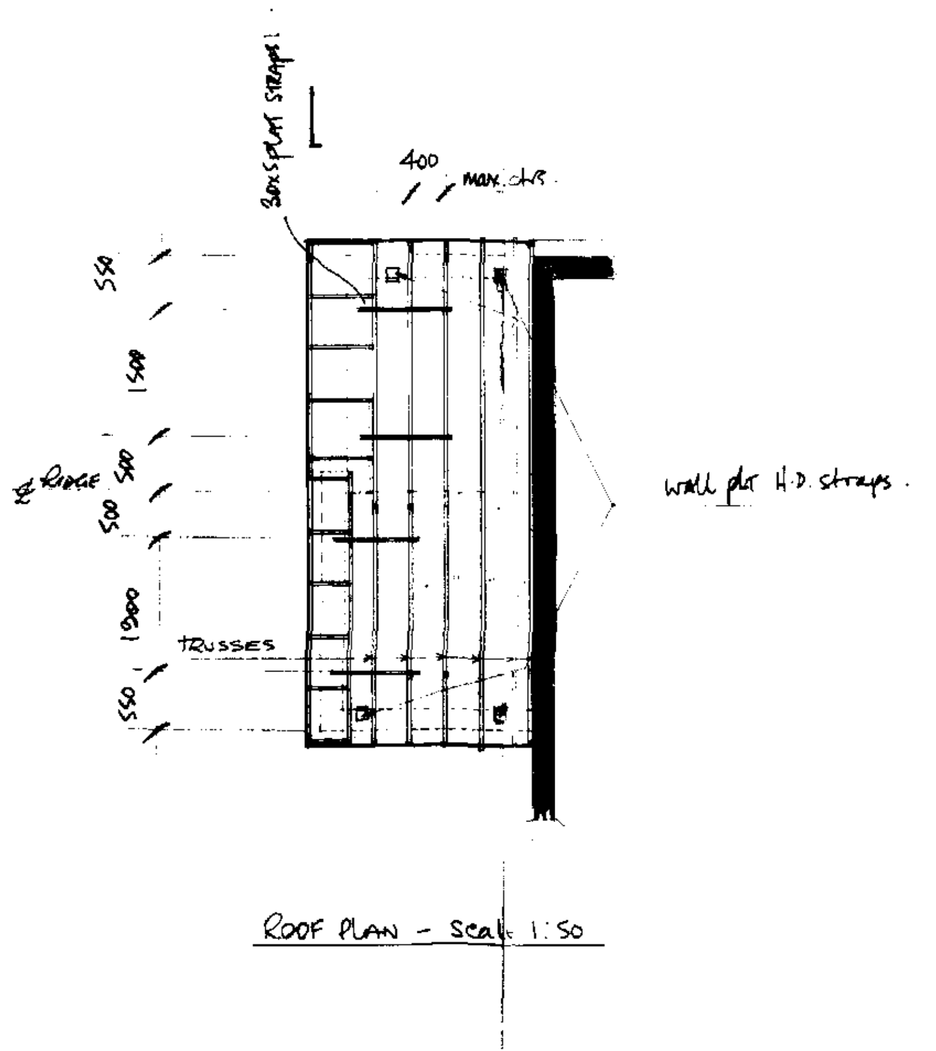


WEST ELEVATION Scale 1:50.

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SCDC
21 FEB 1994
REF 0185/94

