# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

**Accuracy :**
**Neighbours :** currently garden area. Laurel hedge at rear
**Boundaries :** Houses to rear. Bungalow to east.
**Site Features :** Leylandii planted on boundary of property.

**Inspected by** DMG
**Date** 14/4

**Site Notice posted by** DMG
**Date** 14/4
**Expiry**

**Individual Resident Notices required:**

| Addresses to be sent to – | Addresses delivered to – |
|---|---|
| 12 St Polycarps Drive | done 19-APR-94 DMG |
| The ~~Old~~ Golden Ball Public House, Holbeach Drove | |

Telephone/Visitor Record

| Date | Conversation with | Conclusion |
|---|---|---|

Case Officer Conclusions

APPLICATION No. +109/0309/94

## Contents Page (30 pages and over)


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SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H09/0309/94 Received:28-MAR-94 Type:FULL

Name: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location : 10 St Polycarps Drive Holbeach Drove 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 materials to be used for the construction of the proposed extension and garage shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

3 The garage shall be sited at least 5 metres back from the public highway in accordance with the plan accompanying the application.

Reason: To allow a vehicle to stand clear of the public highway, in the interests of highway safety.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 22 April, 1994.

**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)

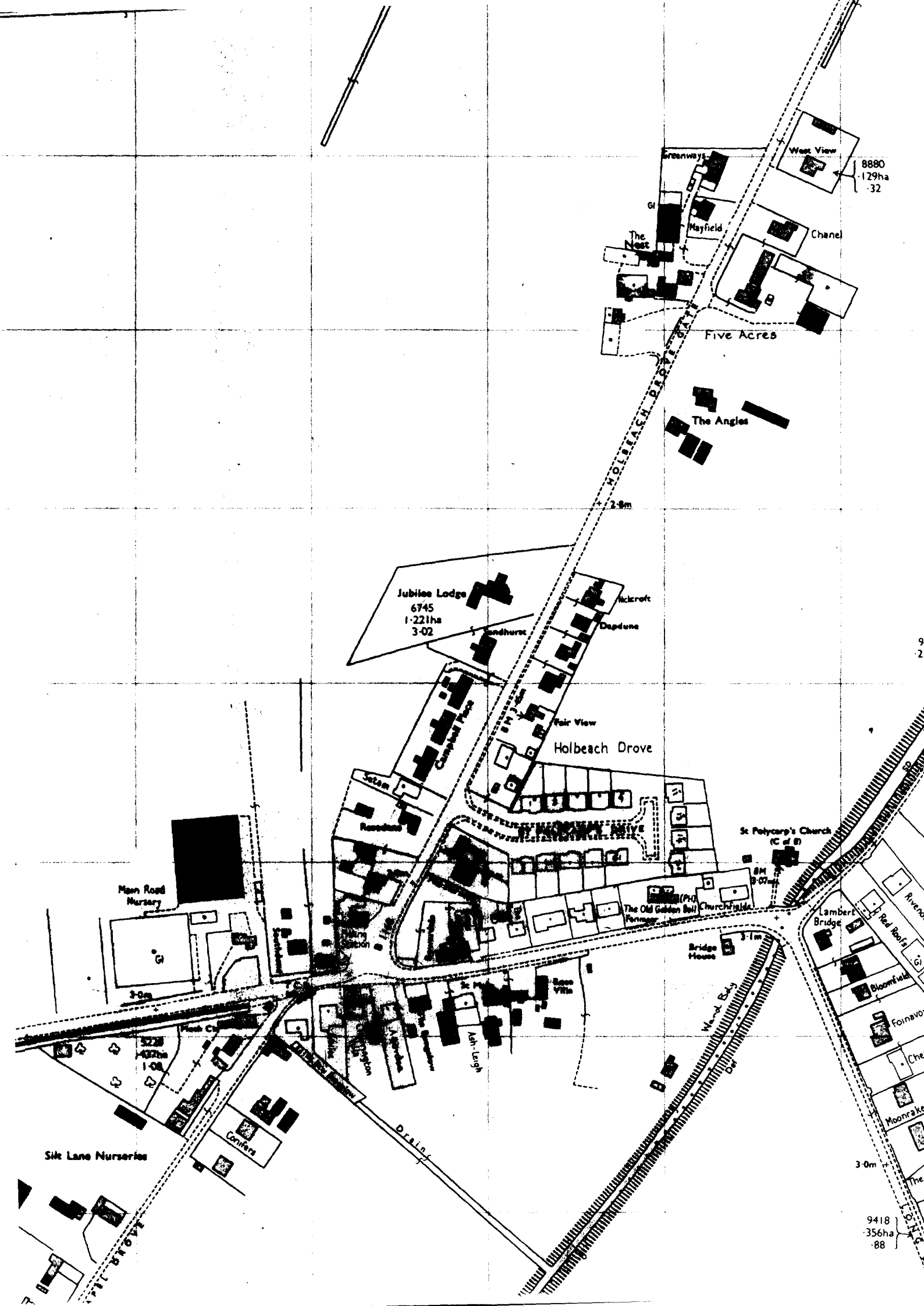
SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
30-JUN-94 H09/0309/94

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)


Greenways
West View
8880
·129ha
·32
Mayfield
Chanel
The Nest
Five Acres
HOLBEACH DROVE
The Angles
2·8m
Jubilee Lodge
6745
1·221ha
3·02
Sandhurst
Dapdune
Fair View
Holbeach Drove
Main Road Nursery
St Polycarp's Church
The Old Golden Ball
Bridge House
3·1m
Lambert Bridge
Red Roofs
Bloomfield
Moonrake
Ash-Leigh
Coniston
Conifers
Silk Lane Nurseries
Drain
West Bdy
Dr
3·0m
9418
·356ha
·88

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H09/0309/94

Date Registered 28 MAR 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

H.C. DUNNING ESQ.
10. ST. POLYCARPS DRIVE
HOUGHAM DROVE
SPALDING
LINCS.

Tel. No.

**NAME AND ADDRESS OF AGENT**

(if form completed by agent)

KENNETH COWLING DESIGN
4 VICTORIA STREET
HOUGHAM
SPALDING. LINCS.

Tel. No. 0406 422126

(Personal contact name) KENNETH

OFFICE COPY

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

10. ST. POLYCARPS DRIVE, HOUGHAM DROVE
SPALDING. LINCS.

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT** CONVERSION + RE-ROOFING PLUS SEALING OFF EXISTING ACCESS AND FORMING NEW ACCESS ALL FOR DISABLED PERSON.

Please complete

Signed.. H.C. Dunning .....

I attach

* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Date 25.3.1994...

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.<br>B. Please state which reserved matters are dealt with in this application.<br>**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<br>B. Please state Condition Number referred to<br>**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<br>B. Please state Condition Number referred to<br>C. Please state variation required<br>**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) | as existing | hectares |
| B. If building works are proposed, please state extra floor space to be created: | — | sq. metres |
| C. Please state size of any new structure:- (a) max. height: | as existing | metres |
| (b) max. length: | as existing | metres |
| (c) max. width: | as existing | metres |
| D. Please state type and colour of materials for facing external walls: | all to match existing | |
| E. Please state type and colour of roofing materials. | to match existing | |
| 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.

dwelling

**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: ST. FOWCARD DRIVE
Will there be—
Individual access(es) ✓
New estate road

C. What provision will be made for garages or parking within the site?

to be provided

**TREES** Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one or more trees ➡ If so, please show details on plans.

**DRAINAGE** Please complete

| | |
|---|---|
| A. Please state how surface water will be disposed of | Soakaways + existing |
| 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: | 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 | YES | FOOTPATH |
| 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 25/3/94

**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 25/3/94

**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 .....

# DC INSTRUCTION SHEET

APPLICATION REF: H09/0309/94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 ☐ – Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated) ☐ All

| | Publicity: >> | Consultations: | |
|---|---|---|---|
| Departure | ..... | County | ..... |
| Setting of LB | ..... | E Heritage | ..... |
| Public Right of Way | ..... | Societies | ..... G ROW |
| Discretionary | ..... | | |

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

| | | | |
|---|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 | |
| TRA | D/Transp A18 | ..... | |
| | B Rail | ..... | |
| Environment/ | Env Services | ..... | |
| Drainage | NRA | ..... | |
| WAT | IDB | ..... | |
| | Env Assess | ☐ G ENV (See separate sheet) | |
| Conservation | LB Demolish | ..... G* DEM | |
| LB | Archaeology | ..... G ARC | Specify: |
| | Eng Heritage | ..... | |
| | Consultant | ..... | Order No: |
| | Other | ..... | Specify: |
| Hazards | HSC Group | ..... G* HAZ | |
| | Specific | ..... | Specify: |
| Other PLA | | ..... | Specify: |

**Case Officer:** D.M. GEDNEY

Senior Officer Confirmed ....DMG Date...1.1.4 Recorded DC....

## F[illegible]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 ..... Date.....

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

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.

Receipt No P4089

Date first Rec'd 28 MAR 1994

## Registration

Reference H09/0309/94

Cross-Ref B09/0187/94

Date 29-MAR-94 2AC

## Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded

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 363 OS Plots
Grid ref 532700 313350

Ward H
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 6087138

Dist Bound ☐
Other: Area of pits + ponds ☐

Site well away from this. Not considered necessary to consult County Waste Disposal officer.

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref:
Request needed
Requested

DC

# LINCOLN[illegible]HIRE COUNTY COUNCIL
## DEPARTMENT OF HIGHWAYS AND PLANNING

*FORM NO: H/A/3B*

To: SOUTH HOLLAND District Council  Application Reference H09/0309/94.

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

| horizontal | | | | vertical | | |
|---|---|---|---|---|---|---|
| | | | | | | |

2. Address or location

10 ST POLYCARPS DRIVE, HORBEACH DRIVE

3. Name, classification and number of road

UC

4. Date application referred 13-4-94

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use including access details

CONVERSIONS ETC PLUS FORMING NEW ACCESS

7. Delete as appropriate

Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

a. ~~Does not wish to restrict the grant of~~ permission.

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

c. ~~Requests that the local planning authority~~ refuse the application (reason overleaf).

d. Requests the local planning authority to complete Form T.R. 108 para 10~~b as shown overleaf~~.

Date: 28/4/94  Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) The garage shall be sited as shown on the amended plan (rec'd 22/4/94) in order that the front of the garage is no nearer than 5m from the highway boundary.

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) To allow a vehicle to stand clear of the public highway in the interests of highway safety

Note:— use continuation sheet(s) as necessary.

# AMENDMENT RECORD SHEET – LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ☐

Registered .....

Terminal date/committee updated ..... ✓ 28/4

## DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment?

(PC) ✓ None ☐

WM

Press

(Residents) ✓ ~~Date~~ 29/4~~8~~

Other –

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?) •

If No, but Yes to (*) requested :–

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: MG 28/4

Superseded details removed ✓

Give a revised description if the details accepted are different to the submission:

Same.

Acceptance issued: ✓

Public register updated: 29/4

## DC Professional Assessment

NOTES:

Form No. H/A/3J

**L .colnshire**

# DEPARTMENT OF HIGHWAYS AND PLANNING

To D Gedney SHDC

Planning Reference H09/0309/94

The following are my observations upon the enquiry under the reference quoted above: —

10 57 Roycrofts Drive, Horbeach Deeping.

With regards to this proposal, I would inform you that there is insufficient standing room infront of the new garage position. Vehicles parked infront of the garage will overhang the public highway

I shall be pleased if you will ask the applicant to amend these proposals.

Date 13-4-94

Signed .....
for Director of Highways and Planning

Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Mr D M Gedney

DMG/JK/H09/0309/94

19 April, 1994

Dear Sir

Planning Application H09/0309/94 - Conversion & Re-roofing Plus Sealing Off Existing Access & Forming New Access All For Disabled person, 10 St Polycarps Drive, Holbeach Drove (H G Dunning Esq)

I refer to the above planning application recently submitted by yourself.

Although the 1:500 block plan indicates that there will be a distance of 5 metres between the footpath and garage, the distance actually measured on the plan is only 4 metres.

Four amended plans will therefore be required re-locating the garage further back on the site so that there is a 5 metre clearance between it and the public footpath. Also, when visiting the site I was unconvinced as to whether there is sufficient room to accommodate a 5 metre strip for parking plus the garage within this particular section of the site. I will therefore be pleased if you could investigate this and clarify the matter.

