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

REGISTER COPY TO EARLIER PERMISSION

Previous permission: H09/0338/92

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/0551/92 Received:20-MAY-92 Type:CONDITION COMPLIANCE

Name: Mr S R Hatter
"Five Acres"
Holbeach Drove
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: External Materials

Location : Land off Holbeach Drove Gate Holbeach Drove
Spalding

South Holland District Council hereby give notice that CONSENT HAS BEEN GRANTED for the details submitted for the purpose of conditions attached to the planning permission, subject to any conditions below:

sgd B SMITH
Director of Planning and Building Control Services

04-JUN-92 H09/0551/92

SOUTH HOLLAND DISTRICT COUNCIL

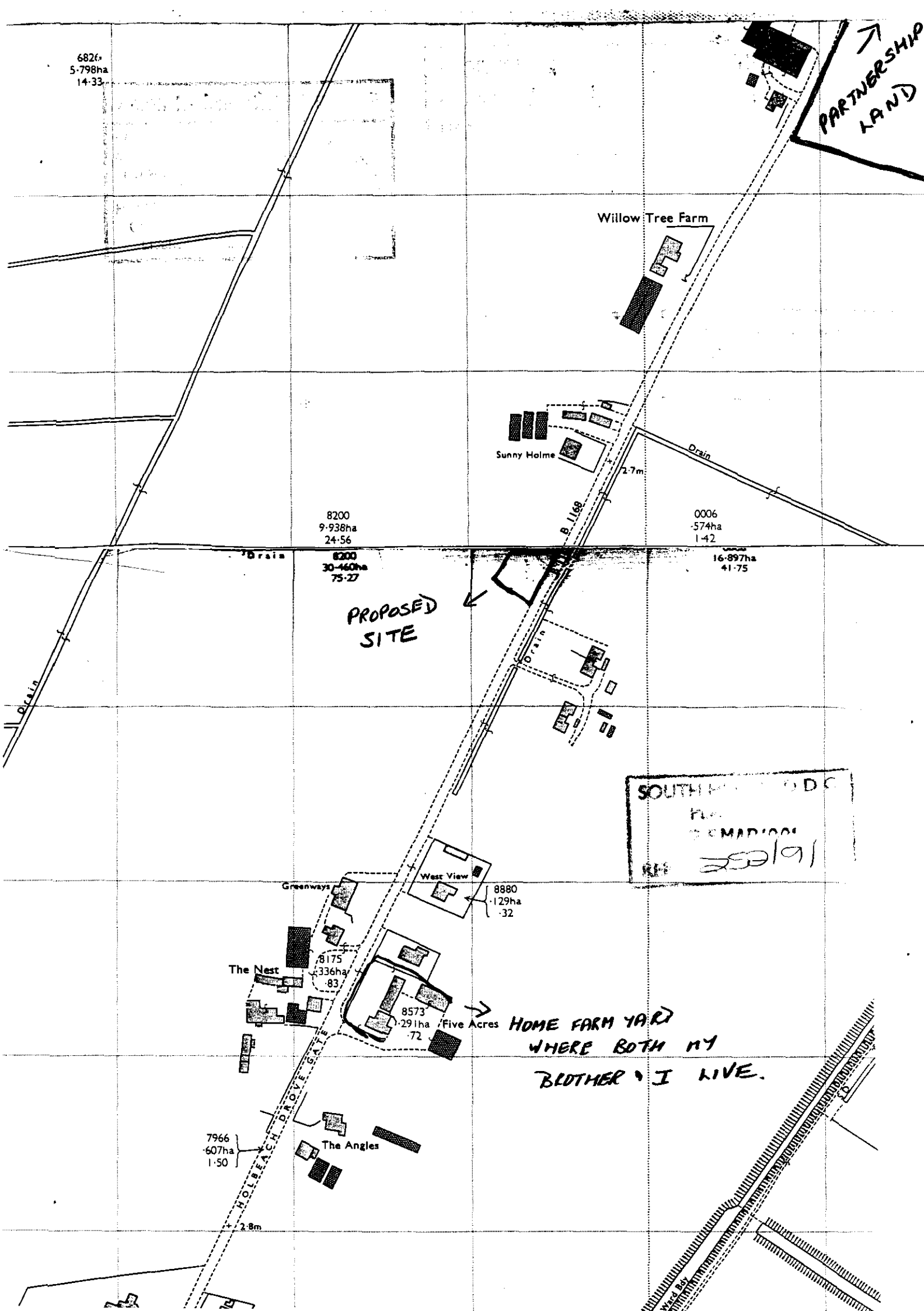
circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

Director of Planning and Building Control Services
28-MAY-92 H09/0338/92

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)


