SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0358/94 Received:12-APR-94 Type:FULL

Name: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Convert outhouse to holiday accommodation

Location : 34 Fen Road Holbeach
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

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

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

2 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 Before the use is commenced, a 1.8 metre high close-boarded timber fence shall be erected along the southern boundary of the area outlined in red on the plan accompanying the application (Drawing no: LS9336), to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

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
28-SEP-94 H09/0358/94

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09 | 0358 | 94

Date Registered 12 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs. B. FLYNN.
34 FEN ROAD
HOLBEACH
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESGATE
FLEET
SPALDING, LINCS.

Tel. No. 0406 423762.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CONVERSION OF OUTHOUSE TO HOLIDAY ACCOMMODATION.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £140.00. If you consider no fee is payable include a written explanation instead.

Signed.. ..... Date .. 8/4/94 ..... Previous application No.

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ ➡ **Now complete Parts 3, 4 and 5 and an Ownership Certificates**

or This is an **outline** application ⬇

Please state Site Area (Hectares)

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

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use	✓	

4. A. Please state site area (in all cases)	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:	metres
(b) max. length:	metres
(c) max. width:	metres
D. Please state type and colour of materials for facing external walls:	EXIST BRICK.
E. Please state type and colour of roofing materials.	
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.

DOMESTIC OUTHOUSES.

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road:
Will there be—
Individual access(es)
New estate road

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

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of — EXIST SOAKAWAYS

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

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

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

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

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

owner.

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... ~~(Applicant /~~ Agent) Date 8/4/24.....

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 8/4/24....

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 .....

RECOMMENDATION/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 DMC 12/9.

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:

1 SC12 (Materials)...tiles.

2 Before the use is commenced, a 1.8 metre high close-boarded timber fence shall be erected along the southern boundary of the area outlined in red on the plan accompanying the application (Drawing no. LS9336), to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of the amenities of the locality.

Note

1 SN9 (Planning Obligation).

Condition monitoring:

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

Determined plans indicated ☑
Departure approval confirmed ☐
Flag for on-site review ☐

DC INSTRUCTION SHEET

APPLICATION REF: H09/0358/91

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: PLEASE SHOW IN BLUE ANY ADJACENT LAND IN THE OWNERSHIP OF THE APPLICANT.
(Non-std only)

Other.....

Direction authorised by Senior Officer..... Date 7.4.94

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		.....		

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:	

Press
PC
WM
Residents

Case Officer: DAVID GODMAN

Senior Officer Confirmed ..... Date 15/4/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Currently garage/outbuilding.
Boundaries : Farm buildings to rear.
Site Features : House to south. Privet hedge on boundary.
1.8m fence on N boundary. Bungalow to north.
Existing access

Inspected by DMF
Date 20/4

Site Notice posted by DMF
Date 20/4.
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

ADM. . RECORD SHEET

Initial

Submitted Fee £140.

Receipt No

Date first Rec'd 12 APR 1994

Registration

Reference H09/0358/94

Cross-Ref R

Date 13/4/94

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 £140.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 169 OS Plots
Grid ref 5 35900 3 34060

Ward 14 Parish HOUGHTON

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 –

Dist Bound ☐
Other: Area of pits + ponds ☐

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

Linked to site Ref

Linked to property Ref 0072639

Planning Records:
Earlier apps 1309/80

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

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0358/94

Applicant: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Desi
Hocklesgate
Fleet
Spalding
Lincs

Description: Convert outhouse to holiday accommodation

Location: 34 Fen Road Holbeach
Spalding Lincs

Type: FULL

04-OCT-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

Copy sent to:-

E J Hatchett
Kings Hatch
6 Tudor Way
Holbeach
Spalding, Lincs. PE12 8QP

0406 426655

OBJECT!

"Kings Hatch"
6 Tudor Way
Holbeach
Spalding
Lincs. PE12 8QP

The Planning Department
South Holland District Council
Priory Road
Spalding,Lincs.

7th.May 1994

Dear Sirs,

Ref Planning Application No.H09/0358/94
Description: Convert outhouse to holiday accommodation.

I object to the above application on the grounds that this is an essentially residential area. The proposed site area is already in use as business premises with caravans parked on site (not in use as residential) and the proposed conversion of a building as holiday accommodation could lead to :

1. Permanent or semi-permanent occupation and not purely occasional use as holiday accommodation.
2. The possible future use of the site for caravan accommodation.
3. Increase in noise.
4. Site access other than for domestic vehicles unsuitable for a busy road with limited width & poor visibility.

Yours faithfully,

E.J.Hatchett

By hand.

S.H.D.C. PLANNING DEPT.
RECEIVED
- 9 MAY 1994 DG

Attention of
DPO NEW
DDPO BS
IC AGP
Action by .....
Discuss with .....
Copy to .....

File Nos

Acknowledge YES/NO
By SJ
Date 9/5

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: H09/0358/94

Town and Country Planning Act 1990

Approval required by Condition of Planning Permission

Reference: H09/1129/94 Received:24-NOV-94 Type:CONDITION COMPLIANCE

Name: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs PE12 8QA

Agent: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs PE12 8QA

Description: Details of materials for holiday accommodation - Double Roman Rustic rooftiles and walls as existing

Location : *34 Fen Road Holbeach*
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

13-DEC-94 H09/1129/94

Mr & Mrs B Flynn
34 Fen Road,
Holbeach,
Spalding
Lincs.

Mr D Gedney

DMG/JJ H09/0358/94

21 Nov 1994

Dear Sir and Madam,

H09/0358/94 - CONVERT OUTHOUSE TO HOLIDAY ACCOMMODATION, 34 FEN ROAD, HOLBEACH.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 28th September 1994.

Condition No 2 states:

"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."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for the consideration with the relevant plans.

Yours faithfully

N Midlen
Principal Planning Officer
Development Control

Enc.

cc: Cooper Architectural Design

SOUTH HOLLAND DISTRICT COUNCIL

H09/0358/94
FULL

Applicant: Mr & Mrs B Flynn
Tel:

Agent: Cooper Architectural Desig
0406 423762

Description: Convert outhouse to holiday accommodation

Location: 34 Fen Road
Holbeach
Spalding
Lincs

Valid date:	12-APR-94	Terminal date:	07-JUN-94
Target dates:		Target Committee:	07-JUN-94
To case officer	19-APR-94	Report deadline:	24-MAY-94
Inspected by	26-APR-94	Agreed TD Ext:	
Extra contacts	03-MAY-94	Case Officer:	
Report if not clear by	17-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Misc works
Listed building:
Conservation Area:

Other Constraints: PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	20 17-APR-94	11 ~~08~~-MAY-94
Clerk to Holbeach PC 0406 26739	15-APR-94	29-APR-94
Cllr N P Judge MBE 0406 330300	15-APR-94	22-APR-94

c c c – No objection JCS 22/4/94

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

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H09/0358/94 Received:12-APR-94 Type:FULL

Name: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Convert outhouse to holiday accommodation

Location : 34 Fen Road Holbeach
Spalding Lincs

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

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

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

2 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 Before the use is commenced, a 1.8 metre high close-boarded timber fence shall be erected along the southern boundary of the area outlined in red on the plan accompanying the application (Drawing no: LS9336), to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the locality.

Your attention is drawn to the existence of a Section 106 Planning Obligation regulating the development hereby permitted.

13-SEP-94 AD check.....