I look forward to your response in respect of the above within the next 10 days and also enclose a copy of the relevant amendment forms should you require them.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincolnshire
PE12 7DJ

D M Gedney

DMG/SJS
H09/0309/94

27 May 1994

Dear Sirs

<u>Planning Application H09/0309/94 - Conversion and re-roofing, plus sealing off existing access and forming new access all for disabled person - 10 St Polycarps Drive, Holbeach Drove, Spalding - H G Dunning Esq</u>

I refer to the above application submitted by yourself.

It is noted that you have stressed that the distance between the footpath and the rear boundary is 33 feet 9 inches. However, you also indicate that the length of the drive is to be 16 feet 3 inches, the length of the garage 17 feet 6 inches and the strip of land at the rear 2 feet 5 inches (a total of 36 feet 2 inches).

Consequently, there appears to be a discrepancy of approximately 2½ feet and I will, therefore, be pleased if you could clarify this (with amended plans if necessary) within the next 10 days, so that I am in a position to proceed with the application.

I look forward to your response in due course, therefore, and enclose a copy of the relevant amendment forms should you require them.

Yours faithfully

N R Midden
Principal Planning Officer
(Development Control)

Enclosures

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H09/0309/94 Received:28-MAR-94 Type:FULL

Name: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location : 10 St Polycarps Drive Holbeach Drove Spalding

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 materials to be used for the construction of the proposed extension and garage shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

3 The garage shall be sited at least 5 metres back from the public highway in accordance with the plan accompanying the application.

Reason: To allow a vehicle to stand clear of the public highway, in the interests of highway safety.

This permission is granted in accordance with the application submitted as revised by the amended details received by the Local Planning Authority on 22 April, 1994.

30-JUN-94 AD check.....20/6.....

Authorised to issue (inc Delegation).....M.....

APPLICATION REFERENCE: H09/0309/94 DATE RECEIVED: 28-MAR-94

TYPE: Full

DESCRIPTION: Conversion and re-roofing plus sealing off existing access and forming new access all for disabled person.

LOCATION: 10 St Polycarps Drive, Holbeach Drove

APPLICANT: H G Dunning Esq AGENT: Loweth Cowling Design

---

REASON FOR COMMITTEE CONSIDERATION

Ward Member request and resident objections.

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date 22 JUN 1994

RECOMMENDATION

*Grant Permission subject to conditions.*

---

COMMENTS

1 The new garage is to be built approximately 3.5 metres from the eastern and 0.74 metres from the southern boundaries of the site. It is my opinion that the residential amenity of neighbouring property would not be affected to such a degree as to justify refusal.

2 The County Highways Authority have raised no objections to the proposal subject to the garage being located at least 5 metres from the highway boundary (as shown on the submitted plans).

3 It should be noted that the creation of the new access itself is "permitted development" because it is onto an unclassified road.

REPRESENTATIONS

Parish Council: Not supported. Concerned that new access would cause problems for adjoining bungalow and traffic generally.

Ward Member: Councillor Judge.

Concerned that access will come out onto the turning head which may cause road safety problems.

County Highways: Request conditions.

Public: Letters received from 12 and 13 St Polycarps Drive (Summarised).

- Proposed garage entrance would create serious traffic hazard to an already congested cul-de-sac (which is the only means of turning for a vehicle entering St Polycarps Drive).
- Since this area was designed specifically for turning purposes only, strongly hope that it will remain so and not be used for parking.
- Whilst do not object to applicant having more comfortable access to his car, feel that the garage could be sited nearer to his own bungalow, with the drive situated down the side of the existing building, thus making possible a considerable amount of driveway for parking.
- Close proximity to my property would devalue it.

---

SCHEDULE OF CONDITIONS

1 SC80 (Householder matching materials)...proposed garage.

2 The garage shall be sited at least 5 metres back from the public highway in accordance with the plan accompanying the application.
Reason: To allow a vehicle to stand clear of the public highway, in the interests of highway safety.

Note

1 SN1 (amended plans)...Drawing ref: H09/0309/94 received by the Local Planning Authority on 22 April, 1994.

---

...AN SMITH Dip TP MRTPI
Dir...r of Planning & Building Control Services
Pla...g & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

COM

**H09/0309/94**
FULL

Applicant: H G Dunning Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location: 10 St Polycarps Drive
Holbeach Drove
Spalding

---

| | | | |
|---|---|---|---|
| Valid date: | 28-MAR-94 | Terminal date: | 23-MAY-94 |
| Target dates: | | Target Committee: | 07-JUN-94 |
| To case officer | 04-APR-94 | Report deadline: | 24-MAY-94 |
| Inspected by | 11-APR-94 | Agreed TD Ext: | 07-JUN-94 |
| Extra contacts | 18-APR-94 | Case Officer: | |
| Report if not clear by | 02-MAY-94 | | D M GEDNEY |

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:
Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry | |
|---|---|---|---|
| Owner/Occupier, 12 St Polycarps Drive | 29-APR-94 | 20-MAY-94 | NOTIFIED OF AMENDED PLANS |
| Owner/Occupier, Golden Ball Public House | 29-APR-94 | 20-MAY-94 | " |
| Site/Press Advert MIN | 14 ~~08~~-APR-94 | 05 MAY ~~29-APR~~-94 | |
| Clerk to Holbeach PC 0406 26739 | 29-APR-94 | 13-MAY-94 | NOTIFIED OF AMENDED PLANS |
| Cllr N P Judge MBE 0406 330300 | 29-APR-94 | 06-MAY-94 | " |

C.C.C - Cllrs Attached

SOUTH HOLLAND DISTRICT COUNCIL

COMM

**H09/0309/94**
FULL

Applicant: H G Dunning Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location: 10 St Polycarps Drive
Holbeach Drove
Spalding

7 JUN 94

---

Valid date: 28-MAR-94
Target dates:
To case officer 04-APR-94
Inspected by 11-APR-94
Extra contacts 18-APR-94
Report if not clear by 02-MAY-94

Terminal date: ~~23-MAY-94~~
Target Committee: 11-MAY-94
Report deadline: 27-APR-94
Agreed TD Ext:
Case Officer:
D M GEDNEY

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Owner/Occupier 12 St Polycarps Drive | 19-APR-94 | 10-MAY-94 |
| Owner/Occupier The Golden Ball P.H. | 19-APR-94 | 10-MAY-94 |
| Site/Press Advert MIN | 08-APR-94 | 29-APR-94 |
| Clerk to Holbeach PC 0406 26739 | 07-APR-94 | 21-APR-94 |
| Cllr N P Judge MBE 0406 330300 | 07-APR-94 | 14-APR-94 |

C.C.C Obs Attached ~~S.H. H.T.S 15/4/94~~ JC 28/4/94

**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

## H09/0309/94

FULL

Applicant: H G Dunning Esq
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location: 10 St Polycarps Drive
Holbeach Drove
Spalding

---

| | | | |
|---|---|---|---|
| Valid date: | 28-MAR-94 | Terminal date: | 23-MAY-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 04-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 11-APR-94 | Agreed TD Ext: | |
| Extra contacts | 18-APR-94 | Case Officer: | |
| Report if not clear by 02-MAY-94 | | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size:
Category: Alteration
Listed building:
Conservation Area:

Other Constraints: PIT

---

CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Site/Press Advert MIN | ~~08~~ 14-APR-94 | ~~29-APR~~ 05 MAY-94 |
| Clerk to Holbeach PC 0406 26739 | 07-APR-94 | 21-APR-94 |
| Cllr N P Judge MBE 0406 330300 | 07-APR-94 | 14-APR-94 |

L.C.C. See A/A/35 dated 13/4/94

**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: H09/0309/94

Applicant: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person
Location: 10 St Polycarps Drive Holbeach Drove
Spalding

Type: FULL

06-JUL-94

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

(1) Mr E Bond
12 St Polycarps Drive
Holbeach Drove
Spalding
Lincs. PE12 0SF

(2) Mr & Mrs Morrison
13 St Polycarps Drive

Mr J Gedney
Planning Dept.
S H D C
Spalding

13 St Polycarp's Drive
Holbeach Drove
Spalding PE12 0QF
May 9th 1994

Ref H09/0309/94
Proposed siting of garage entrance
to No 10 St Polycarp's Drive.

**OBJECTION**

Dear Sir

With regard to the above planning application, we would like to put on record, our objections, for the following reasons.

The proposed garage entrance, to be sited in the only turning area available, would undoubtedly create a serious traffic hazard to an already congested cul-de-sac.
This small area is the only means of turning, before exiting the drive, to every vehicle entering St Polycarps, including the mobile library, oil tankers, and the council refuse collections.

We feel, therefore, that, as this area was designed specifically for turning purposes only, we strongly hope that it will remain so.

Yours faithfully

J A & V Morrison(Mr & Mrs)

PLANNING DEPT.
DG

Conversion & re - roofing
10 St Polycarp's Drive
Re; Application No H09/0309/94

12 St Polycarp's Drive
Holbeach Drove
Spalding PE12 0SF
25th April 1994

Mr D M Gedney
Planning Control Dept.
Council Offices
Spalding

OBJECTION

Dear Sir
I would like to express my objection to the proposed plans for a garage on the above property ( 10 St Polycarp's Drive )
The entrance to the proposed garage would create a serious hazard to the many vehicles constantly using this designated turning area after making deliveries to St Polycarp's Drive.

Having created garage access on this turning area, severe parking problems would certainly occur, as Mr Dunning requires constant attention, which entails visits by Home Helps, Nurses, Social Workers, Doctors and Family & friends, necessitating of course, cars being parked most of the day.
Should such access be granted, there would be a grave problem, both to vehicles attempting to turn, and also to myself and my next door neighbour, owing to the fact that we need to reverse into this road from our drives.

Whilst I do not object to Mr Dunning having more comfortable access to his car, I do feel that the garage could be sited nearer to his own bungalow, with the drive situated down the side of his existing building, thus making possible a considerable amount of off road parking, and leaving the turning area to fulfil the use for which it was designed.

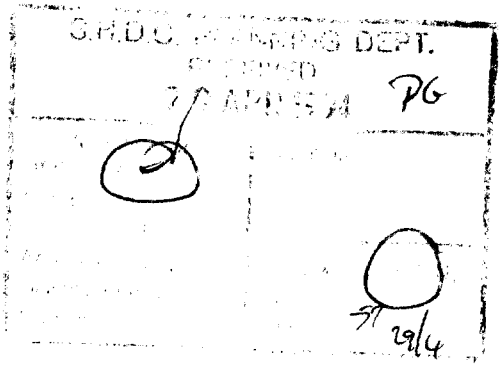
I must of course, also take into consideration, the fact that the proposed garage, being in such close proximity, would undoubtedly devalue my property.

Should however, the garage, as previously stated, be sited nearer to Mr Dunning's bungalow, I believe that this would be far more satisfactory, both to myself, and to the other residents of St Polycarps, with whom I have been in touch.

I trust that this, my objection to the conversion application referred to above, will be taken into account, before any decision is reached.

Yours faithfully

E. Bond ( Mr )



LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406) 422126

S.H.D.C. PLANNING DEPT.
RECEIVED
31 MAY 1994

SHDC
Plang Dept
Priory Road
Spalding
Lincs.

28th May 94.

F.A.O. D.M. Godfrey Esq.

Dear Sir.

Re:- H09/0309/94.

Further to your letter of the 27th May 94 regarding the above, we apologise, the correct distance between the footpath and the near boundary is 36' 2". (thirty six feet two inches)

The revised submitted plans are therefore correct.

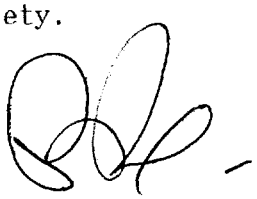
Building Regs have already been approved for this project and we would be grateful if you could proceed with the planing applications as soon as you are able.

Yours faithfully,

25 Apr 1994
H09/0309/94

10 ST POLYCARPS DRIVE, HOLBEACH DROVE.

Cllr. Judge rang and said that he wanted this application to go before Committee because he was concerned that the access was coming out onto the turning head which he considered may cause problems for road safety.