6826
5·798ha
14·33
PARTNERSHIP LAND
Willow Tree Farm
Sunny Holme
Drain
2·7m
B 1168
8200
9·938ha
24·56
0006
·574ha
1·42
Drain
8200
30·460ha
75·27
16·897ha
41·75
PROPOSED SITE
Drain
Drain
SOUTH
DC
RH 29/91
West View
Greenways
8880
·129ha
·32
The Nest
8175
·336ha
·83
8573
·291ha
·72
Five Acres
HOME FARM YARD WHERE BOTH MY BROTHER & I LIVE.
7966
·607ha
1·50
The Angles
HOLBEACH DROVE GATE
2·8m
Ward Bay

PLANNING APPLICATION

For office use only

Application No. H09|0338|92

Date Registered 16 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. S. R. HATTER
"FIVE ACRES"
HOLBEACH DROVE
SPALDING
LINCS.

Tel. No.

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

FLEETLAND DESIGN,
MYRTLE HOUSE,
FLEET HARGATE
SPALDING
LINCS

Tel. No. (0406) 26118.
(Personal contact name) T. CRUNKHORN

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LAND OFF HOLBEACH DROVE GATE, HOLBEACH DROVE
SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED HOUSE WITH GARAGE &
NEW VEHICULAR ACCESS

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.-00. If you consider no fee is payable include a written explanation instead.

Signed.....

Date. 2/2/92.....

Previous application No:

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

2. **TYPE OF APPLICATION**

(✓)

This is a **full** application for change of use and/or new building works [✓] → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

or This is an **outline** application [ ]

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

A. Please state Reference Number of outline permission. ~~H09/0252/91~~ 1-5 INCL
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: 1 NO

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

B. Please state size of any new structure:- (a) max. height: 8 metres
(b) max. length: 9.18 metres
(c) max. width: 11.39 metres

C. Please state type and colour of materials for facing external walls: 50 BOTTERLEY BUFF MULTI RUSTIC

D. Please state type and colour of roofing materials. MARLEY MENDIP SMOOTH BROWN TILES

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. AGRICULTURAL LAND / RELATED BUILDING PLOT

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: HOLBEACH DROVE GATE
Will there be — Individual access ✓ / New estate road

C. What provision will be made for garages or parking within the site? GARAGE / PARKING AREA

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 — 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:

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.	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. SEE ENCLOSED COVER LETTER DATED 19 MARCH 1992

S.H.D.C.
PRIORY RD.
SPALDING
LINCS.

FLEETLAND DESIGN
MYRTLE HOUSE
FLEET HARGATE
SPALDING
LINCS.
(0406) 26118

19 MARCH 1992

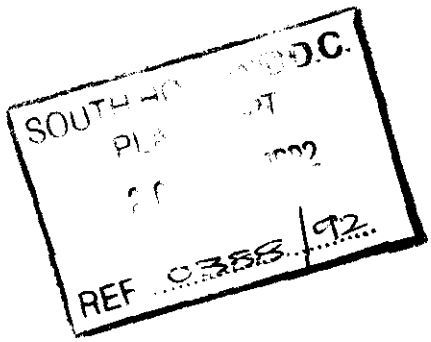
DEAR SIRS,

RE: PROPOSED HOUSE WITH GARAGE AND NEW VEHICULAR ACCESS @ LAND OFF HOLBEACH DROVE GATE, HOLBEACH DROVE FOR MR S.R. HATTER

In respect of the above please find enclosed 3 no copies duly completed planning application forms amended to a "full" application as per your letter dated 18 March 1992 because of a site difference.
The circumstances to which Mr S.R. Hatter originally gained outline planning permission (ref H09/0252/91) are exactly the same and are as per contained in the ADAS report submitted with that application.
Should you require any further information please do not hesitate to contact me.

Yours faithfully

T. CRUNKHORN.



ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110

Receipt Issued ..... No. 8554

Date First Received 16 MAR 1992

REGISTRATION

REFERENCE H09/0338/92

Cross-Ref R09/0230/92

Date 17/3/92 AB

VALIDATION FULL Date 17/3/92

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

Site area 0.06 No. of dwellings 1 Floorspace .....

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

Earlier permission ref R09/0258/91H

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

All

Description

Technical:

- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐

S65 Advert required ☐ Expiry date .....

Fees:

- Nil fee – previous app ☐ Ref .....
- – type ☐
- Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.3.93

Index Sheets 363 OS Nos ..... Grid Ref 533960 313960

Ward H Parish HOLBEACH

Inside IDB NO Inside LP Area NO

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

Linked to site.....Ref...H.1.).. Linked to property.....Ref.....

Planning Records:
Earlier apps 353/91

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

Inputs completed.....