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

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PBP/LSW/PL 796

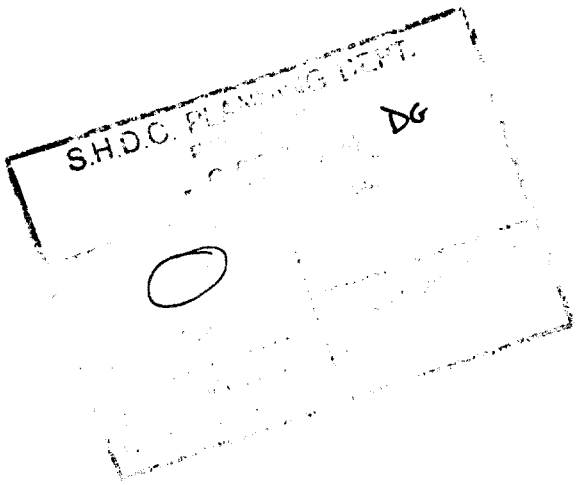
YOUR REF: JB/JJ/H06/0034/94

DATE: 9th September, 1994

SUBJECT: PLANNING APPLICATION NO. H09/0358/94
CONVERT HOUSE TO HOLIDAY ACCOMMODATION - 34 FEN ROAD, HOLBEACH (FLYNN)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

BRENDAN PATRICK FLYNN

and

CATHERINE FLYNN

re

the conversion of a house to holiday accommodation
at 34 Fen Road, Holbeach

I hereby certify that this is a true copy
of the above Deed

R. Gee

.....

Director of Administration

THIS DEED is made the 9th day of September One thousand nine hundred and ninety four BETWEEN THE SOUTH HOLLAND DISTRIC COUNCIL of Council Offices Priory Road Spalding in the County of Lincoln (hereinafter called "th Council") of the first part and BRENDAN PATRICK FLYNN and CATHERINE FLYNN of 34 Fe Road Holbeach in the County of Lincoln (hereinafter called the "Owners") of the other part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the Firs Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession free from incumbrances of the Land

(3) The Owners have by application by their agents dated eighth day of April One thousand nin hundred and ninety four applied to the Council for planning permission for the conversion of a outhouse on the land shown edged red on the plan annexed hereto to holiday accommodation i accordance with the plans and particulars supplied therewith under planning reference H09/0358/9 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of th Town and Country Planning Act 1990

(5) The Council has decided to grant conditional planning permission for the Development subject t the creation of this obligation without which planning permission for the Development would not hav been granted

(6) The Council is the local planning authority by whom the planning obligation is enforceable

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 199(WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" and "the Owners" shall include their successors in title

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE
(Details of "the Land")

The land situate at 34 Fen Road Holbeach shown edged blue on the plan annexed hereto

SECOND SCHEDULE
(The Planning Obligation)

The Owners hereby covenant that the Development shall not be used except for holiday accommodation or as an annexe to the existing dwelling situate on the Land

THE COMMON SEAL of THE SOUTH HOLLAND DISTRICT COUNCIL was hereunto affixed in the presence of

A M Nigton
Chairman of the Council

R C C
Director of Administration



6261

SIGNED AS A DEED by the said BRENDAN PATRICK FLYNN in the presence of:-

Brendan P. Flynn

Witness [illegible]

Address 33 Dallington Gdns Holbeach

Occupation Quality Support Man Royal Mail Peterborough

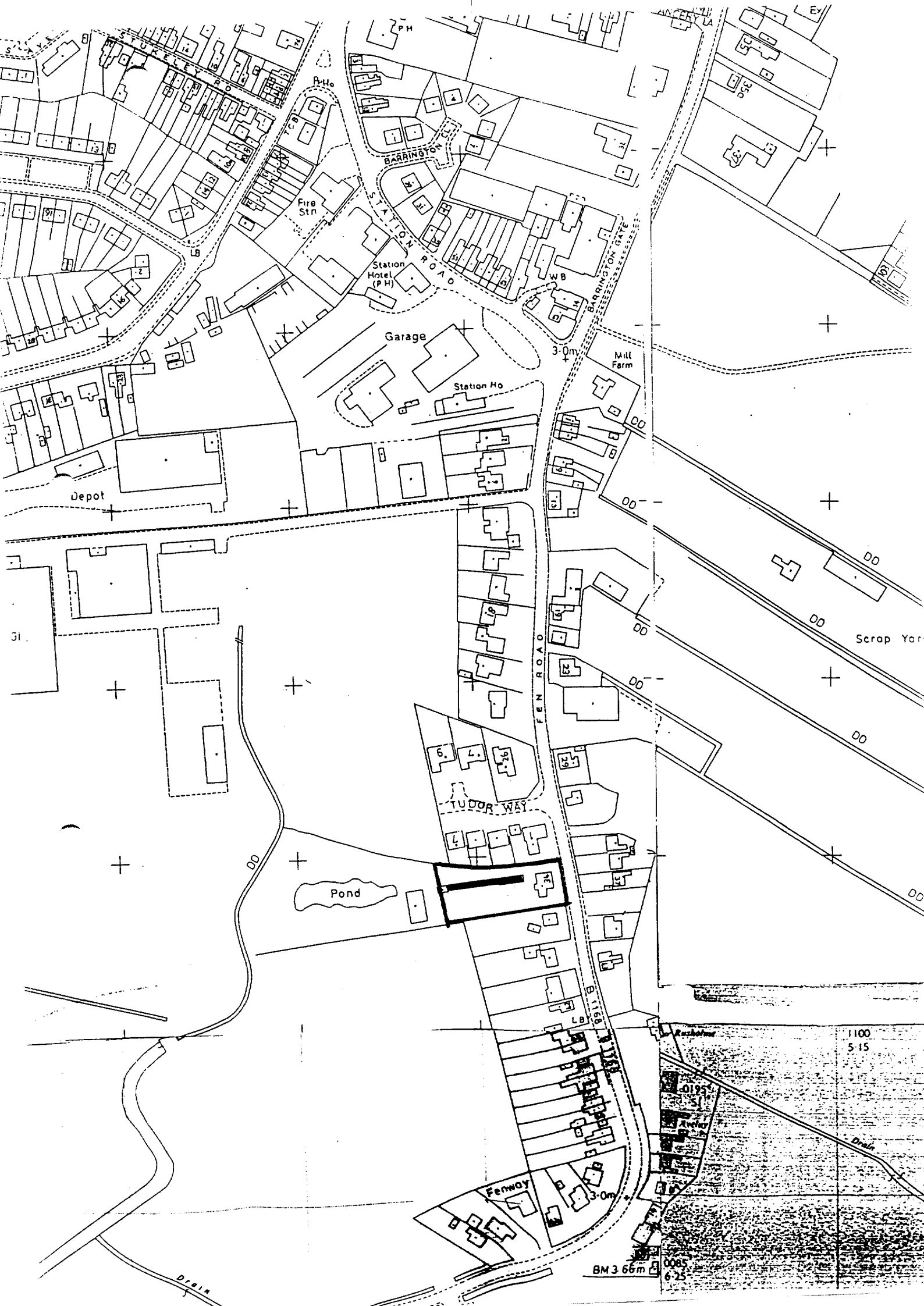
SIGNED AS A DEED by the said CATHERINE FLYNN in the presence of:-

Catherine Flynn

Witness

Address [illegible]

Occupation 33 Dallington Gdns Holbeach Quality Support Man Royal Mail Peterborough


Fire Stn
Station Hotel (PH)
Garage
Station Ho
Depot
Mill Farm
Scrap Yar
FEN ROAD
TUDOR WAY
Pond
Fenway
BM 3.66m
3·0m
Drain
Drain
1100
5·15
0085
6·25

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: DMG/LAC/H09/0358/94

REF:

DATE: 22 June 1994

SUBJECT: Planning Application H09/0358/94 - Convert Out House To Holiday Accommodation, 34 Fen Road, Holbeach. (Mr and Mrs B Flynn). Section 106 Planning Obligation.