J Jex

**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

COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4089
Date received : 28-MAR-94

Received from

H G Dunning

Address

10 St Polycarps Drive
Holbeach Drove
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 70.00 |
| VAT | £ | 0.00 |
| Total received | £ | 70.00 |

Cash/Cheque : Cheque

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

PLANNING COMMITTEE - 22nd June, 1994

401. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H07/1134/93<br>F C Congreve | O.A. | Six dwellings and private access off Hillgate, Gedney Hill. |
| H05/0085/94<br>Henry Scott & Son Ltd | O.A. | Demolish existing house, offices and warehouse for residential development, at OS Pt 3408, Old Main Road, Fleet Hargate. |
| H04/0254/94<br>Howse & Co Ltd | O.A. | Demolition of existing derelict building and erection of 14 two bed houses and 1 two bed flat and 23 car park spaces on land at rear of Todds Garage, Donington. |
| H09/0309/94<br>H G Dunning Esq | | Conversion and re-roofing plus sealing off existing access and forming new access all for disabled person at 10 St Polycarps Drive, Holbeach Drove. |
| H08/0412/94<br>Land and Buildings Consultancy | | Reserved matters relating to two bungalows at rear of Former Infant School, Sutton Bridge. |

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

| Plan No. and Applicant | | Proposal |
|---|---|---|
| H09/0213/94<br>A R Bennett | | Two fascia signs, perspex, with timber side frames at Silverdale Veterinary Surgery, 21/23 Boston Road, Holbeach. |
| H16/0316/94<br>Mr R Stanton | | Demolition of existing dwelling and erection of three dwellings at 34 Holbeach Road, Spalding. |
| H23/0333/94<br>Mr & Mrs A Munns | | 3 bed bungalow and single garage adjacent 17 Chapelgate, Whaplode Drove. |
| H21/0404/94<br>B D Groves | O.A. | Dwelling and use of land for goods vehicle operation at White Cross Farm, Sutton St James. |

(Councillor C J T H Brewis requested that his vote against the above decision be recorded.)

LOWETH COWLING DESIGN

4 Victoria Street, Holbeach,
Spalding, Lincolnshire, PE12 7DJ.
Telephone: Holbeach (0406)422126

S.H.D.C. PLANNING DEPT.
RECEIVED
22 APR 1994 DG

AMENDED PLAN

Audit

21/4/94.

SHDC
Planning Dept.

F.A.O. D.M. Gedney Esq.

Ref. H09/0309/94.

Dear Sir,

Amended Plans as requested;
from the rear of the footpath
to the boundary of site is
33'9". taking off this 5m
(16'3") and length of the garage.
then 2'5" will be left at the
rear of the garage.

Yours.

5
53
0674
11-04
1

*Land and building surveys, plans,*
*specifications, supervision, heating designs.*
*Registered in England 2474243*

# PLANNING AMENDMENT

**For office use only**

Application No. H09/309/94

Date Registered 26 APR 1994

Case Officer DG

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

H.G. DUNNING ESQ.
10. ST. POLYCARPS DRIVE
HOLBEACH DROVE
SPALDING
LINCS.

Tel. No.

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

LOVETH CARLING DESIGN
4 VICTORIA STREET
HOLBEACH LINCS.
0406
Tel. No. 422126 (Contact) LOVETH

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

10 ST. POLYCARPS DRIVE. HOLBEACH DROVE SPALDING. LINCS.

Please complete

**APPLICATION No.**

This amendment **cannot be considered** unless the relevant reference is stated

H09/0309/94

Building Regulation reference relating to same development (if any)

B09/0187/94

2. Please tick **one** box only

A — Amendment is proposed where permission already granted. If yes, submit two forms and two plans. [ ]

or

B — Amendment is to a proposal currently being considered. If yes, submit four forms and four plans. [✓]

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... Date 26/4/94

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

Conversion and re-roofing plus sealing off existing access and forming new access all for disabled person

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

correct positioning of garage on block plan.

State drawing no's of the current submission

—

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

(YES) NO — D.M. Godfrey Esq.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

—

Has a similar amendment been submitted under Building Regulations? Yes (No)

p TP MRTPI
ng & Building Control Services

Pl...g & ...ing Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

AMENDED PLANS HAVE BEEN RECEIVED

Application no: H09/0309/94

Applicant: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person

Location: 10 St Polycarps Drive Holbeach Drove Spalding

Type: FULL

Date received: 28-MAR-94

29-APR-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 13-MAY-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: Not supported
Concerned new access would cause problems for adjoining Bungalow, & traffic generally

Signed:

M P Judge

S.H.D.C. PLANNING DEPT.
RECEIVED
13 MAY 1994

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

File Nos:

Acknowledge YES/NO
ow
date

SOUTH HOLLAND DISTRICT COUNCIL

COPY

Application no: H09/0309/94

Applicant: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person

Location: 10 St Polycarps Drive
Holbeach Drove
Spalding

SOUTH HOLLAND D.C.
PLAN DEPT
27 APR 1994
Valid
25-APR-94

Amendment Submitted: Amended block plans received

Dear Sir/Madam

AMENDMENT TO PROPOSAL

I acknowledge receipt of your proposed amendment to the above proposal. Unfortunately, it is not clear exactly what your intention is regarding the amendment.

Please complete enclosed forms.

Only when these details are provided can the Authority determine whether or not the changes can be accepted as an amendment, and a fresh application may still be required.

** Please return one copy of this letter with your reply.

Yours faithfully

B SMITH
Director of Planning and Building Control Services

**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 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0309/94

Applicant: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person

Location: 10 St Polycarps Drive
Holbeach Drove
Spalding

Amendment: Correct positioning of garage on block plan

29-APR-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 07-JUN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

**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

SUPERSEDED

Application no: H09/0309/94

Applicant: H G Dunning Esq
10 St Polycarps Drive
Holbeach Drove
Spalding
Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Conversion and re-roofing plus sealing off existing access & forming new access all for disabled person

*Location:* *10 St Polycarps Drive Holbeach Drove*
Spalding

Type: FULL

Date received: 28-MAR-94

07-APR-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 21-APR-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

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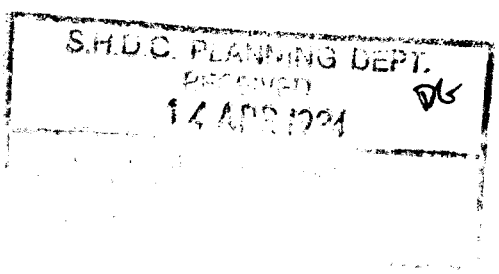
Clerk to Holbeach PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

Supported

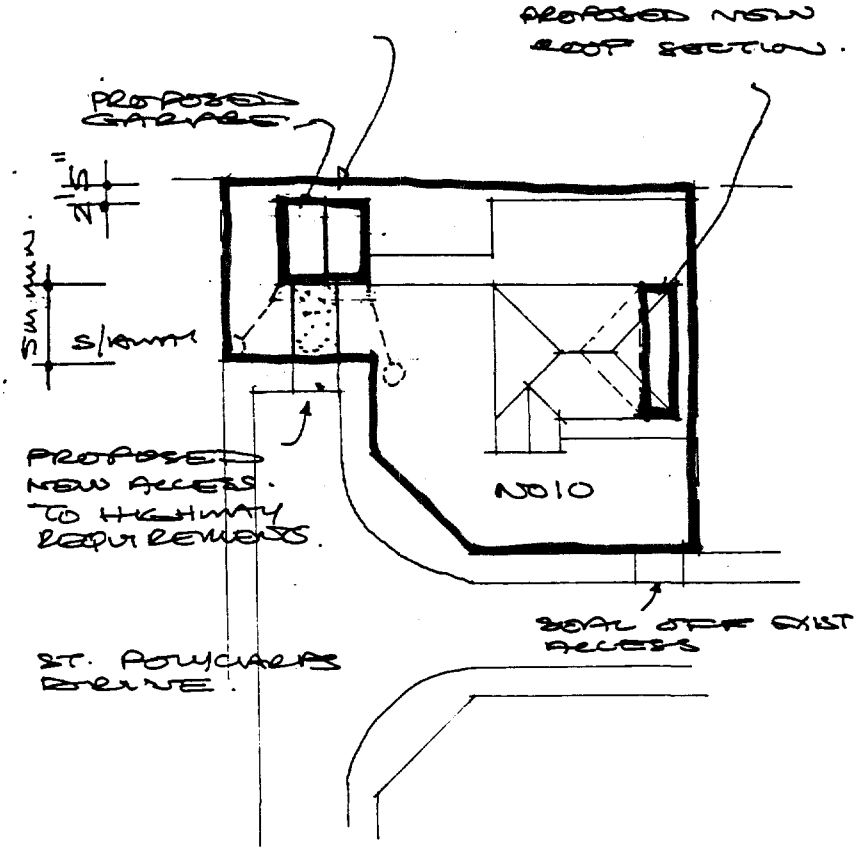
Signed:



AMENDED PLAN

Ref.

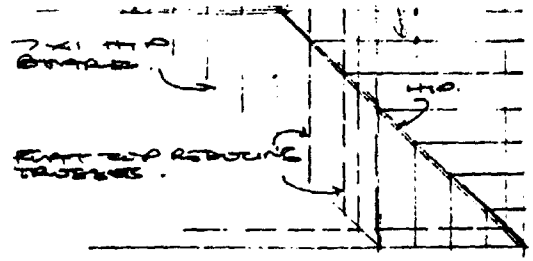
FRONT TO BACK POSITION TO BE AGREED AS SIZE BUT NOT LESS THAN 1M TO REAR BOUNDARY.




BLOCK PLAN SCALE 1:500

SOUTH HOLLAND D.C.
PLAN DEPT
22 APR 1994
REF 309/94

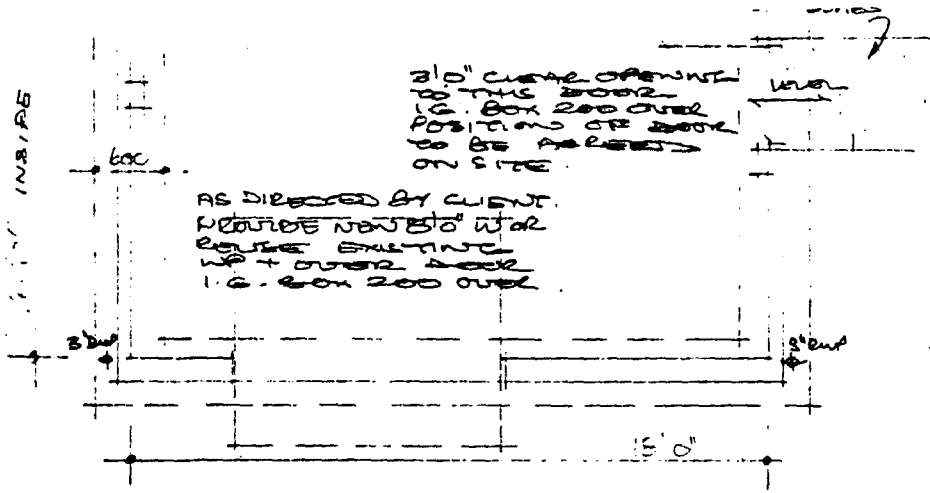
DETERMINED PLAN



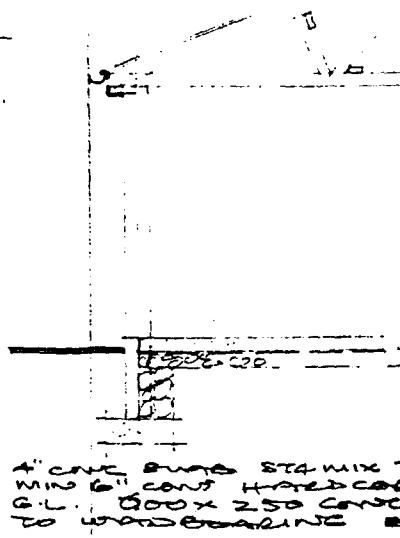

TRIANGULATED TIMBER ROOF TRUSSES @ 600mm C.C.
WITH INFILL TIMBER RAFTERS AND CEILING JOISTS OF 5x2 S.C. TIMBERS.
BRACING TO B.S. 5268
ROOF PITCH MUST MATCH EXIST.