DETERMINED
PLAN

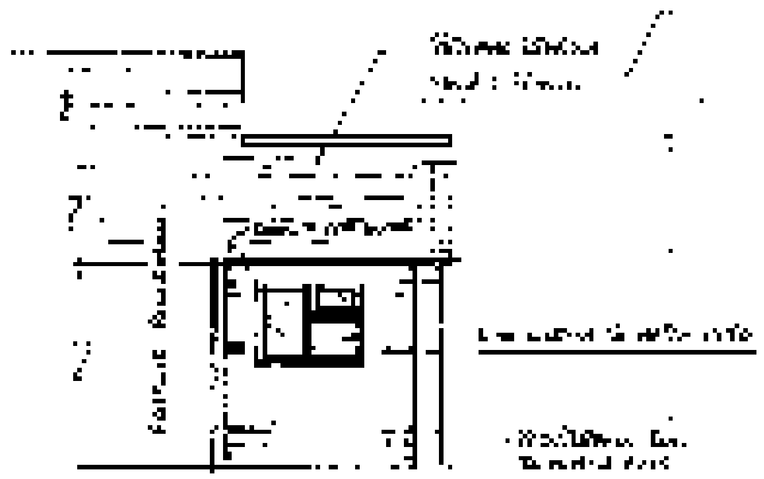
HELTER Designs

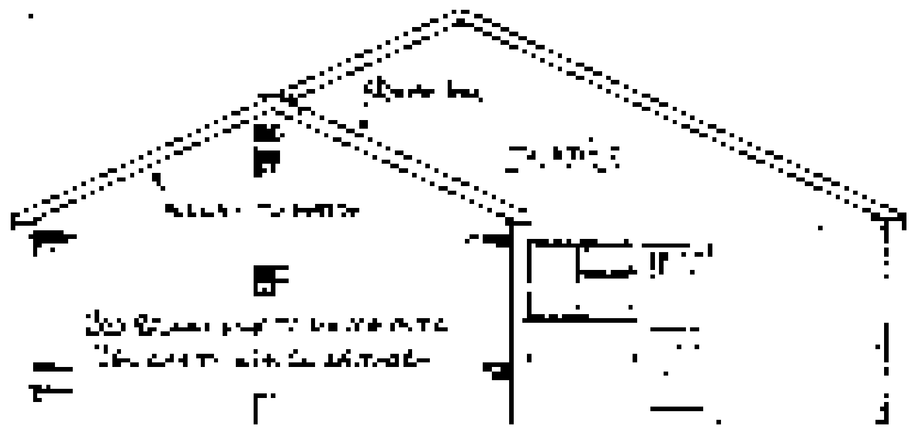
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HOLBEACH

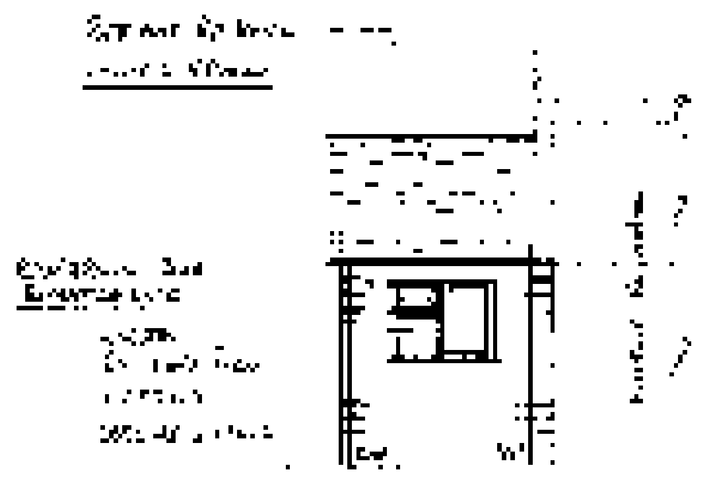
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PROPOSED EXTENSION.
NEW BEDROOM & BATHROOM