Further to my memorandum dated 17 June 1994 I hereby attach a copy letter confirming that the applicant is prepared to enter into the Section 106 Planning Obligation.

Director of Planning and Building Control Services

Enc

COOPER
ARCHITECTURAL
DESIGN
BRONAVON HOCKLESGATE FLEET SPALDING LINCOLNSHIRE PE12 8LF TEL: 0406 23762

S.H.D.C. PLANNING DEPT.
RECEIVED
17 JUN 1994 DG
Attended
DPO NBM
DOPO
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
By
Date

South Holland District Council.
Director of Planning,
Council Offices,
Priory Road
Spalding,
Linc's.

15th June 1994..

Dear Sir,

Re: App. No. H09/0358/94 Mr & Mrs B. Flynn. 34 Fen Road, Holbeach.

Further to your letter of the 13th June would confirm that our clients are in agreement to the entering of a section 106 Planning Obligation.

We trust this meets with your approval and remain.

Yours Faithfully.

John Cooper.

SOUTH HOLLAND DISTRICT COUNCIL

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of Administration

REF: DMG/LAC/H09/0358/94

REF:

DATE: 17 June 1994

SUBJECT: Planning Application H09/0358/94 - Convert Out House To Holiday Accommodation, 34 Fen Road, Holbeach. (Mr & Mrs B Flynn). Section 106 Planning Obligation.

At the Planning Committee Meeting held on the 7 June 1994 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission, subject to the applicant entering into a Section 106 Planning Obligation to ensure that the unit is only used for holiday accommodation, or as an annexe to the existing dwelling.

Pursuant to the above, therefore, I enclose the following to enable you to prepare the Agreement.

(1) 6 copies of a plan showing the holiday unit outlined in red and the rest of the residential curtilage associated with No. 36 in blue.

(2) A copy of the planning application form.

(3) Confirmation that the applicant is prepared to enter into the Agreement will be forwarded when received.

Director of Planning and Building Control Services

Enc

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Mr D M Gedney

DMG/JK/H09/0358/94

13 June, 1994

Dear Sir

Planning Application H09/0358/94 - Convert Outhouse to Holiday Accommodation, 34 Fen Road, Holbeach (Mr & Mrs B Flynn)

I refer to the above application submitted by yourself.

I can now advise that at the Planning Committee Meeting held 7 June, 1994, it was resolved that the Director of Planning & Building Control Services be authorised to grant permission, subject to the applicant entering into a Section 106 Planning Obligation to ensure that the unit is only used for holiday accommodation or as an annexe to the existing dwelling.

Pursuant to the above, therefore, I will be pleased if you would confirm (or otherwise), that the applicant is prepared to enter into such an agreement.

Yours faithfully

N R MIDLEN
Principal Planning Officer

372. PLANNING APPLICATIONS (Continued)

c) Applications Deferred (Continued)

H03/0637/93 Mr P Coupland	Construction of kart racing track including ancillary buildings, landscaping and access requirements at Welland Bank, Deeping St Nicholas.

(To enable the officers to assess fully the implications of the legal advice now received, and a further report be submitted to a future meeting to include details of the legal advice received and the information presented to the Committee by Professor Bowman.)

(Councillors N.I. Capes, A.E. Naylor and D.A. Tennant left the meeting during consideration of the above application.)

d) Applications approved subject to Planning Obligations

Subject to the applicants first entering into a Planning Obligation under the provisions of Section 106 of the Town and Country Planning Act 1990 for the reasons indicated, the Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments in accordance with his recommendations:-

Plan No. and Applicant	Proposal
H08/0215/94 Mr D Cordner	Office building to accommodate existing business on land adjoining "Jensalbry", Boston Road, Gosberton.

(To ensure that (i) the use of the building is restricted to a B1 business use only; (ii) the business is operated only by the owner and/or occupier of the adjacent dwelling names "Jensalbry" and (iii) in the event that the dwelling "Jensalbry" is disposed of, the use of the building shall revert to a residential use or an alternative use the subject of a valid planning permission.)

DG H09/0358/94	Convert outhouse to holiday accommodation at 34 Fen Road, Holbeach

(To ensure that the unit is used only for holiday accommodation or as an annexe to the existing dwelling.)

e) Listed Building Consent

Listed Building Consent be granted in respect of the undermentioned development, in accordance with the recommendation of the Director of Planning and Building Control Services:-

Plan No. and Applicant	Proposal
H22/0284/94 Dr D Gyte	Convert rear wash house/store/toilet into a kitchen, by removing dividing walls and provide damp proof course at Beech House, 567 Broadgate, Weston Hills.

(Councillor G.J. Hawkins left the meeting during consideration of the above application.)

7th JUNE 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H16/0892/93 Sterling Pump Co	PJU	Grant as recommended. Add note to decision emphasising application outline only and submitted plans do not form part of application.
3	H02/1156/93 J A Speechley	DJR	Refused as recommended
6	H04/0051/94 B E Baldwin	PJU	Grant as recommended.
8	H20/0132/94 F S Campling Esq	JB	Grant as recommended. Amend condition re hours of operation. **Await Minutes.**
10	H15/0139/94 Mr R Marshall	PJU	Grant as recommended.
13	H13/0158/94 Mr R Marshall	PJU	Grant as recommended.
16	H16/0183/94 Mr K Blundell	JB	Grant as recommended.
18	H08/0214/94 David Cordner	DJR	Grant as recommended.
18	H08/0215/94 David Cordner	DJR	DPBCS Auth subject to 106 legal obligation as recommended. 106 obligation to be amended to refer to B1 use.
24	H11/0221/94 Mr N N Law	JB	Grant as recommended. Amend condition 4 to read "Bank Holidays, and only used between ..."
26	H11/0235/94 Pledgers	JB	Grant as recommended.
27	H23/0252/94 R B Mayer	DMG	Grant as recommended.
29	H16/0265/94 Macs Supermarkets	DJR	Deferred. Application to be re-advertised re take-away use. Discussions with applicant/developer and other developers to obtain a clear understanding of the potential for the site and other available options. To be put forward for site visit after above has been resolved and then back to full plans committee for decision.
36	H16/0327/94 Broadgate Homes	DJR	Deferred for site visit. To be put forward for site visit with Macs Supermarkets application H16/0265/94
38	H16/0278/94 A R Bennett Esq	DJR	Refused as recommended.