NEW & EXIST. ROOF TILES FIXED TO 2x1 T.T. BATTENS ON UNDERLAY BOOTLINE FELT LAPPED 4" ALL WAYS.
NEW 4x2 PLATES AS REQUIRED WITH BAT STRAPS @ 1.8m C.C.

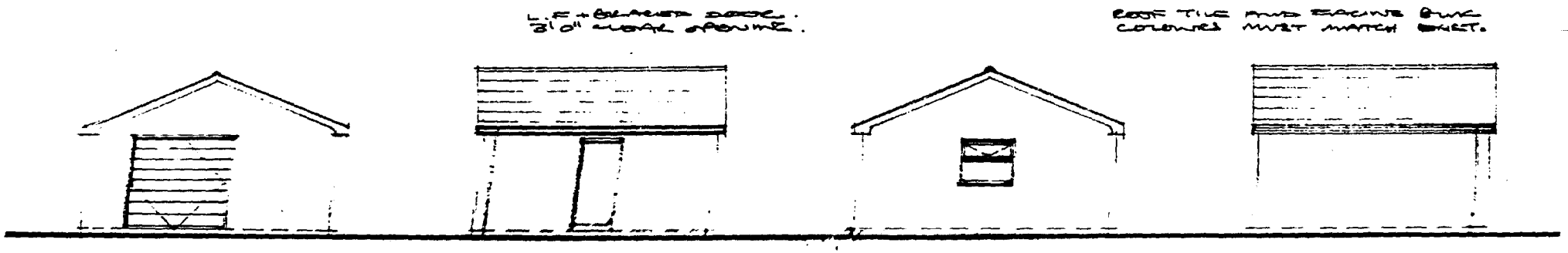
ROOF PLAN.




PLAN.




SECTION.




FRONT. SIDE. REAR. SIDE.

E AND REROOF AND ERECT NEW GARAGE ALL FOR DISABLE
ACH DROVE FOR H.G. DUNNING ESQ.

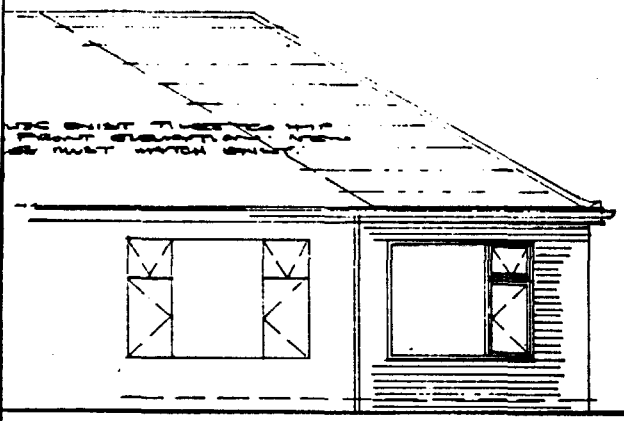
Drwg. 9412B/1.

LONSETH CANTLING DESIGN. 4. VICTORIA

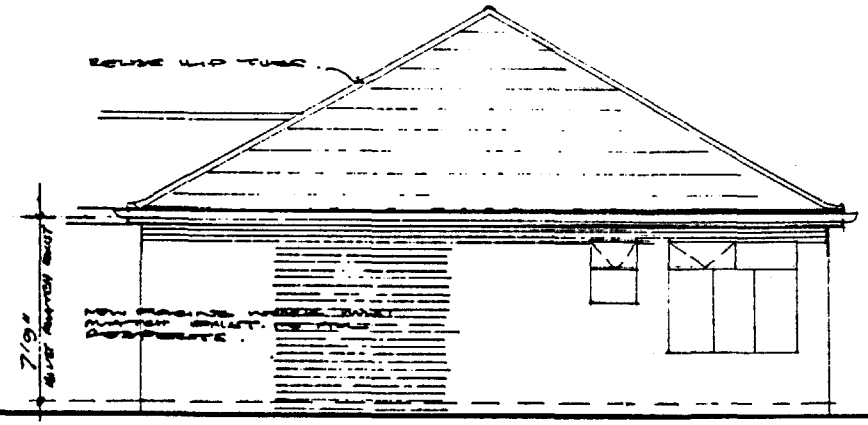
H09/0309/94

H09/309/94

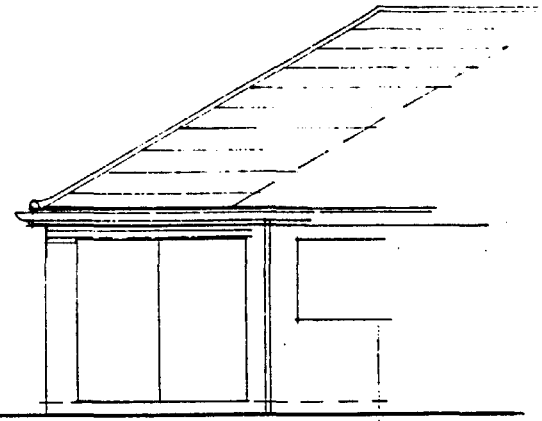
IN DOUBT ALWAYS ASK.



FRONT.

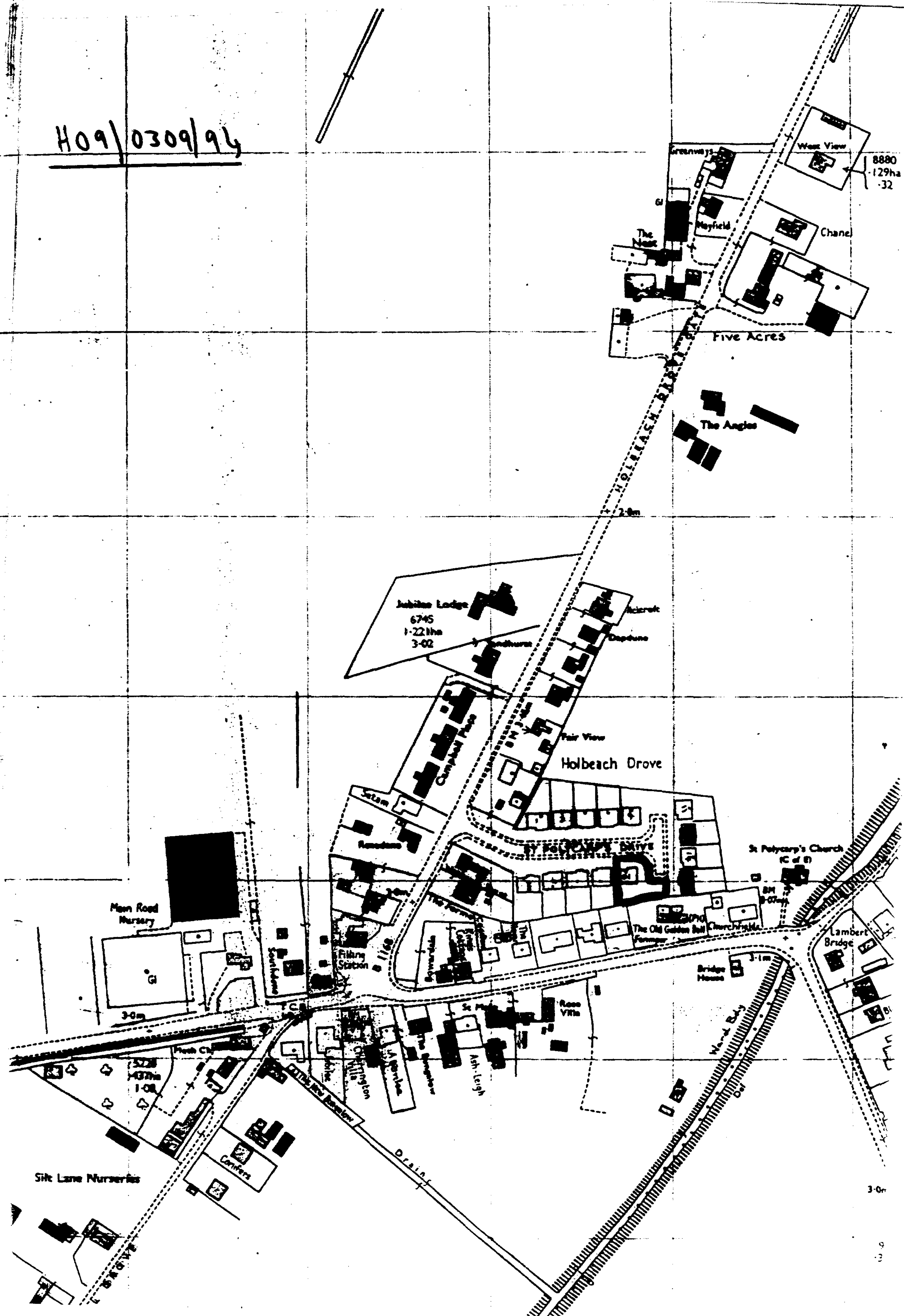



SIDE.

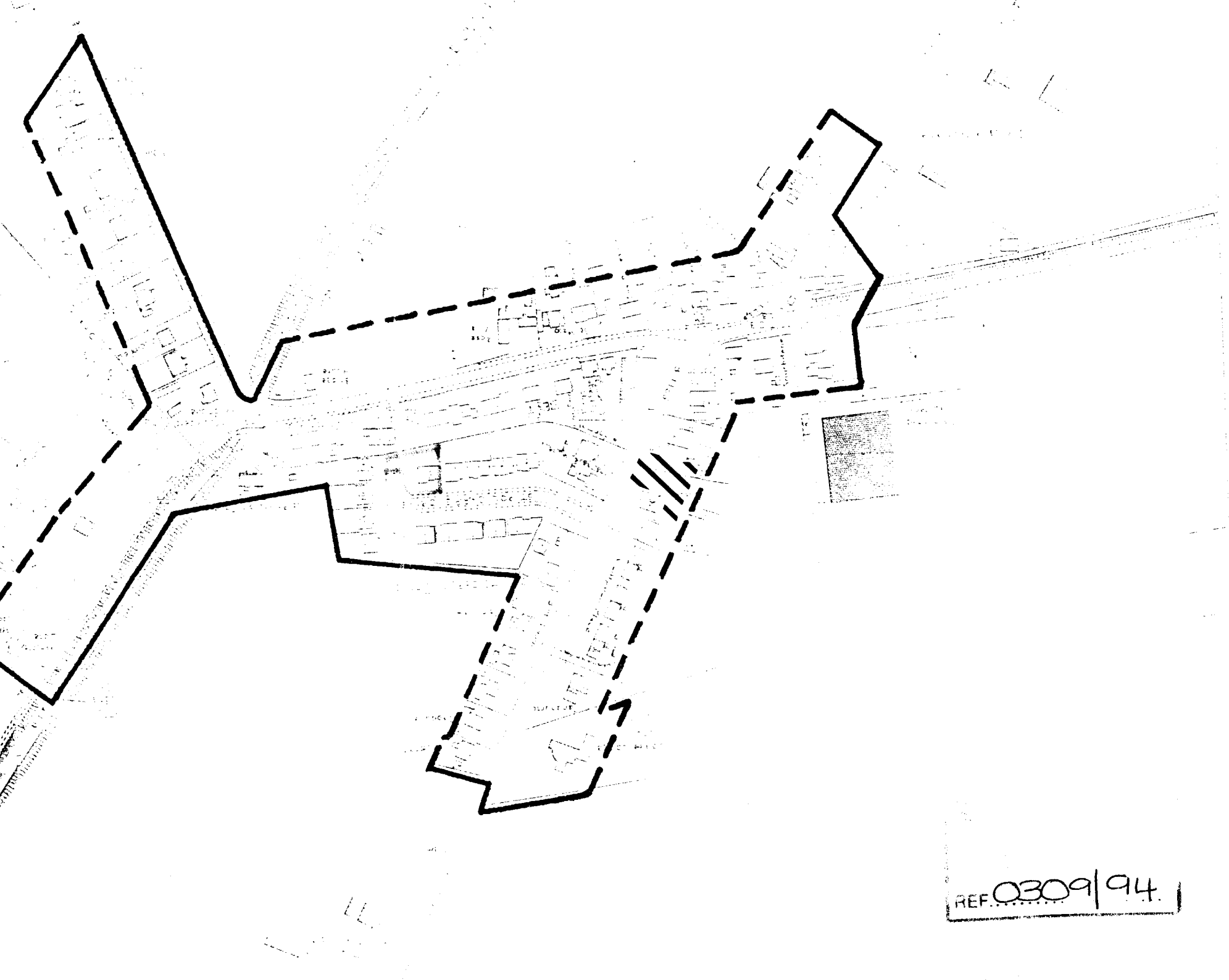


REAR.