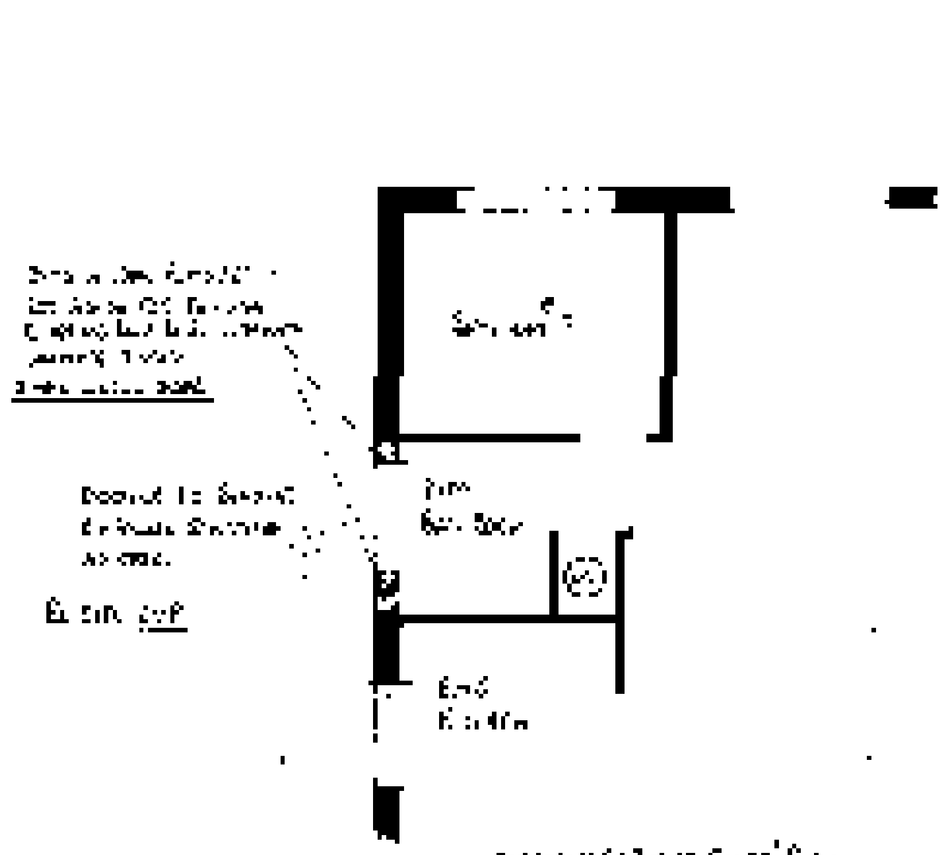
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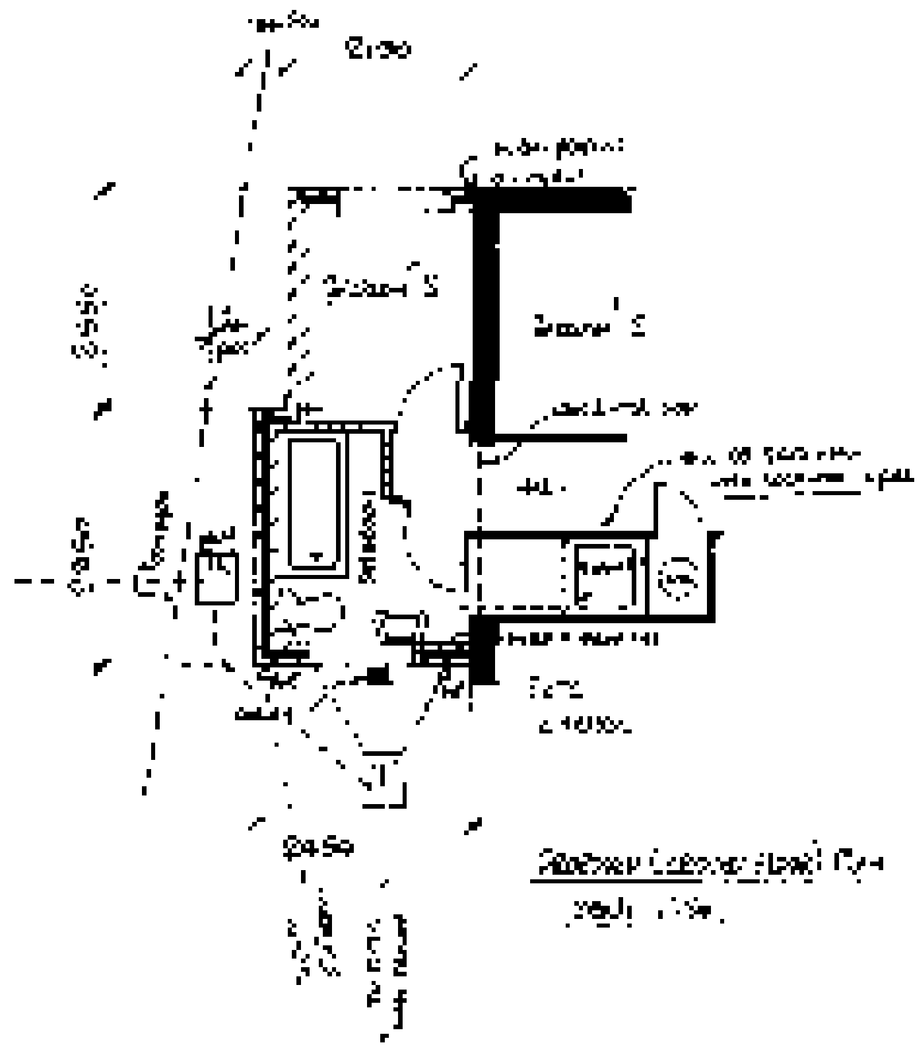