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

APPLICATION REF:

DIRECTIONS

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

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

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

CONSULTATION/PUBLICITY REQUIRED DMG 26/3 D2 27/3

Publicity : General Residents (Postal):
Departure
Setting of LB Viz ~~1~~ Newholme, Holbeach Drove Gate
2 + 4 Council Houses, Holbeach Drove Gate

Residents (Delivery):

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

Consultant : Name
Order No:
Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Other

Boundaries Site Features Currently agricultural land. Bungalow + hard holding further to N. Council Houses opposite. No footpath. Wide verge.

Inspected by: DMG
date: 8/4

Case Officer Conclusions (issues) DMG 7/5.

Site slightly different from previous.
Development considered acceptable.
Applicant has stated that willing to "condition" bricks.
Relocation order not considered necessary in this instance.

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

Recommended approvals -

Departure from policy — Yes .... No ✓

Ward member request — Yes .... No ✓

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

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

[Reason:

ALL OF ABOVE

Recommended refusals -

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

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

Yes ✓ ....

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

Delegation confirmed by Senior Officer
DM 4/5

Recommendation/draft report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0338/92 Received:20-MAR-92 Type:FULL

Name: Mr S R Hatter
Five Acres
Holbeach Drove
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed house with garage and new vehicular access

Location : Land off Holbeach Drove Gate Holbeach Drove
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

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

2 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The occupation of the dwelling shall be limited to a person solely or mainly employed, or last employed, locally in agriculture as defined in Section 336 of the Town and Country Planning Act 1990, or a dependent of such a person residing with him, or a widow or widower of such a person.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not to permit residential development except in the interests of agriculture or where related to the use of the land. The

circumstances of this case relate to an agricultural need, and permission is therefore confined to it.

Authorised to issue:

07-MAY-92 HQ9/0338/92 AD..12/5.....DC..12/5...

BRIAN ITH 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: H09/0338/92 Type: FULL

Applicant: Mr S R Hatter
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed house with garage and new vehicular access

Location: Land off Holbeach Drove Gate
Holbeach Drove
Spalding

Valid date:	20-MAR-92	Terminal date:	15-MAY-92
Target dates:		Target Committee:	13-MAY-92
To case officer	25-MAR-92	Report deadline:	29-APR-92
Inspected by	30-MAR-92		
Extra contacts	04-APR-92	Case Officer:	
Report if not clear by	24-APR-92		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	25-MAR-92	08-APR-92
Cllr N P Judge MBE 0406 330300	25-MAR-92	08-APR-92
Owner/Occupier Newholme	09-APR-92	23-APR-92
Owner/Occupier 3 Council Houses	"	"
Owner/Occupier 4 Council Houses.	"	"

L C C – Obs Attached for CA 23/3/92

SITE DETAILS

Grid ref: 532950 312960
OS Sheets: 363 Parcel:

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: H09/0338/92 Type: FULL

Applicant: Mr S R Hatter
Tel:

Agent: Fleetland Design
0406 26118

Description: Proposed house with garage and new vehicular access

Location: Land off Holbeach Drove Gate
Holbeach Drove
Spalding

Valid date:	20-MAR-92	Terminal date:	15-MAY-92
Target dates:		Target Committee:	13-MAY-92
To case officer	25-MAR-92	Report deadline:	29-APR-92
Inspected by	30-MAR-92		
Extra contacts	04-APR-92	Case Officer:	
Report if not clear by 24-APR-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Holbeach PC 0406 26739	25-MAR-92	08-APR-92	Support
Cllr N P Judge MBE 0406 330300	25-MAR-92	08-APR-92	

C.C.C - Obs Attached JR DS 26/3/92.

SITE DETAILS

Grid ref: 532950 312960
OS Sheets: 363 Parcel:

Mr. S. R. Walker
"Fiveacres"
Holbeach Drove
Spalding.
PE12 0PX
29-4-92

DG

REF
H09/0338/92

Dear Sir,

Regarding the above application for planning permission to build a house at Holbeach Drove Gate, Holbeach Drove I have just learned that there could be a problem with the colour of brick I have chosen. At no time was I aware that any special colour brick had to be used and on looking round my own locality at dwellings built over the last few years the majority are of a light colour so I anticipated no problems in that area.

While waiting for planning permission I have gone ahead with the builder organising materials choosing dark hardwood windows with a light brick to complement them. The builder is ready to start as soon as I get planning permission so I would

very much appreciate if it was considered necessary to have approval of bench colour that permission could be given to start work on the foundations while awaiting a decision

The builder has another job in the pipe line so it could mean him going somewhere else perhaps delaying my project another four to six months.