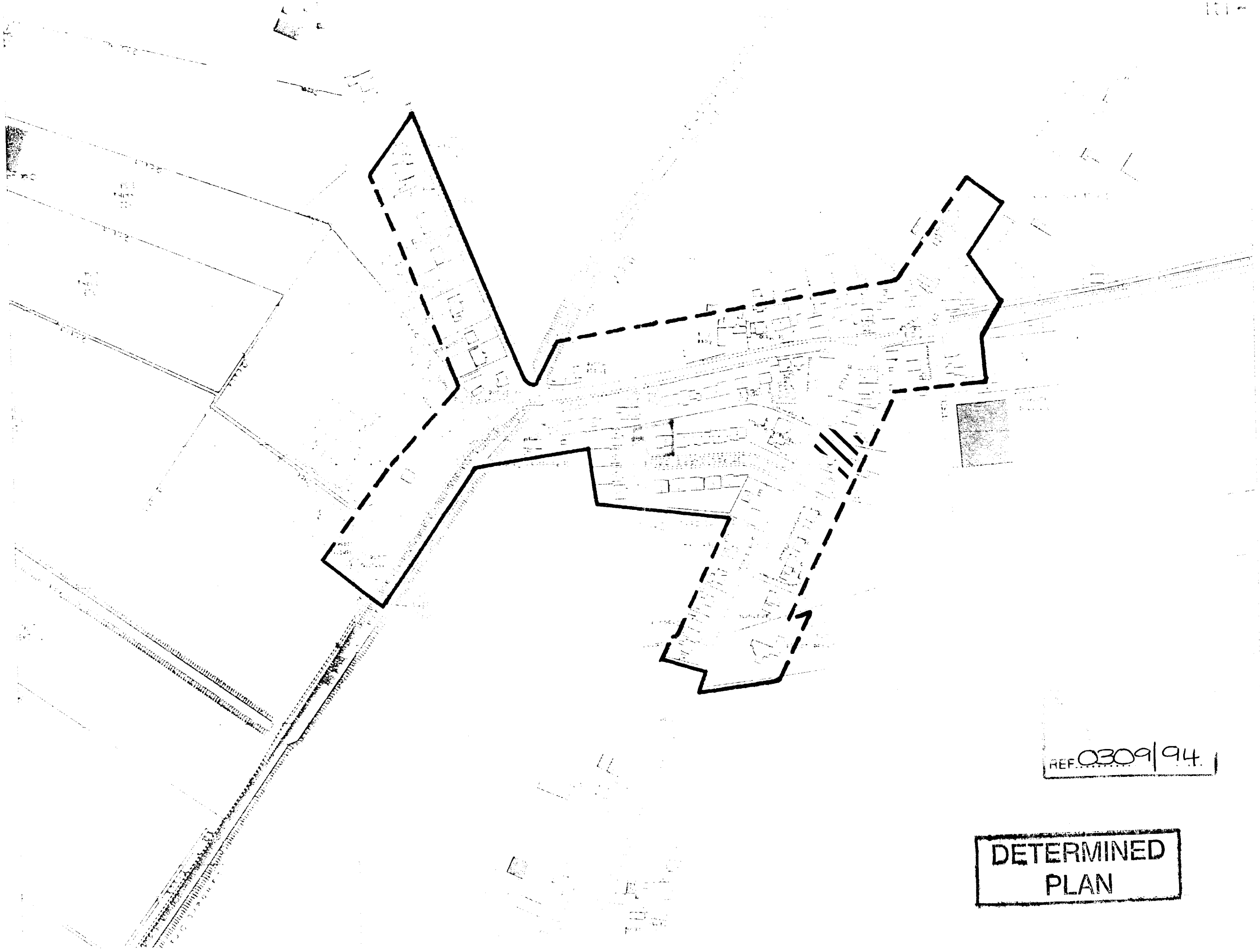
H09/0309/94



Greenways
West View
8880
·129ha
·32
Mayfield
The Nest
Chanel
Five Acres
The Angles
HOLBEACH
2·8m
Jubilee Lodge
6745
1·22ha
3·02
Daphune
Fair View
Holbeach Drove
Campbell Place
Setam
ST POLYCARPS DRIVE
St Polycarp's Church
(C of E)
BM
3·07m
Lambert
Bridge
The Old Golden Ball
Churchfields
Bridge House
3·1m
Main Road
Nursery
Filling
Station
Southdene
3·0m
GI
Rose
Villa
Ash-Leigh
The Bungalow
Chillington
Villa
Jubilee
Drain
Conifers
Silt Lane Nurseries
3·0m

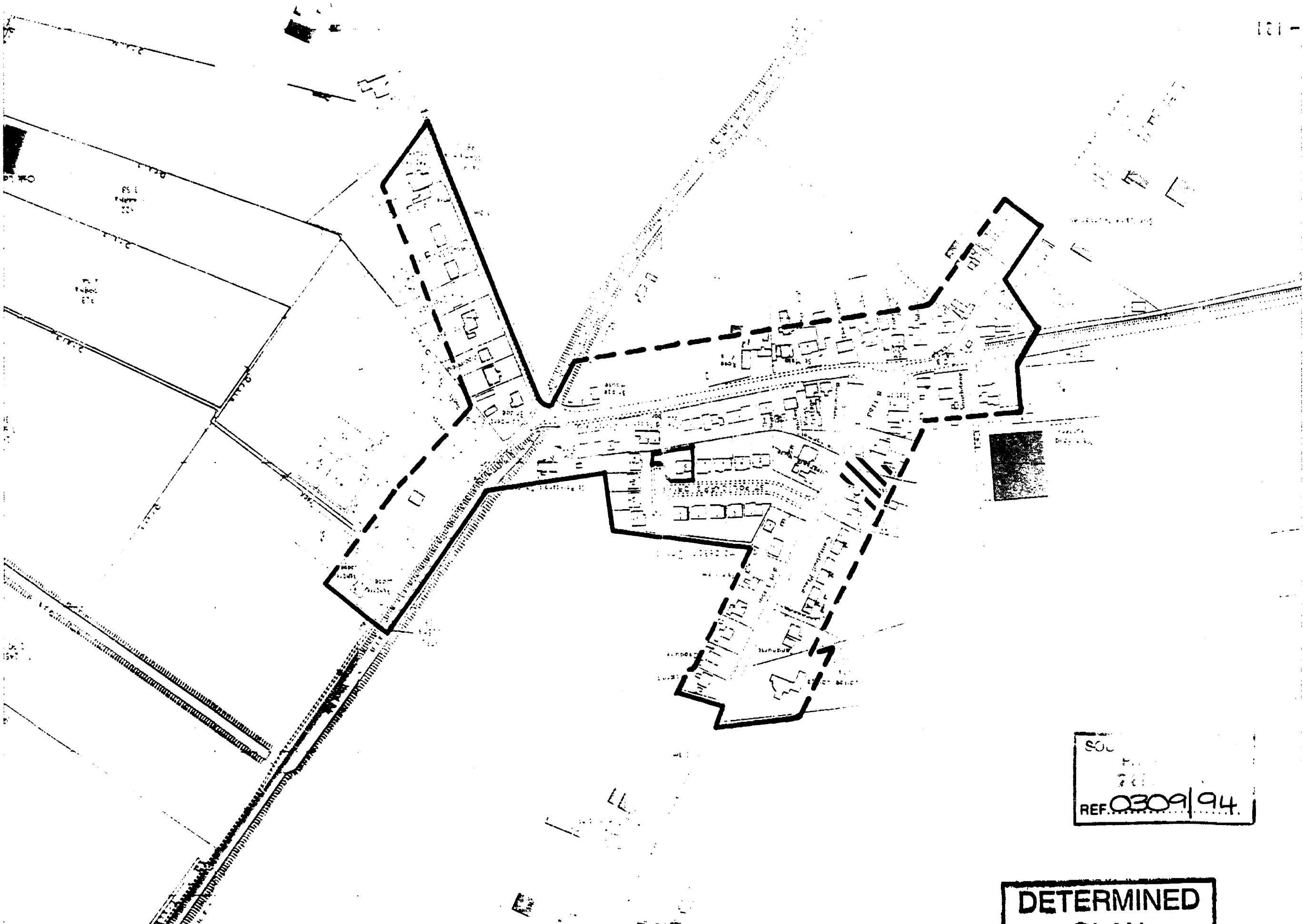


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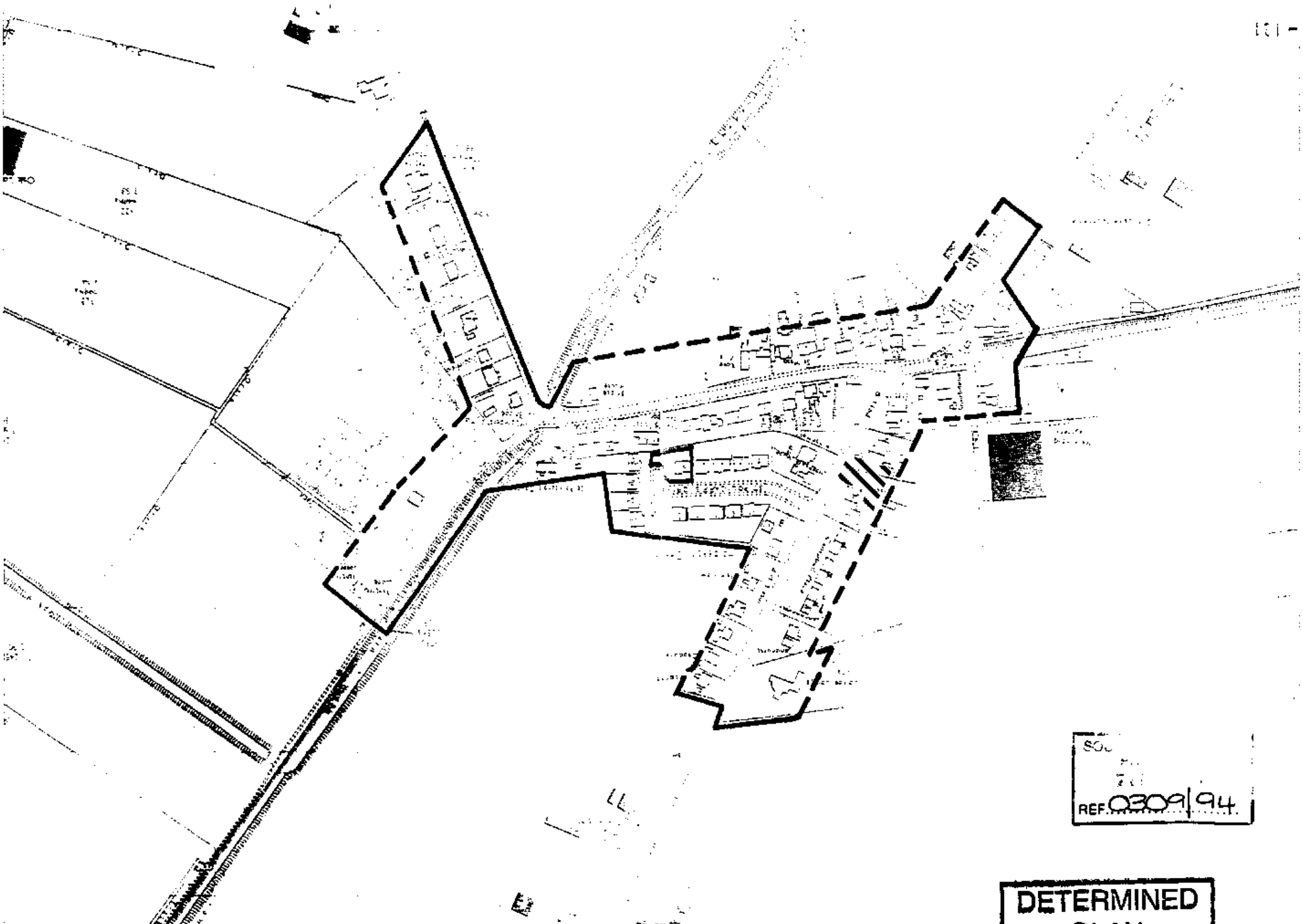
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DETERMINED
PLAN