40	H22/0284/94 Dr D Gyte	JB	Grant as recommended.
41	H14/0300/94 H14/0301/94 Broadgate Builders	DJR	Conditions approved.
44	H05/0319/94 Ian J Dack	JB	Grant as recommended.
46	H09/0325/94 J Naylor Esq	JB	Deferred for site visit. Highways to clarify views on access and suggest where new point of access could be located or alternatively the number of dwellings that could be served using access as proposed.
49	H09/0326/94 J Naylor Esq	JB	Refused as recommended.
52	H09/0328/94 Mr & Mrs McKenna	DMG	Grant as recommended. Condition to be altered so that hedge is to be taken down before building work starts. Note to be added advising that this decision extinquishes permission for nursing home.
54	H13/0330/94 Mr & Mrs Combes	DMG	Deferred for site visit.
56	H23/0338/94 Mr & Mrs Fretwell	JB	Grant as recommended.
58	H23/0339/94 Mr & Mrs Fretwell	DMG	Grant as recommended.
59	H05/0342/94 C Hefford	DMG	Deferred for site visit. Research what is approved. Did landscaping scheme indicate grassed area?
60	H13/0352/94 Mr & Mrs Holbrook	JB	Grant as recommended.
62	H09/0354/94 R J Stevenson	DMG	Application withdrawn.
64	H09/0358/94 Mr & Mrs Flynn	DMG	DPBCS Auth subject to sect 106 legal obligation as recommended.
66	H14/0359/94 Mr B Flynn	PJU	Deferred for site visit.
69	H16/0364/94 Mr & Mrs Varley	DJR	Deferred for site visit. Addendum required re applicants letter received on 3rd Jun.
72	H02/0365/94 P Leo	PJU	Refused as recommended.
75	H08/0369/94 Mr & Mrs Pike	PJU	Refused as recommended.
77	H16/0374/94 Broadgate Builders	DJR	DPBCS Auth as recommended. memo to Env Services emphasising no permission until traffic order passed.

80	H09/0387/94 EME plc	DMG	No objection as recommended.
81	H /0398/94 L.C.C.	PJU	No objection as recommended.
83	H04/0415/94 Mr N Revill	PJU	Refused as recommended.
85	H02/0439/92 H02/0440/92 Mr G Flecknor	PJU	Refused as recommended.
91	H02/045/94 Mr N H Pepper	DJR	Grant as recommended.
92	H03/0637/93 Mr P Coupland	DJR	Deferred - insufficient time to consider report. Target application for 12 July meeting. Seek further legal advice and discuss with applicant principle terms of agreement. Check if applicant can have copy of legal advice. Prof Bowman's report to be added to report.

8th June 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H09/0358/94 DATE RECEIVED: 12-APR-94

TYPE: Full

DESCRIPTION: Convert outhouse to holiday accommodation

LOCATION: 34 Fen Road, Holbeach

APPLICANT: Mr & Mrs B Flynn AGENT: Cooper Architectural Design

---

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date -7 JUN 1994

REASON FOR COMMITTEE CONSIDERATION

Resident objection received.

RECOMMENDATION

A. *That the Director of Planning & Building Control Services Services be authorised to grant permission subject to the applicant entering into a Section 106 Planning Obligation to ensure that the unit is only used for holiday accommodation or as an annex to the existing dwelling.*

COMMENTS

1 Site inside Holbeach I. B. D.

2 No objections are raised on amenity or highway grounds, providing the unit is used purely for holiday accommodation, or alternatively, as an annex to the existing dwelling.

REPRESENTATIONS

Parish Council: Supported.

Public: Objection received from 6 Tudor Way (summarised):

- Essentially a residential area. Proposed site area already in use as business premises with caravans parked on site (not in use as residential).
- Proposed conversion of building as holiday accommodation could lead to permanent or semi-permanent occupation and not purely occasional use as holiday accommodation.
- Could result in future use of site for caravan accommodation.
- Increase in noise.
- Site access other than for domestic vehicles unsuitable for a busy road with limited width and poor visibility.

SCHEDULE OF CONDITIONS

1 SC12 (Materials)...tiles.

2 Before the use is commenced, a 1.8 metre high close-boarded timber fence shall be erected along the southern boundary of the area outlined in red on the plan accompanying the application (Drawing no. LS9336), to the reasonable satisfaction of the Local Planning Authority.
Reason: In the interests of the amenities of the locality.

Note

1 SN9 (Planning Obligation).

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0358/94

Applicant: Mr & Mrs B Flynn
34 Fen Road
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Convert outhouse to holiday accommodation

Location: 34 Fen Road Holbeach
Spalding Lincs

Type: FULL

Date received: 12-APR-94

15-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 29-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

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
26 APR 1994 DG

Signed:

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4156
Date received : 12-APR-94

Received from

B P & C Flynn

Address

34 Fen Road
Holbeach
Spalding

Fee paid	£	140.00
VAT	£	0.00
Total received	£	140.00

Cash/Cheque : Cheque

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

Mr & Mrs B Flynn
34 Fen Road,
Holbeach,
Spalding,
Lincs.

Mr D Gedney

DMG/JJ H09/0358/94

21 Nov 1994

Dear Sir and Madam,

H09/0358/94 - CONVERT OUTHOUSE TO HOLIDAY ACCOMMODATION, 34 FEN ROAD, HOLBEACH.

With reference to the above it has been brought to my attention from the Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 28th September 1994.

Condition No 2 states:

"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."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition discharge forms for you to complete and return to my office for the consideration with the relevant plans.

Yours faithfully

D M Gedney

D M Gedney
Principal Planning Officer
Development Control

Mr & Mrs B Flynn
34 Fen Road,
Holbeach,
Spalding,
Lincs.

Mr D Godney

DMG/JJ H09/0358/94

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I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990 empowers the Council to take up proceedings against any breach of planning control.

I enclose the necessary condition compliance forms for you to complete and return to my office for the consideration with the relevant plans.

Yours faithfully

D M Godney
Principal Planning Officer
Development Control

[redacted]

SOUTH HOLLAND DISTRICT CO

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of

REF: DMC/LAC/H09/0358/94

REF:

DATE: 22 June 1994

SUBJECT: Planning Application H09/0358/94 - Bonwat
[illegible] Bulb Association, [illegible]
[illegible] Section 106 Planning Obligation.

Further to my memorandum dated 17 June 1994 I hereby attach a copy letter confirming that the applicant is prepared to enter into the Section 106 Planning Obligation.

Director of Planning and Building Control Services

SOUTH HOLLAND DISTRICT CO

M E M O R A N D U M

FROM: Director of Planning and Building Control Services

TO: Director of

REF: DNG/LAC/H09/0358/94

REF:

DATE: 22 June 1994

[redacted]

Further to my memorandum dated 17 June 1994 I hereby attach a copy letter confirming that the applicant is prepared to enter into the Section 106 Planning Obligation.

Director of Planning and Building Control Services

[redacted]

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Mr D M Gedney

DMG/JK/H09/0358/94

13 June, 1994

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Yours faithfully

N R MIDLEN
Principal Planning Officer

Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Mr D M Gedney

DMG/JK/H09/0358/94

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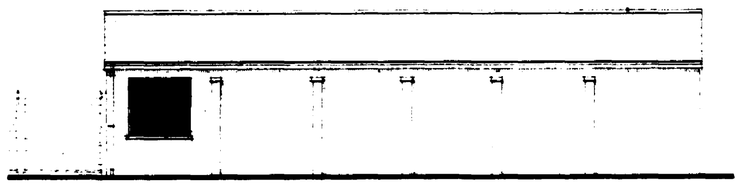
Yours faithfully

N R MIDLEN
Principal Planning Officer

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[redacted]