Please let me know if there is anything further I can do as obviously I am anxious to get my plans passed and get a start to building

Yours faithfully

S R Hutton

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 MAY 1992
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy .....
File Nos.
Acknowledge YES/NO
Si
1/A

BRI. . 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: H09/0338/92

Applicant: Mr S R Hatter
Five Acres
Holbeach Drove
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Description: Proposed house with garage and new vehicular access

Location: Land off Holbeach Drove Gate Holbeach Drove
Spalding

Type: FULL

Date received: 20-MAR-92

25-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 09-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments: Supported

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 APR 1992 DG

Allocation of
DPO NeM
SCPO BG
JO ACP
Action by .....
Discuss with .....
Copy to .....

Acknowledge YES/NO
by
date

Signed: M F Judge

6/4/92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H09/0338/92.

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		
	3	2	9	1	2	9

2. Address or location

OFF HORBEACH DROVE GATE, HORBEACH DROVE

3. Name, classification and number of road

UC

4. Date application referred 26-3-92

5. State whether outline, detailed application etc.

FULL

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

AGRICULTURAL HOUSE & GARAGE.

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 10b as shown overleaf.

Date: 26-3-92 Signed: [signature]
Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
- 6 APR 1992 DG

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-E/338/92/JAM **Your Ref.** **Date** 3 April 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. S.R. HATTER
DWELLING AT HOLBEACH DROVE GATE, HOLBEACH DROVE

Thank you for the plan showing your above clients proposed development. Although the proposal does not directly affect my Board's interests, I set out below general advice for your clients attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Also that steps are taken where necessary to prevent highway surface water run-off from creating embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £130 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Technical Services Department must be obtained.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

pp ENGINEER TO THE BOARD

Fleetland Design,
Myrtle House,
Fleet Hargate, Spalding, Lincs.

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: H09/0338/92

Applicant: Mr S R Hatter
Five Acres
Holbeach Drove
Spalding
Lincs

Agent: Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

SOUTH HOLLAND D.C.
SEP
1992
REF

Description: Proposed house with garage and new vehicular access

Location: Land off Holbeach Drove Gate
Holbeach Drove
Spalding

Type: RESERVED MATTERS

Date received: 16-MAR-92

18-MAR-92

Dear Sir/Madam

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

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

3 This application cannot be treated as Reserved Matters as the site differs from that previously submitted. Therefore the site needs to be amended or the application changed to one for Full. (Three forms and plans enclosed f your use.) Should you decide to apply for full planning permission, a statement confiming that the agricultural circumstances are exactly the sa as those contained in the ADAS report submitted with outline application H09/0252/91 will be required.

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

Yours faithfully

pp Principal Administrative Officer

PLEASE RETURN WITH YOUR REPLY

Fleetland Design
Myrtle House
Fleet Hargate
Spalding
Lincs

Mr D Godney

DMG/WL
H09/0338/92

21st May 1992

Dear Sir,

Planning Permission H09/0338/92 - Proposed house with garage and new vehicular access, Land off Feldmoor Drove Gate, Holbeach Drove, Spalding - (Mr S P Hatter)

I refer to condition number 2 of the above planning permission which states that "Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority".

It is understood that your client has in fact already ordered Butterley Buff Multi Rustic bricks. Given this fact, it is recommended that you submit an application as soon as possible for condition compliance. As you may be aware, the Local Planning Authority normally encourages a traditional coloured brick in the open countryside, (i.e. reddish brown). Given that the proposed brick is buff, therefore, you are advised that the matter may have to be referred to the Planning Committee for their consideration.

I hope the above information is of assistance to you and I look forward to the receipt of a condition compliance application in due course.

Yours faithfully,

N B Minion
Principal Planning Officer
(Development Control)

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRG N° FD 0130 / 1

DRIVEWAY CONSTRUCTION:
75(19 down) washed gravel on 100mm consolidated hardcore base. 50x100mm concrete edging kerbs bedded & haunched in weak mix concrete.

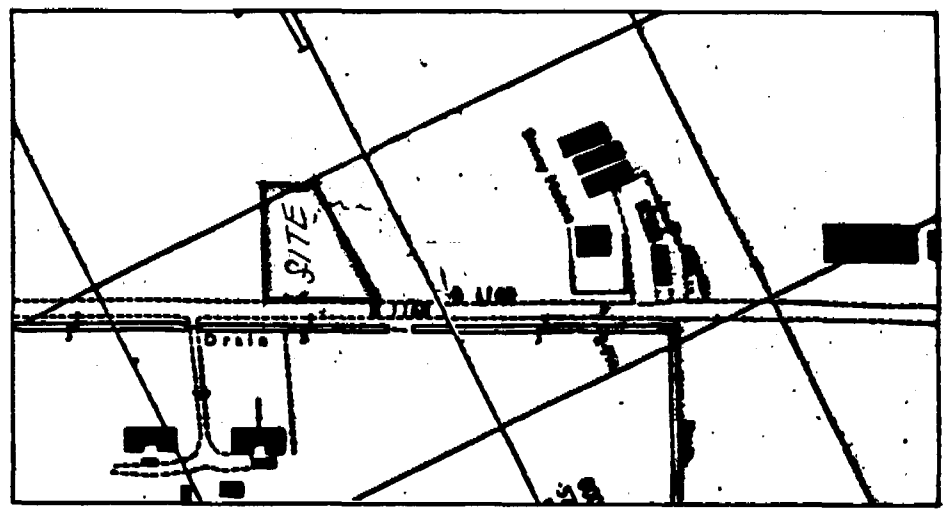
VEHICULAR ACCESS:
To local authority approval, min. width of single acess to be 2.5m. TURNING AREA TO LOCAL AUTHORITY STANDARDS.