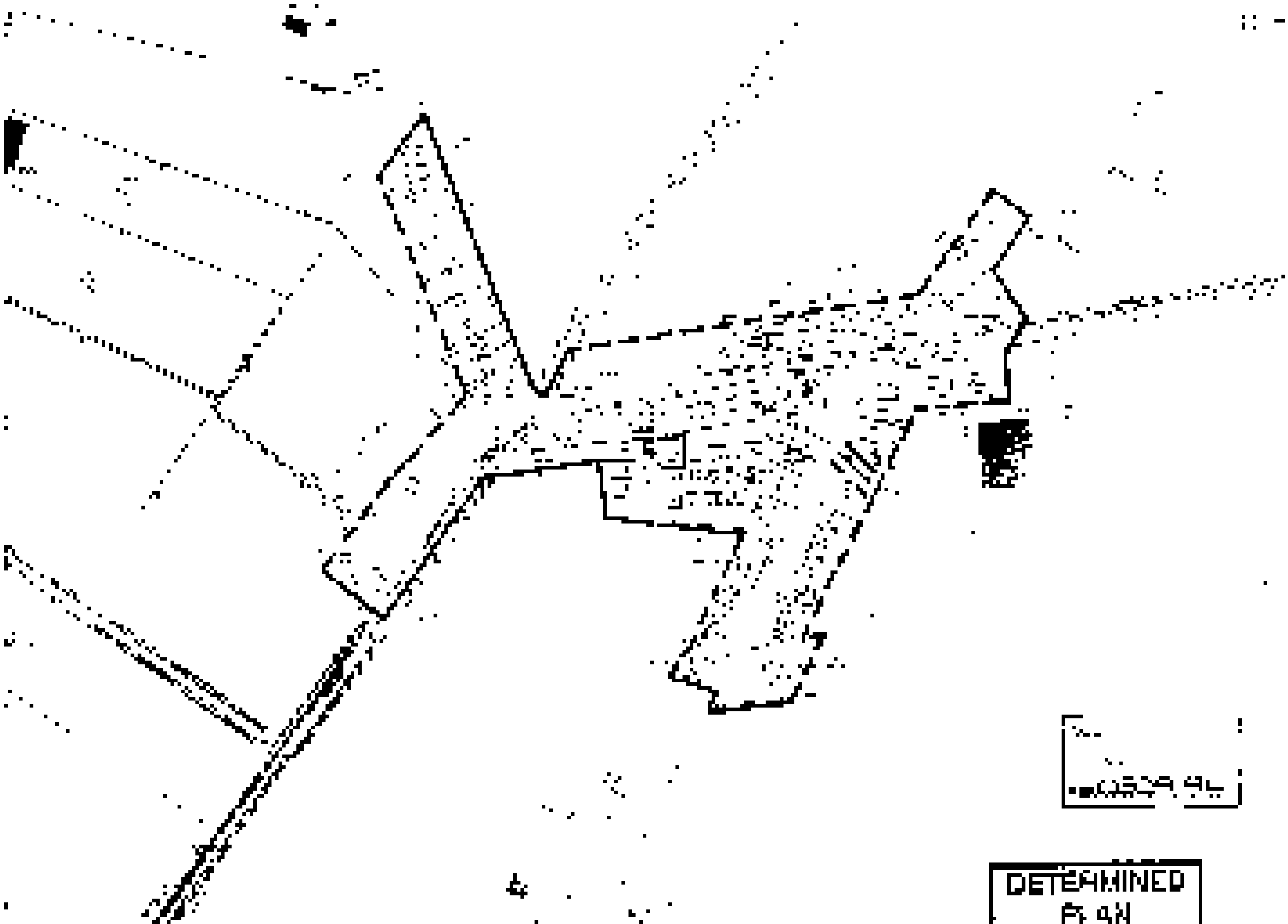
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PLAN



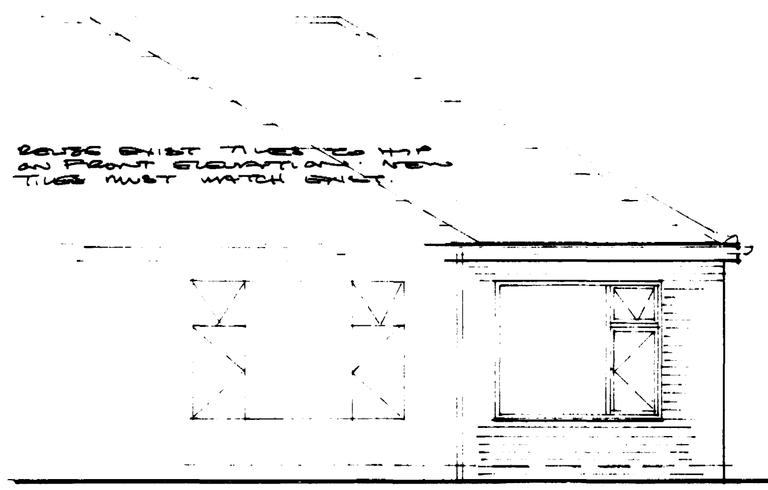
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DETERMINED
PLAN



DETERMINED
PLAN

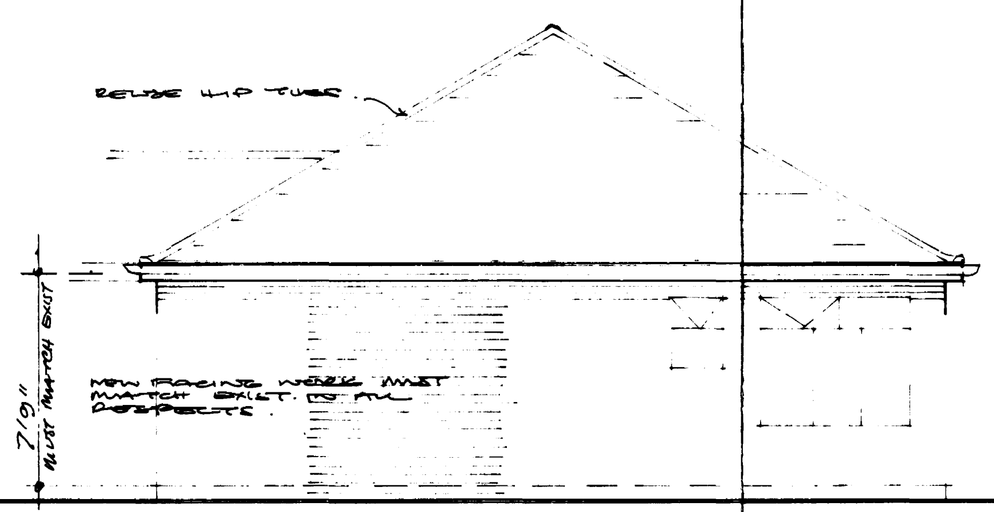
IF IN DOUBT PLEASE ASK.



ROOF SKIRT TILES/FELT TO BE FIXED ON FRONT ELEVATION ONLY. NEW TILES MUST MATCH EXIST.

FACING WORK MUST MATCH EXIST. IN ALL RESPECTS. FASCIA BOARD. 2" CAVITY FILLED 2" RAINTHERM 1000 mm OVERLAP PLASTER + SKIM. CURVE IN BRICKS BELOW G.L. TO FLOOR PER 2.0 M.

FRONT.



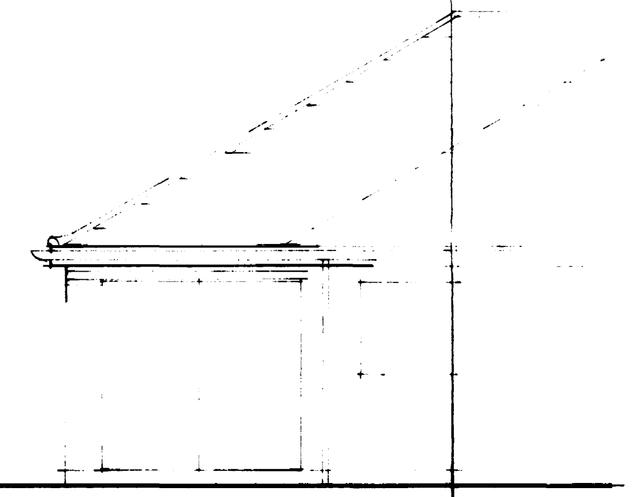
REUSE HIP TILES.

7'9" MUST MATCH EXIST

NEW FACING WORK MUST MATCH EXIST. IN ALL RESPECTS.

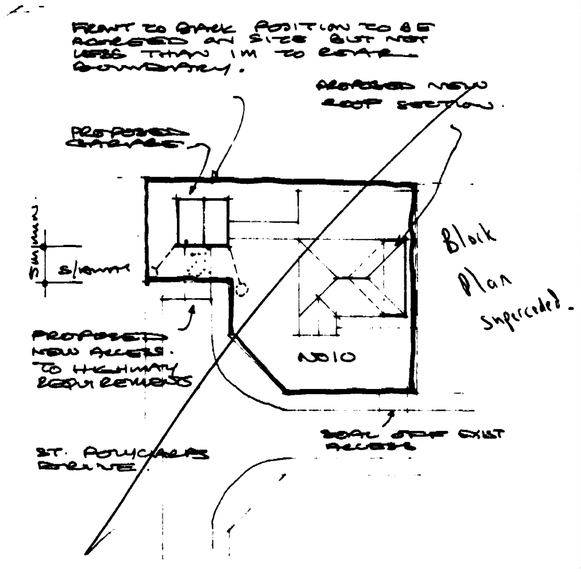
REUSE EXIST SW GABLE FROM FLAT ROOF SECTION WHICH IS REMOVED

SIDE.

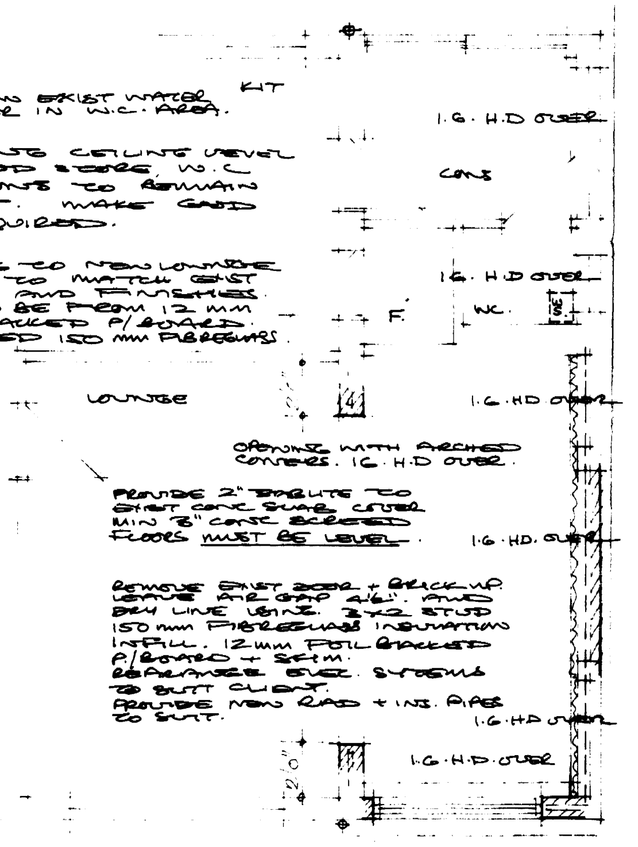


FASCIA + SOFFITS TO EXIST. SOFFITS TO HAVE CONT. 10 MM AHE GRAP MESH OR SIMILAR.

REAR.

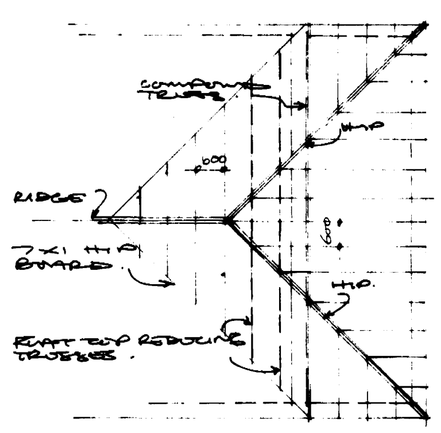



BLOCK PLAN SCALE 1:500




PLAN.