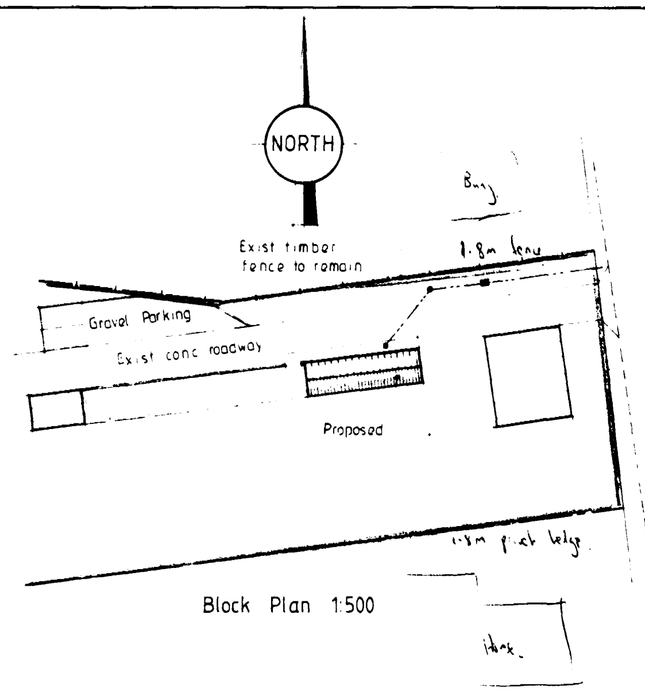
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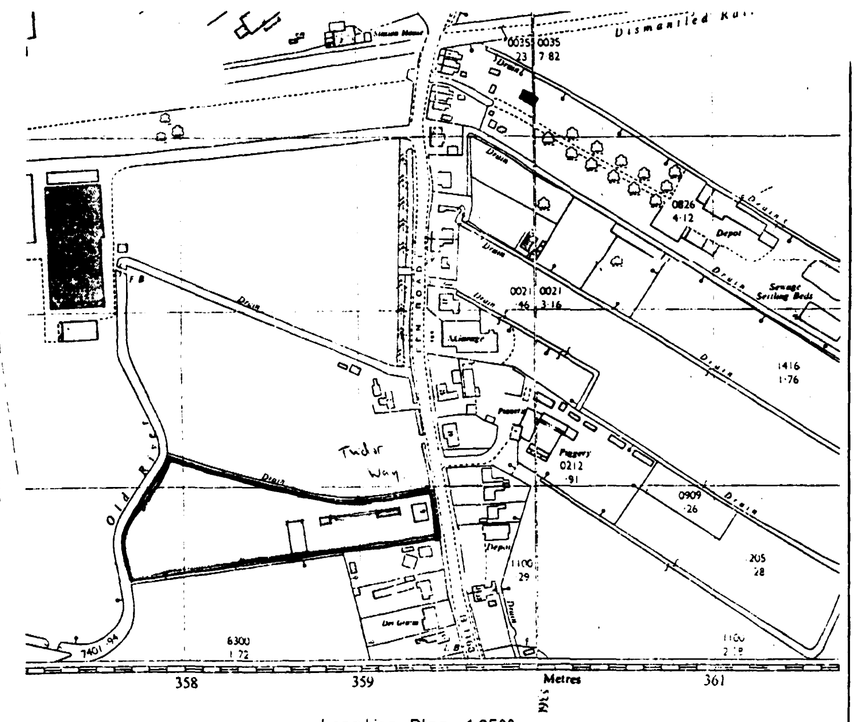
South Elevation



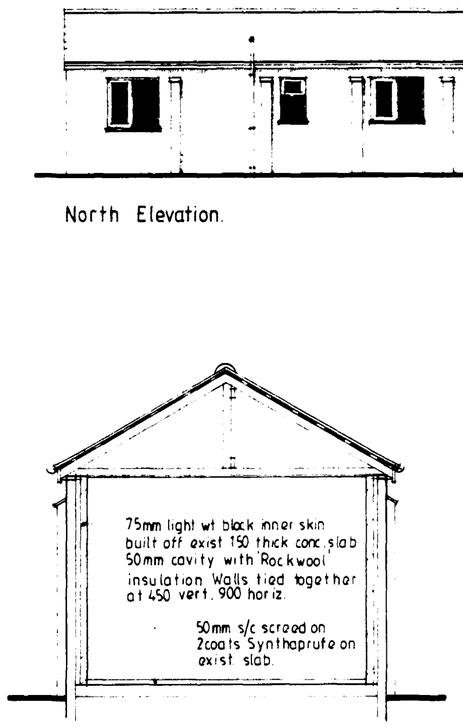
West Elevation



Block Plan 1:500



Location Plan 1:2500



Section.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 100mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps: Existing 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists: Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

FOUL DRAINAGE.
Inspection chamber construction to be 'Osma"' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basin and sink to have 75 deep seal traps:

GLAZING.
Double glaze property throughout. All Glazing between f.f.l and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

WALLING.
22½ cavity walling to consist of existing face brickwork : 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 : 75mm Thremalite 'Turbo solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermebute' preformed closer and provide bitumen felt DPC to C.P.121: Internal walls of 75mm Thermalite 'turbo' solid insulation blocks and to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 75mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

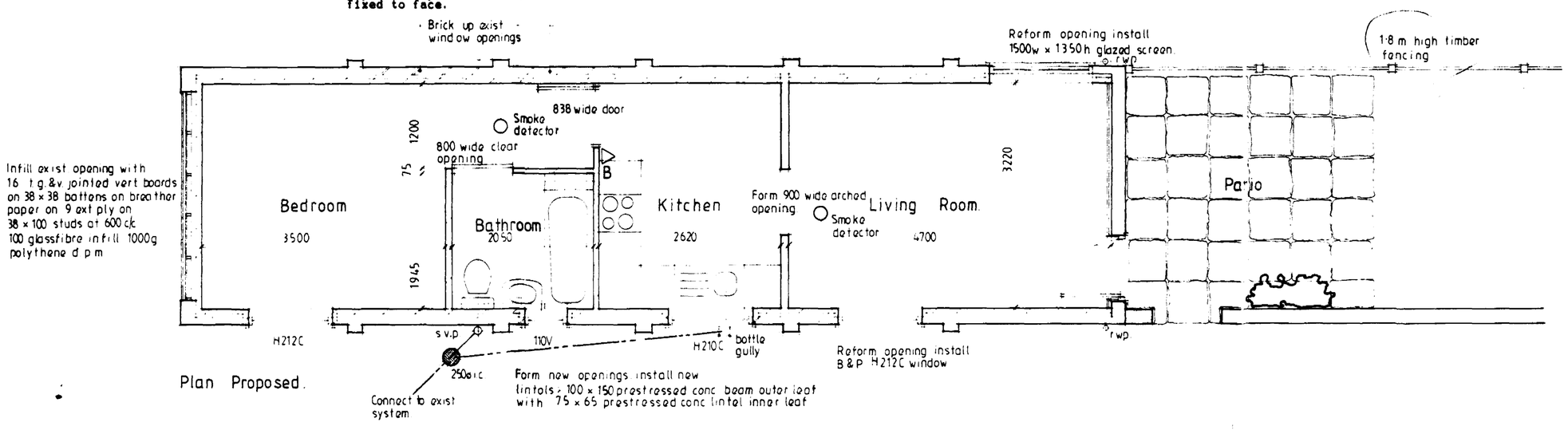
VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000msq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 litres per second which may be operated intermittently.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and Gas Fired multi point water heater: All hot water pipework to be insulated to B.S.L1 part 3.