LANDSCAPING:

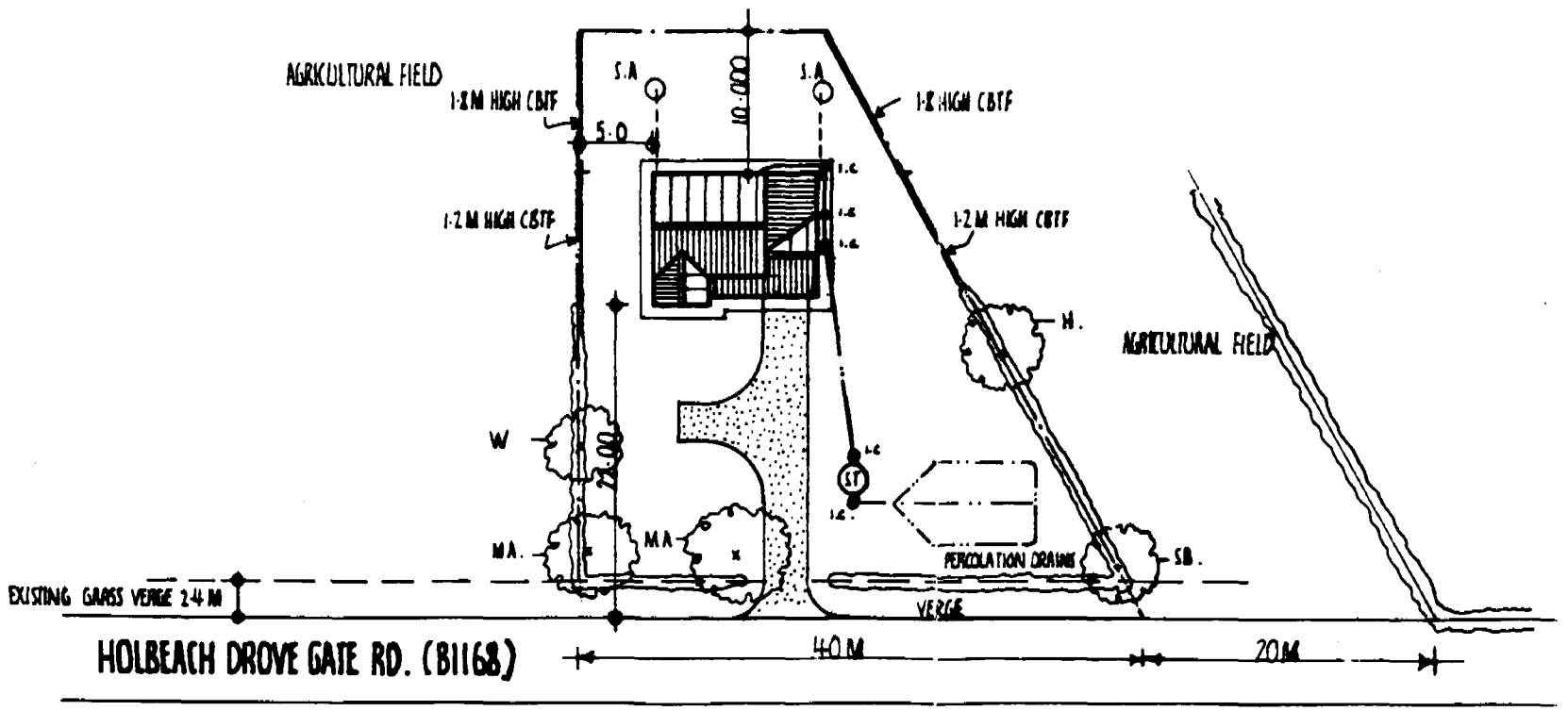
HEDGE PLANTING - TO BE BEECH (FAGUS SYLVATICA) 30-45 CM HIGH ON PLANTING 5 N° PLANTS PER M. IN A DOUBLE STAGGERED ROW.

M.A. : MOUNTAIN ASH H : HOLLY W : WHITEBEAM SB : SILVER BIRCH.

ALL TRIES ADEQUATELY STAKED AND TIED, MIN HIGHT ON PLANTING 2·0 METRES.