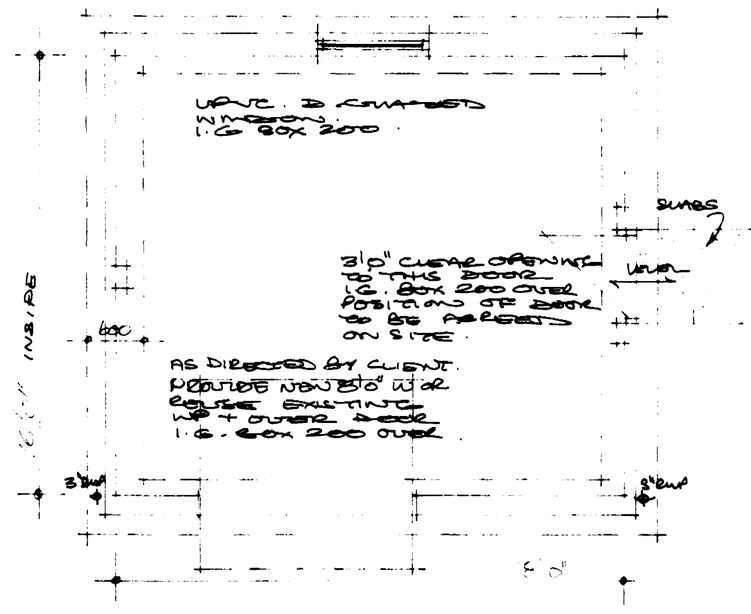
PROVIDE 600 x 250 CONC. STRIP FOOTING STR MIX OR LOAD BEARING STRATA IE TO BE INSTRUCTED ON SITE BY B.I.



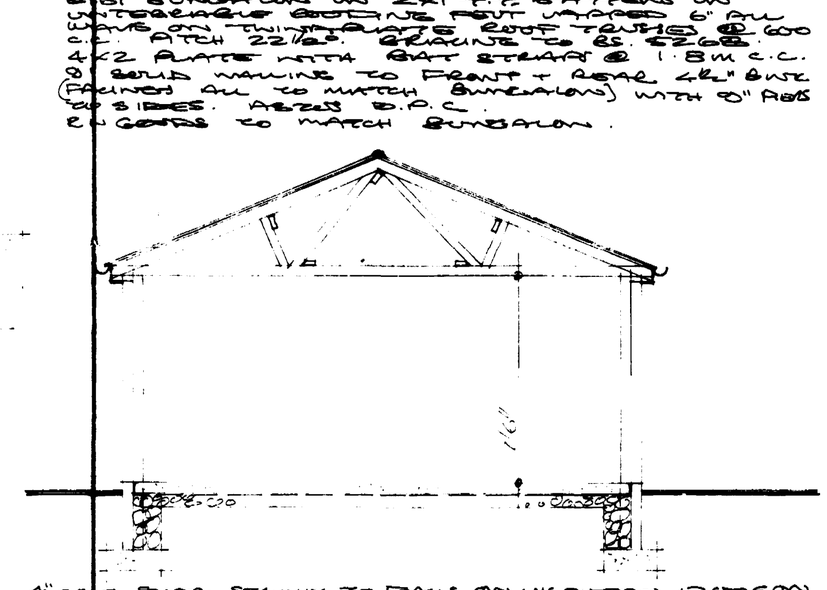

INTERMEDIATE HIP END SERIES 2 CONSTRUCTION FILL @ 600mm C.C. WITH INFILL JACK RAFTERS AND CEILING JOISTS OF 5"x2" S.C. TIMBERS. BRACING TO BS. 5268 ROOF PITCH MUST MATCH EXIST.

NEW + EXIST. ROOF TILES FIXED TO 2"x1" T.T. BATTENS ON UNDERLAYABLE ROOFING FELT LAPPED 6" ALL WAYS. NEW 4"x2" RAFTER AS REQUIRED WITH BATT STRAPS @ 1.8m c.c.

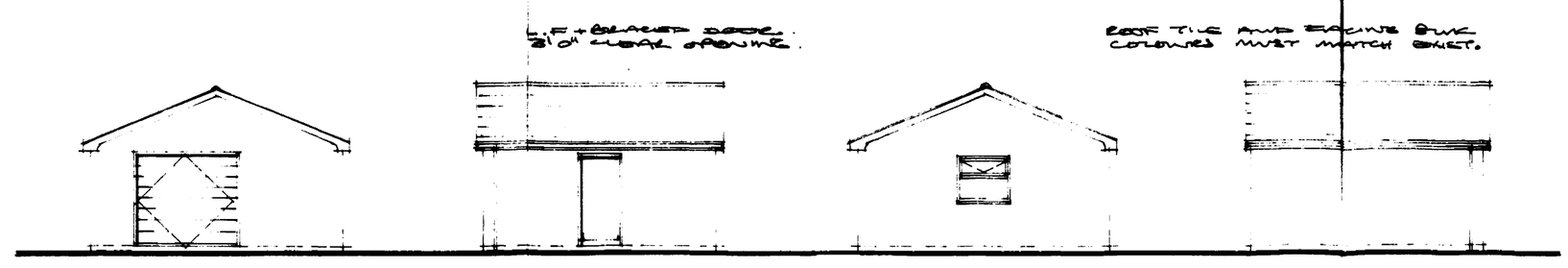
ROOF PLAN.



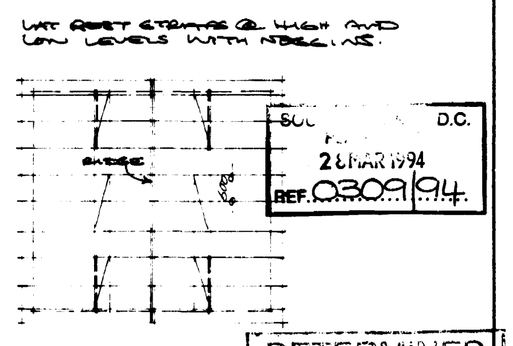

PLAN.




SECTION.




FRONT. SIDE. REAR. SIDE.




ROOF PLAN.

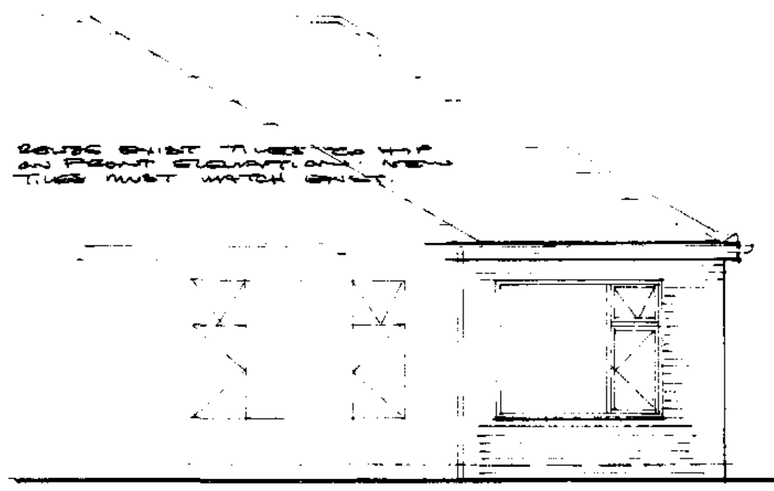
DETERMINED PLAN

FORM EXISTING GARAGE INTO LOUNGE AND REROOF AND ERECT NEW GARAGE ALL FOR DISABLED PERSON AT 10. ST. POLYCARPS DRIVE HOLBEACH DROVE FOR H.G. DUNNING ESQ.

SCALES 1/4" AND 1/8" = 1'0". DATE 3/94. DWG 9423/1.

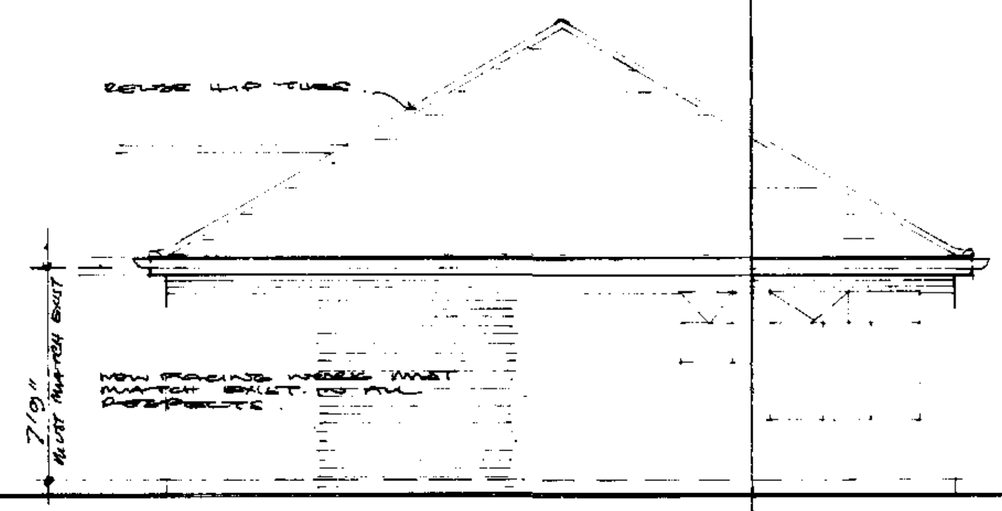
LOVETH CONTRACT DESIGN. 4. VICTORIA ST. HOLBEACH 0406 422126...

IF IN DOUBT ASBABE REF.

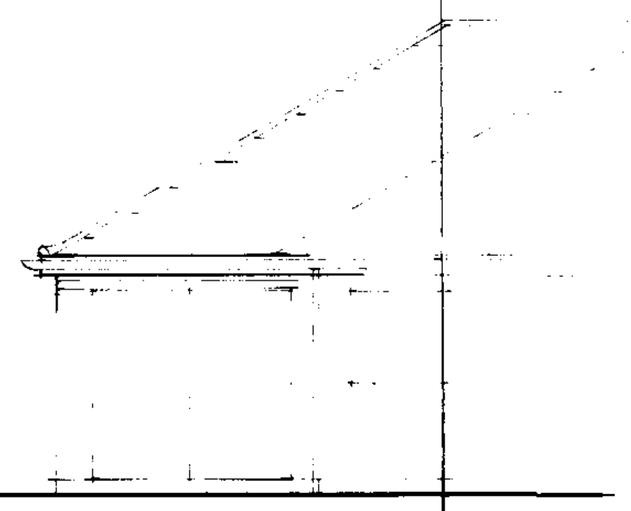



FACING WORK MUST MATCH EXIST. IN ALL RESPECTS. FASCIA BOARD 2" DEPTH PLANED 2" 50mm THERM. 100 mm CAVITY PLASTER + SKIM. CURB IN BLOCKS BELOW G.L. TO TIES PER 2.0 M.

FRONT.

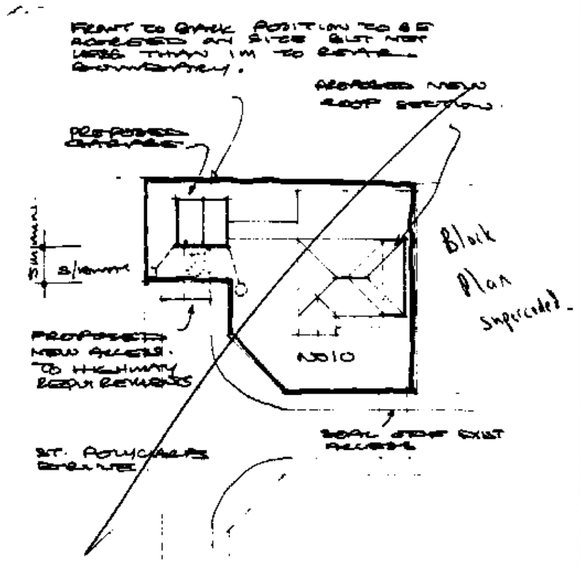



SIDE.