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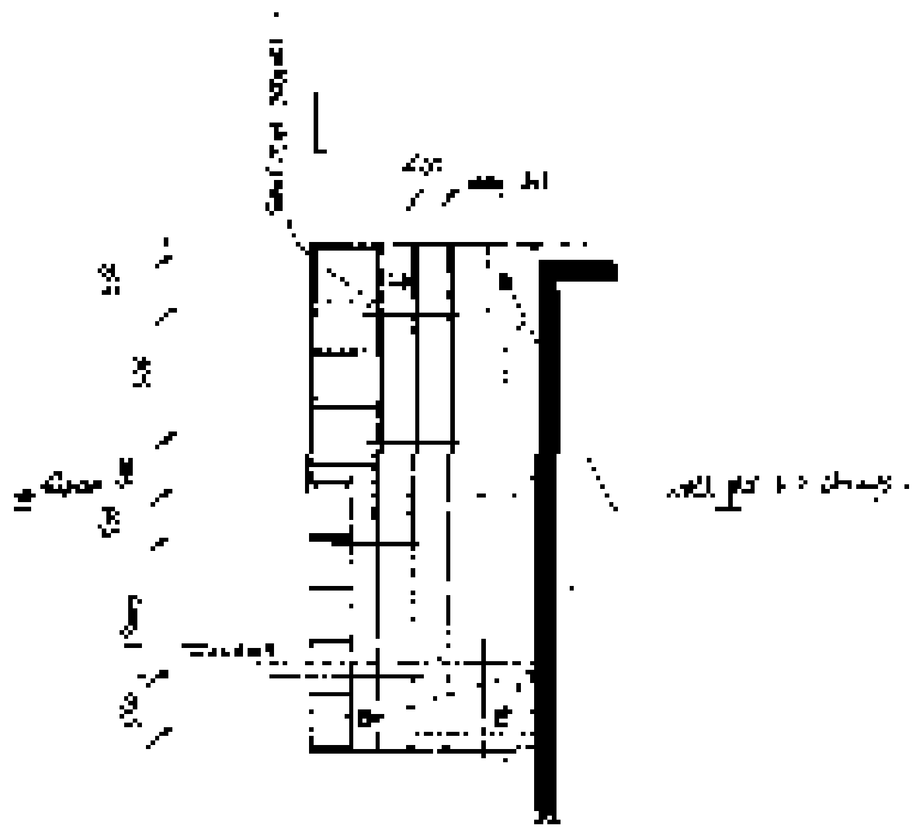














HELTIPC Review