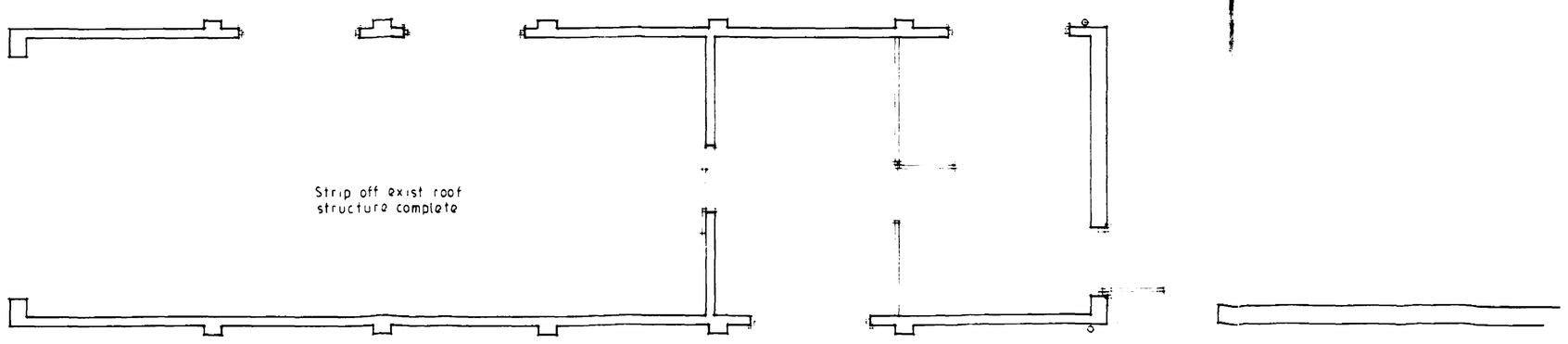
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

B 900 x 900 Fire Blanket

▷ 4.5kg Dry Powder Extinguisher



Plan Proposed.



Plan Existing.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 APR 1994
REF H/0355/94

DETERMINED
PLAN

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 6LF
TEL 0406 23762

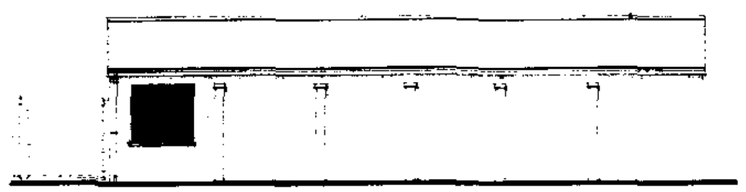
client: MR & MRS B. FLYNN

project: PROPOSED CONVERSION OF OUTHOUSE TO HOLIDAY ACCOMMODATION. 34 FEN ROAD, HOLBEACH, LINC'S.

drawing:

scale: 1:50 1:100 dra

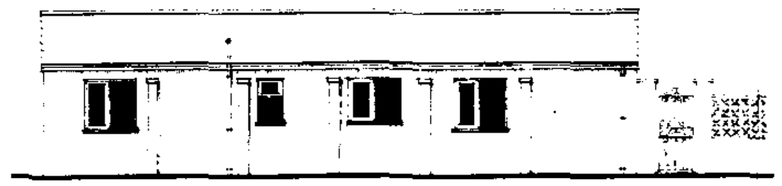
date: APRIL '94 dra



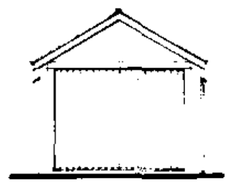
South Elevation



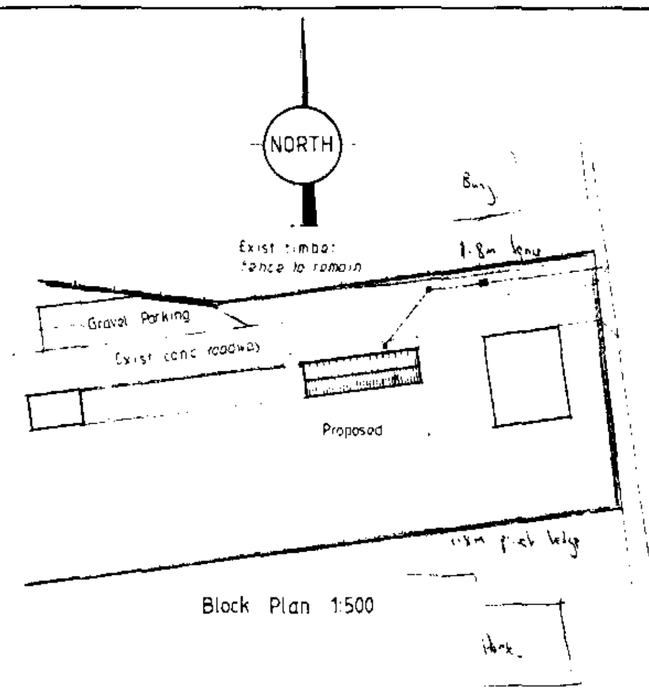
West Elevation

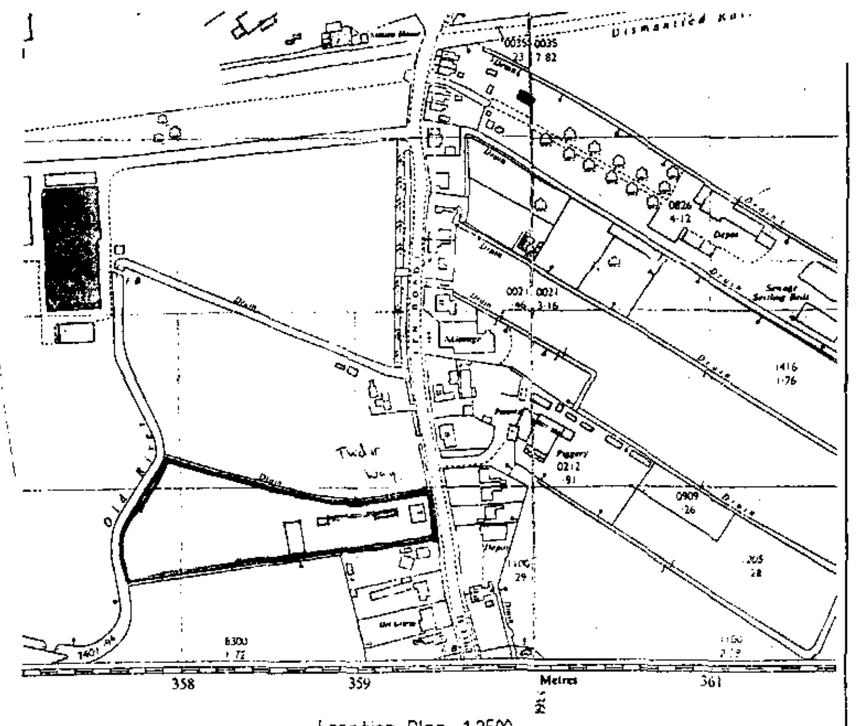


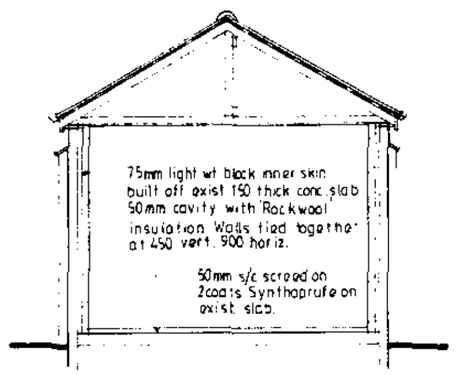
North Elevation.