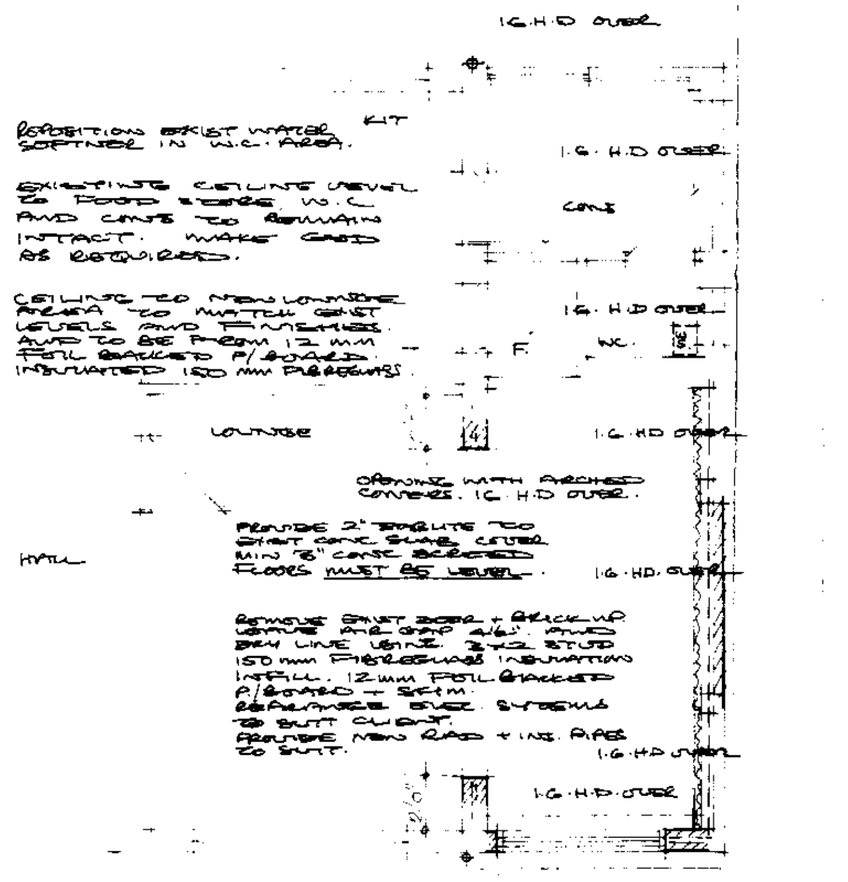


FASCIA + SOFFITS TO EXIST. SOFFITS TO HAVE CONT. 10 MM ANE GRIP MESH OR SIMILAR.

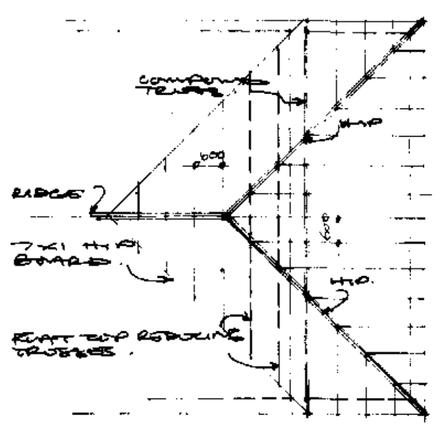
REAR.



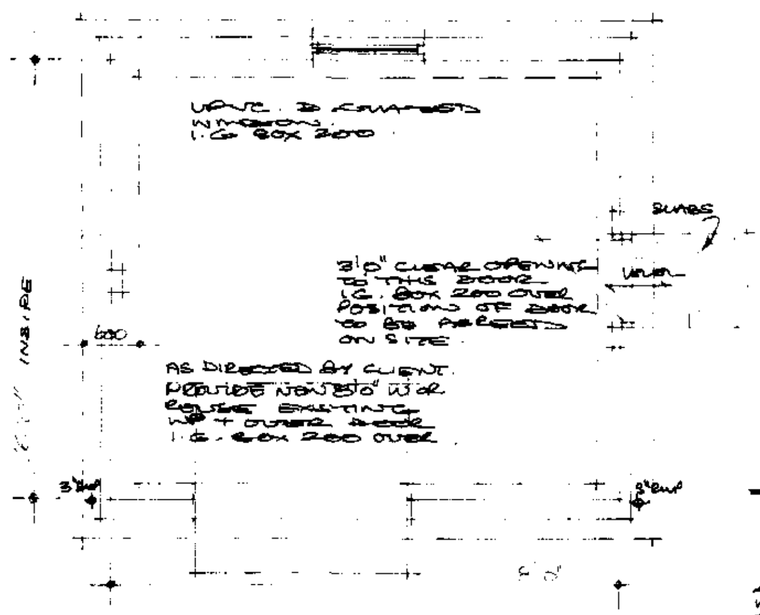

BLOCK PLAN SCALE 1:500



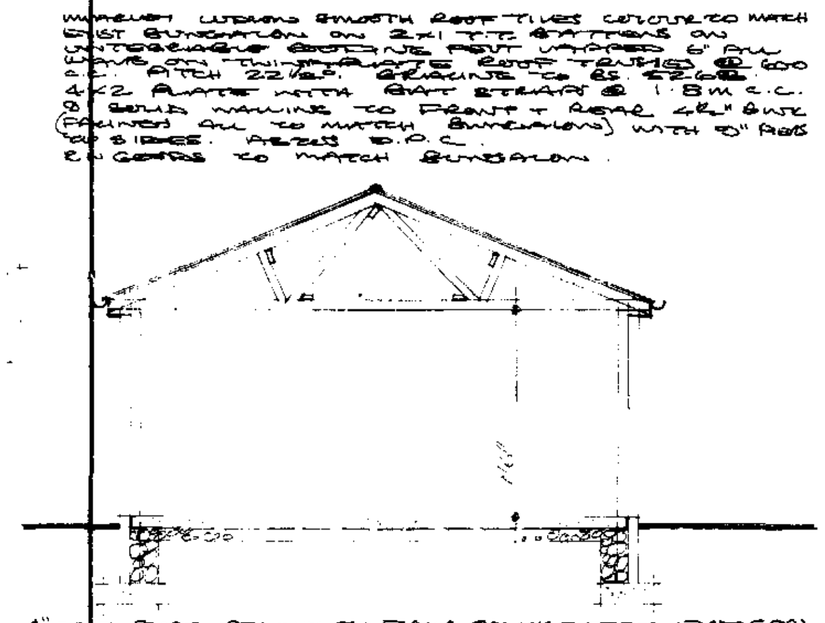

PLAN.



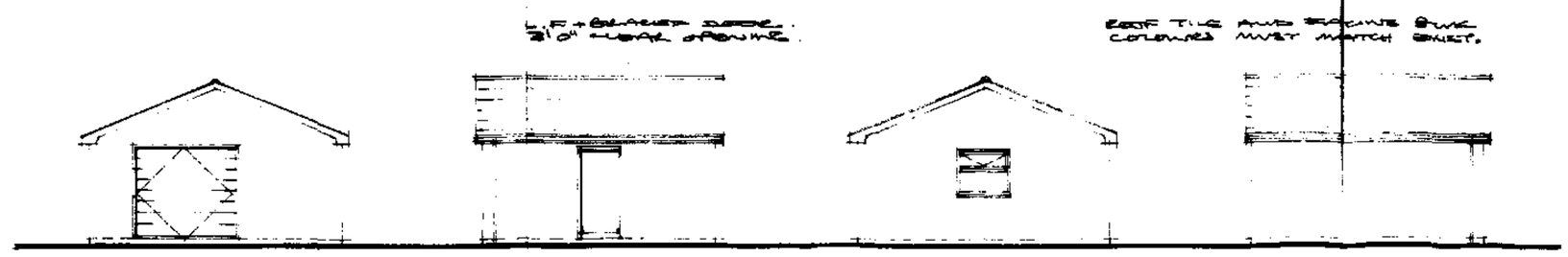

ROOF PLAN.



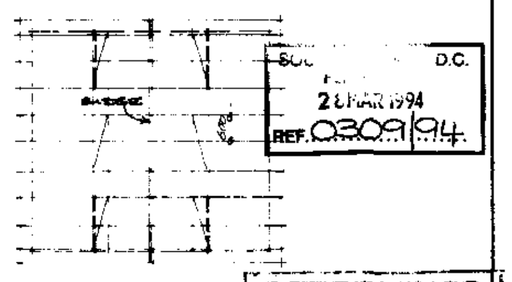

PLAN.




SECTION.




FRONT. SIDE. REAR. SIDE.



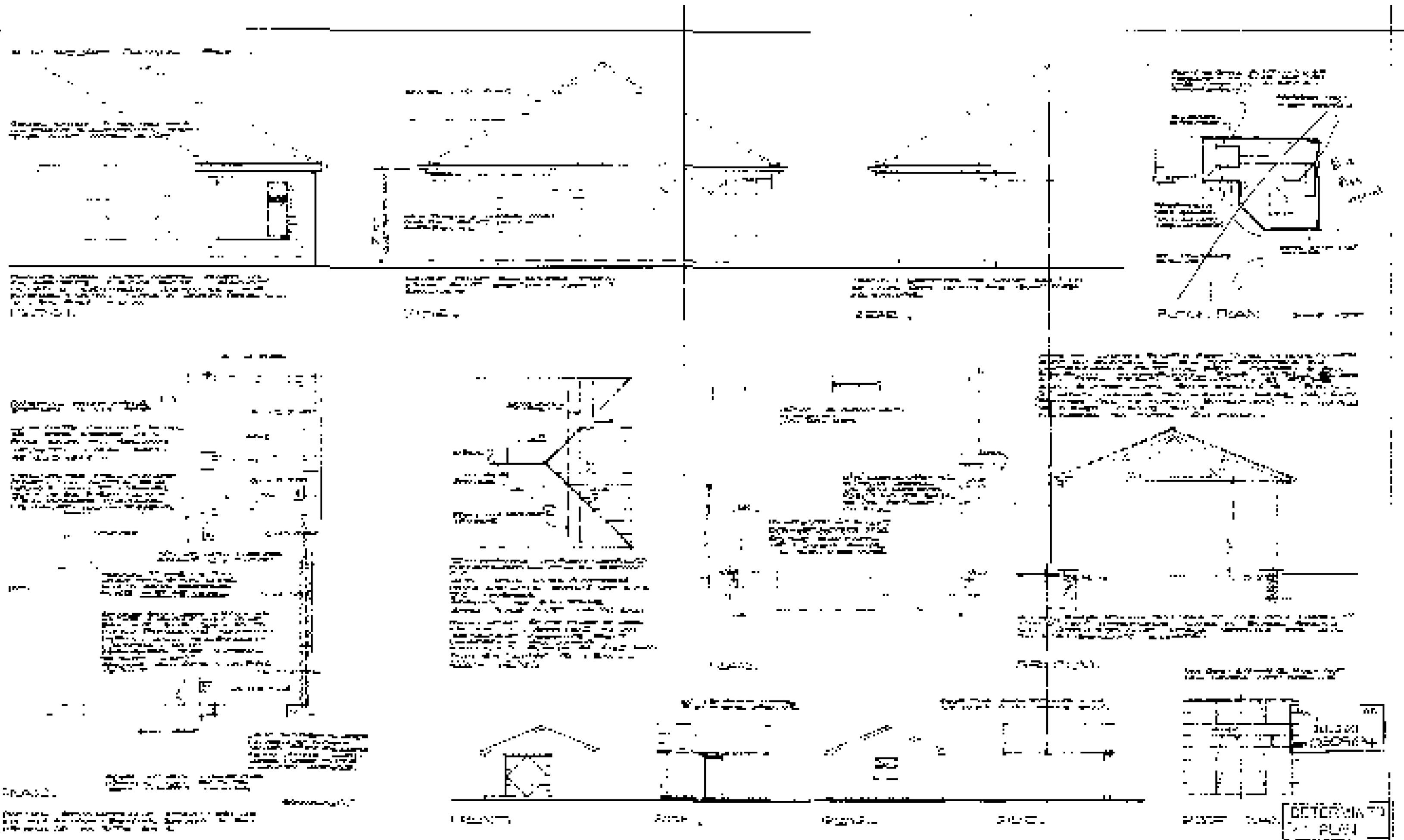

ROOF PLAN.

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LOWETH CONSULTANT DESIGN. 4. VICTORIA ST. HOLBEACH 0406 422126...



PLOT PLAN