LOCATION PLAN 1:2500 SCALE



SOUTH HOLLAND D.C.
PLANNING DEPT.
16 MAR 1992
0338/92

DRG N° FD 0130 / 2

BLOCK PLAN 1:500

PROPOSED HOUSE WITH GARAGE INCL. NEW VEHICULAR ACCESS
AT LAND OFF HOLBEACH DROVE GATE RD (B1168) HOLBEACH DROVE.
FOR: MR S.R HATTER.

MECHANICAL VENTILATION:
Kitchens provide mechanical ventilation capable of extracting at a rate not less than 60 litres/second or incorporated cooker hood and electric fan at a rate not less than 30 litres/second.
Bathrooms: provide mechanical extract ventilation capable of extracting not less than 15 litres/second. ducted to external air.

FIRST FLOOR STUDWORK WALLING
75x50mm head &sole plates, 75x50mm vertical studs @ 400mm ctrs &12.7mm Gyproc plasterboard & skim to both sides. Provide fibreglass insulation between studs. Stud walls running parallel to joist direction to be built off doubled up joists in addition to normal joist spacing. Where stud walls run @ 90° to joist direction provide 50x100mm sole plates.

19mm flooring grade Wayroc decking on 50x200mm SC5 grade floor joists @ 400mm ctrs. Joists to be built into masonry loadbearing walls as shown on plan. 100mm Provide galvanised mild steel lateral restraint straps 30x5mm @ 1.2m ctrs to floor joists running parallel to walls. Provide 50x100mm noggings inbetween floor joists @ strap positions.Provide solid strutting inbetween joists at mid joist span.

upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to Fleetland Design so that design amendments may be considered.

GROUND FLOOR CONSTRUCTION:
Remove turf & vegetable soil a min. 150mm deep & reduce levels further if found necessary in agreement with Local or site Building Control officer.
Lay 150mm clean limestone hardcore,75mm to dust and wall upon as by mechanical compaction and blind surface with sand.
Lay 100 micron (400G Gauge) polythene damp proof membrane over blinded hardcore with 150mm welded mesh reinforcement and turned up to 150mm of all thickness walls and sealed to d.p.c.s. Level with 50mm Lay 100mm thick concrete floor slab mix 20MP or 1:2:4 by volume (1:3) Tyndall. Provide 50 mm for Alternative floor finishes Flush Finish Floor to be 150mm above finished external levels

EXCAVATIONS:
Excavations for foundations of two storey all strip foundations to be taken down to a minimum depth of 450mm & adequate loadbearing (75kN/sq.m) in average subsoil (1:3). Bottom bottom d.p.c. level to be F.1. designation and to B.S.3921.
1:12 25mm mix concrete density fill to underside 225mm below lowest d.p.c. level.Internal 100mm walls below d.p.c. in class A concrete blocks. Drains passing thro' walls to be protected by concrete lintels with a 50mm gap between the underside of the lintel and the crown of the pipes to be filled with compressible material and provide vermin guard to ext. face of wall.

FOUNDATIONS:
Excavate for foundations 700mm wide &750mm deep (1.0m in clay) or to an approved firm base agreed with L.A. Building control officer on site.Lay C20P concrete 1:2:4 by volume & min. of 225mm thick. Foundations to 100mm walls to be 450mm wide.Deepen foundation concrete under chimney to 300mm min. Thicken out o'site to 450mm/225mm with 45° battered under 100mm int. non loadbearing walls. Provide bit. felt dpc under walls on thickened out o'site.

PITCHED ROOF CONSTRUCTION:
Concrete interlocking roof tiles on 38x25mm sawnlised battens on reinforced sarking felt type 1F to BS.747 lapped min. 150mm in sil cases.Felt on 1mmgalvanised 'Fink' type pre-fabricated roof trusses @ mm. 600mm ctrs & @ 35° pitches. Trusses braced in accordance with BS 5268 part III:1988 25x100mm ceiling & longitudinal binders @ truss node points.
25x150mm 'chevron' bracing on int. binders.
25x100mm 45° diagonal bracing to tenon rafters.
25x100mm 30° diagonal bracing on ceiling ties.
50x100mm wall plate bedded on sand/cement & held in position by truss & 30x5mm galvanised mild steel anchor straps @ 1.2m ctrs.
Trusses to be designed to guide and walls at verges and ridge level with 30x5mm galvanised mild steel lateral restraint straps @ 1.2m ctrs. Straps @ internal strap positions to provide 38x50mm bearings inbetween trusses.
Cavity cavity closer eaves & provide bit. felt d.p.c. to cavity base in roof space supported in accordance with BS 5268, 6m 18mm ext. quality plywood gable fixed on 50x38mm bearers on 50x75mm bearers on 50x38mm bearers on at least 50 ceiling joist members. ENSURE TO PROVIDE MIN 50mm AIR SPACE BETWEEN ROOF INSULATION & ROOFING FELT.