East Elevation







Section.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:560 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 100mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c/c.Note: provide solid bridging beneath straps: Existing 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Timber supports are to be provided beneath water storage tanks over 4No ceiling joists: Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "supalux" plasterboard Artex finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

FOUL DRAINAGE.
Inspection chamber construction to be "Osma" and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls. Allow 50mm gap around pipe. Opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basin and sink to have 75 deep seal traps:

GLAZING.
Double glaze property throughout. All Glazing between F.F.L and 800mm high and between f.f.l. and 1500mm high in doors and side lights to be saftey glass to B.S. 6206.

WALLING.
225 cavity walling to consist of existing face brickwork : 50 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agreement cert' No.83/1087 . 75mm Thermalite 'Turbo solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closer and provide bitumen felt DPC to C.P.121: Internal walls of 75mm Thermalite 'turbo' solid insulation blocks and to receive 10mm S/C render and 3mm skim . Stud walls to consist of 38 x 75mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

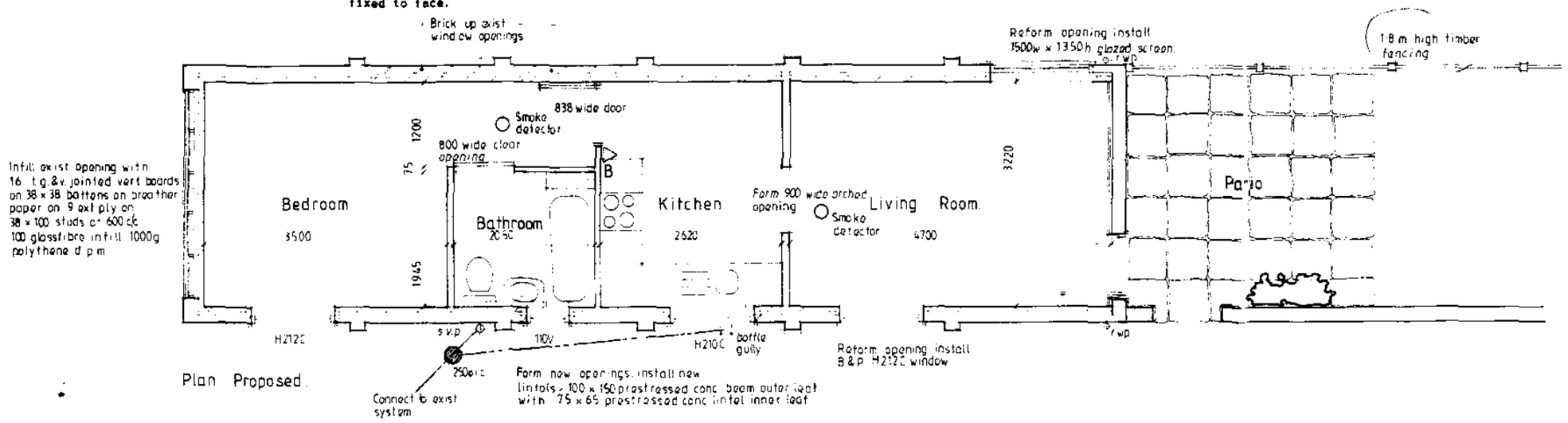
VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Window heads to be fitted with hit and miss ventilators to give min 4000mmsq permanent free air ventilation per room. All kitchens to have in addition to above Wall/Window mounted mechanical extractor fan to extract not less than 60 litres per second. Bathrooms to be as kitchens but to extract not less than 15 *litres per second which may be operated* intermittently.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and Gas Fired Multi point water heater: All hot water pipework to be insulated to B.S.L1 part 3.

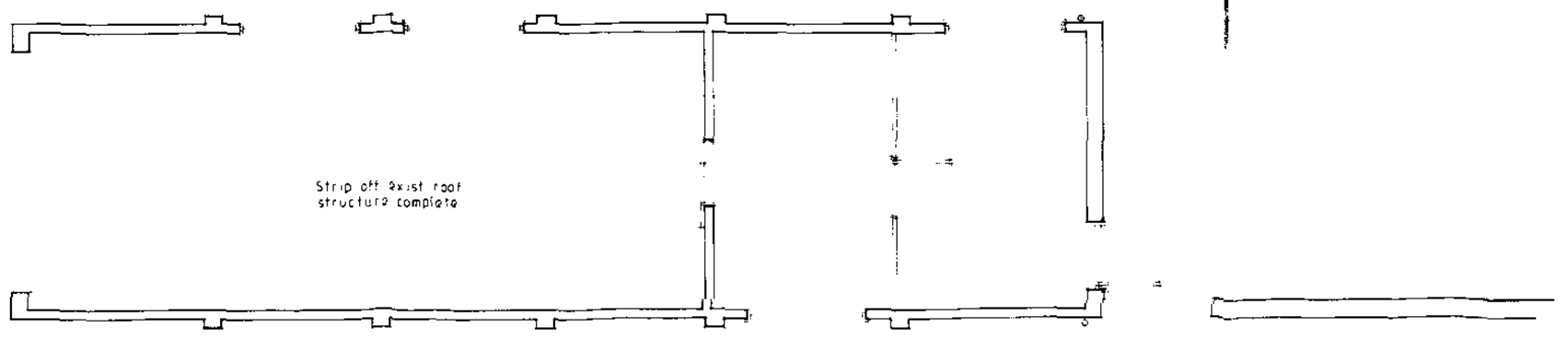
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.

B 900 x 900 Fire Blanket

4.5kg Dry Powder Extinguisher



Plan Proposed.



Plan Existing

SOUTH HOLLAND D.C.
PLAN DEPT.
12 APR 1994
REF. H/355/94

DETERMINED
PLAN

COOPER ARCHITECTURAL DESIGN
RHONAVON HICKLESGATE
FLEET SPALDING LINCS PE12 6LF
TEL 0406 23762

client
MR & MRS B. FLYNN

project
PROPOSED CONVERSION OF OUTHOUSE TO HOLIDAY ACCOMMODATION
34 FEN ROAD,
HOLBEACH,
LINC'S.