WALLING:
300mm cavity walls to consist of
100mm external skin facing brickwork
65mm cavity
100mm inner skin Hemlite 3.5 N/mm sq. blockwork
Provide 65mm Drithern to cavity
Cavity debris to be tied together with galvanised butterfly wall ties spaced 900mm horizontally & 450mm vertically to BS1243:1978
Ties spaced 900mm @ reveals.
Inner 100mm walls to be Hemlite blockwork.

INT. WALL FINISH:
13mm sand/cement render screed/coat with final coat plaster finish.to all int. masonry surfaces (except garage)

FOUL WATER DRAINAGE:
Foul water drains to be 100mm dia.vitrified clay or pvc pipes flexibly jointed bedded on 50mm pea gravel
Under building drains to be encased in 150mm pea gravel with lintel over pipes @ wall abutments.100mm dia.pvc soil & vent pipe to extend 900mm above window & door heads & to terminate in balloon finial. 40mm dia. pvc waste pipes from all appliances unless otherwise shown on plan complete with 75mm deep sealed traps & rodding eye access points @ every direction change.
ALL ABOVE GROUND DRAINS TO BS 5572
ALL BELOW GROUND DRAINS TO BS 8301
All gullys to be back inlet type with roddable access
Foul drains to have min falls 1 in 80, max falls 1 in 40

INSPECTION CHAMBER CONSTRUCTION:
Polypropylene inspection chambers bedded in 150mm concrete Form protective 225mm thick concrete collar around i.c. Head with 300mm projection from cover. Covers to be grade 'B' light duty circular covers unless i.c.'s are in driveways where grade 'B'covers should be used.

PROTECTION TO FOUL & SURFACE WATER DRAINS:
Where flexible pipes are not under a road and have less than 600mm cover concrete paving slabs should be laid as bridging above the pipes on min. 75mm pea gravel. If flexible pipes are under a road and have less 0.9m cover then reinforced concrete bridging should be used instead of paving slabs.

SURFACE WATER DRAINAGE:
100mm diameter vitrified clay or p.v.c. pipes SuperSieve flexibly jointed to fall 1 in 70. Pipes bedded on min 50mm pea gravel & to discharge into 1.2m diameter brick filled soakaways dug 5.0m away from any building.

METER BOXES
Electric meter and gas meter box if required to be positioned in accessible external wall position 900mm max 1.00m. above footpath level. Seal around boxes in non combustible material.

SIDE ELEVATION

REAR ELEVATION

FRONT ELEVATION

SIDE ELEVATION

PROVIDE 1HR CHIMNEY TO CHIMNEY BREAST

DOOR WINDOW LINTEL SCHEDULE

NO	JOINERY REF	SIZE	LINTEL	END BRG	LENGTH
1	SB3CC	F770.0 X F-910	L6.L17.5	150MM	2650MM
2	[illegible]	"	"	"	[illegible]
3	[illegible]	"	"	"	[illegible]
4	[illegible]	"	"	"	[illegible]
5	[illegible]	1-810M H-910	"	"	[illegible]
6	[illegible]	600 X 1-910	"	"	[illegible]
7	[illegible]	"	L.6.L17.5	"	[illegible]
8	2.1G C	F.900 X 1-050	L.6.L17.5	"	[illegible]
9	PAIR / 826 X F770 DOOR	1820 X 2000 "SB	"	"	[illegible]
10	WAT OPENING		"	"	[illegible]
11	WAT OPENING		L.6.1MM HD		1650MM
12	WAT OPENING	[illegible]	"	"	2100MM
13	3GD CC	F770 X 1-050	L.6 L17.5	"	2100 MM
14	PAIRD DOOR	1-800 X 1-910	"	"	2400MM
15	113C	650 X 1050	"	"	900MM
16	"	"	"	"	"
17	3.12 CC	F-770 X 1-200	"	"	2100MM
18	"	"	L.6 L1 HD	"	"
19	2.04 A TOP HUNG OBSC GLASS	1-200 X 0-450	L.6 L17.5	"	1500MM
20	3.12 CC	1-770 X 1-200	L.6.L1 HD	"	2100 MM
"	"	"	"	"	"

LINTELS:
Lintels to be by I.G. Lintels Ltd. Insulated as standard L1 lintels to openings in ext. walls and I.G. Internal and box lintels to internal openings as schedule.

JOINERY:
All specified joinery to be by messrs Boulton & Paul.
Windows to have double glazed sealed units unless stated.
Windows to have Mistral 'fitted 'trickle ventilators ' giving a minimum 6500mm.sq. background ventilation.
Vents to windows in bedrooms, kitchen & lounge only req'd.
NOTE: Provide Thermabate cavity closers to all door & window jambs and cills.

FLOOR JOIST PLAN

ELECTRIC:
Socket outlets and light points to IEE regulations and N.H.B.C. standard. Combined cooker unit socket outlet.

SEPTIC TANK:
Connect foul drains to 660 gallon capacity Klargester septic tank installed in strict accordance with Local Authority approval. The non-irrigated drainage system from the septic tank is to be determined by percolation tests in accordance with the provisions of Clause 18:3.3 of BS.6297:1983. The applicant is responsible for carrying out the tests and the design requirements to ascertain if soil conditions/drainage or site topography will be detrimental to the satisfactory operation of the system. The tests recommended that should be sited 15metres from dwelling. It is essential that drainage falls be kept to a minimum, say 1:90. A 25m tank modified by reducing it's pipe length by cutting to enable both inlet & outlet are maintained above ground water level. N.R.A. consent must be sought under the provisions of schedule 12 of the Water Act 1989 for consent to discharge effluent into the land.N.R.A.do not allow septic tank soakaway systems to be situated within 10 metres of any watercourse or discharge effluent into,directly or indirectly into an aquifer.Before septic tank installation percolation test results are to be refered to determining the length &depth of sub-irrigational drainage pervious or perforated pipes laid in trenches with a uniform gradient not steeper 1:200. Pipes laid a min. depth of 500mm below the surface and no deeper then 760mm in a closed circuit arrangement.

OPEN FIRE:
To be capable of burning smokeless fuel. Hearth to be 125mm thick (above c'side) & project as shown min. on plan. Flue liners to BS4881:1971 (cambots up) Build into brick jambs of open fire In² metal overbridge points To provide combustion air to open fire inc[illegible] Permaii-ventilator @ low level (type 100) in external wall.complete with vermin guard & external grille.

FLUE CONSTRUCTION:
225x225mm clay flue liners to BS 1181:1971 Min 100mm brick ? surround. Chimney to terminate as shown on plan in concrete capping or corbelled bak plus pilay pot.Provide code 4 lead flashing @ roof intersection incl. secret gutter including 2n² courses engineering brickwork as dpc.

FOOTPATHS:
Provide 900mm wide concrete footpaths around perimeter of dwelling as shown. 75mm concrete on 100mm well consolidated hardcore base Footpaths to have 25mm fall away from dwelling.

ACCESS TO ROOFSPACE:
Provide as shown as glaz dotted 550mm x 750mm trap door access to roof space trimmed around in accordance with truss manufacturers instructions.

GROUND FLOOR

FIRST FLOOR

ROOF INSULATION.
Provide 150mm fibreglass insulation quilt between ceiling ties ensuring min 50mm air space between roof insulation and roofing felt.

ROOF PLAN

SECTION A ——— A

SECTION B ——— B

DAMP PROOF COURSES:
150mm thylened pitch polymer d.p.c. a minimum 150mm above ground/footpath level to both skins of cavity walls and all internal walls.
Provide d.p.c. cavity trays above all 'exposed' lintels in ext. cavity walls.Stepped cavity tray d.p.c. and code 4 lead flashing with a min. 150mm upstand to all roof / wall abutments.

PROPOSED HOUSE			
EXPOSED WALLS	194-46	0-410	46-93
SEMI EXP. WALLS	51-44	0-600	18-864
GLAZING	10-7	2.8	57-96
GROUND FLOOR	69-00	0-793	54-717
ROOF	69-00	0-257	16-353
element	AREA	U Val	LOSS
TOTAL HEAT LOSS 199-024 WATTS			

NOTIONAL HOUSE			
EXPOSED WALLS	146-33	0-450	52-349
SEMI EXP. WALLS	51-44	0-600	18-864
GLAZING (15%)	15-67	5-700	106-449
GROUND FLOOR	69-00	0-460	31-05
ROOF	69-00	0-250	17-25
element	AREA	U Val	LOSS
TOTAL HEAT LOSS 225-952 WATTS			

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH DRAWING/S No[illegible]: FD 0130/2

ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF WORKS . DO NOT SCALE.

SOUTH HOLLAND D.C.
PLAN[illegible]
16 MAR 1992
REF 0338/92

Fleetland Design Architectural
HYSTILE HOUSE, FLEET MARGATE, SPALDING LINCS, PE12 8LH. 0406 26118. ARCHITECTURAL & DESIGN CONSULTANTS

PROJECT:
PROPOSED HOUSE WITH GARAGE AND VEHICULAR ACCESS AT LAND OFF HOLBEACH DROVE GATE, HOLBEACH DROVE, SPALDING. LINCOLNSHIRE.

CLIENT MR. S. HATTER.

scale: 1:50, 1:100	drg no: FD 0130/1
date: JANUARY 1992.	drawn: J.CRUNKHORN