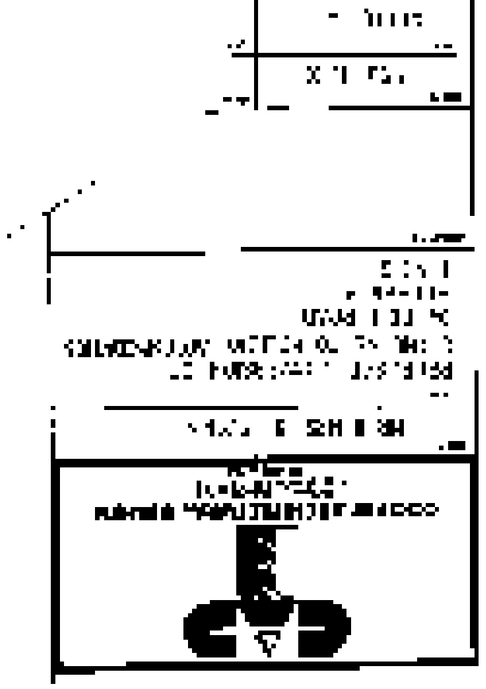
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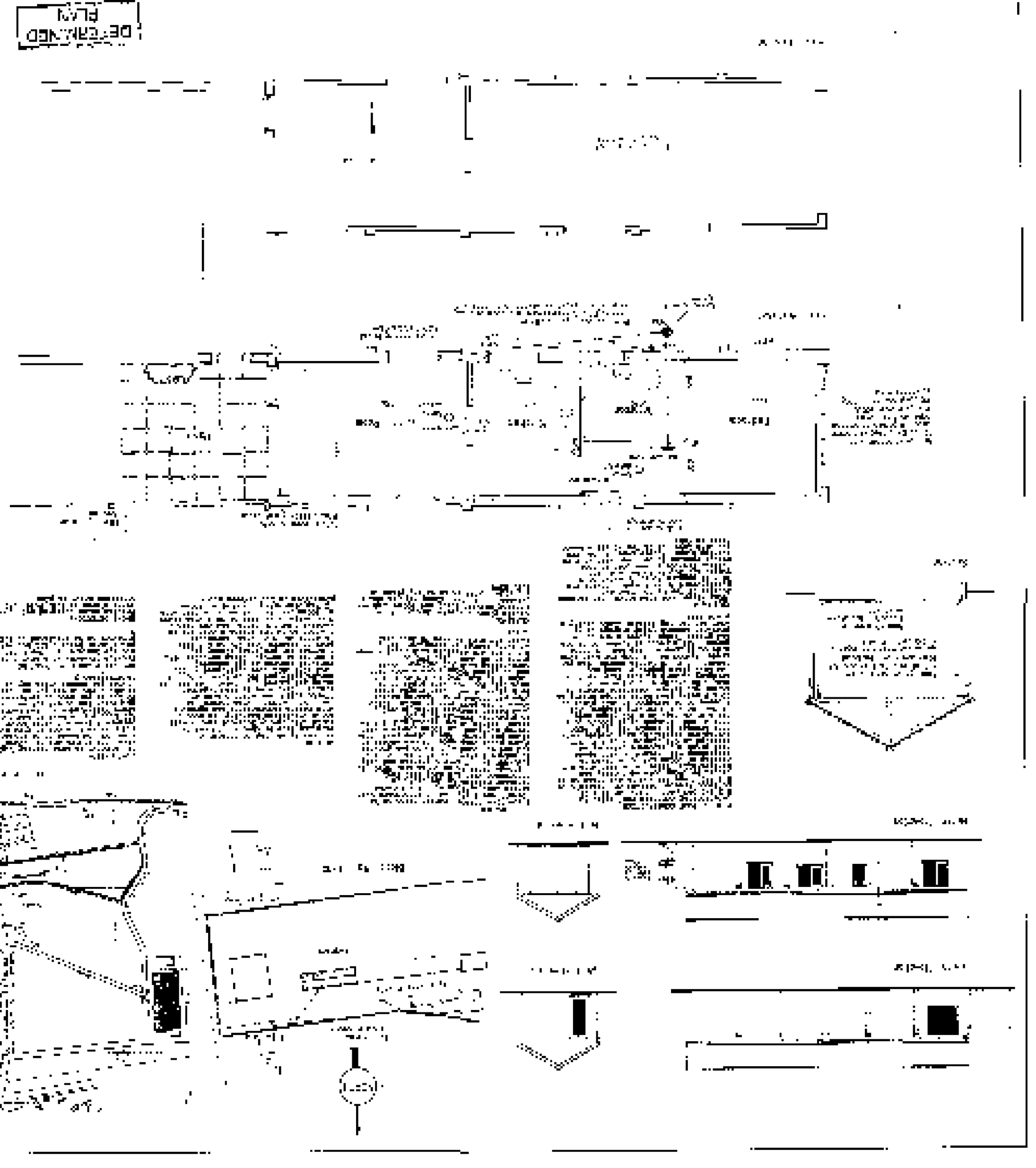
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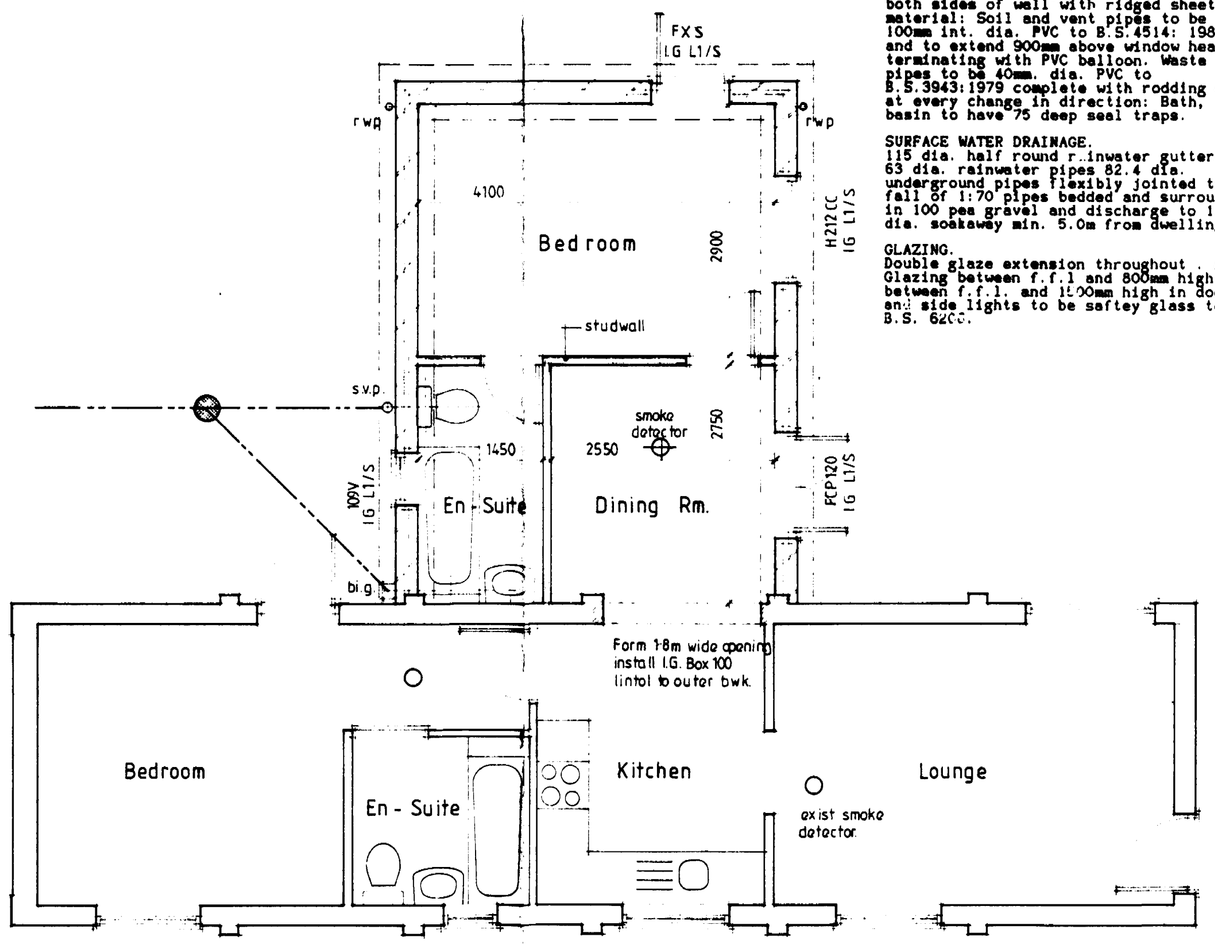
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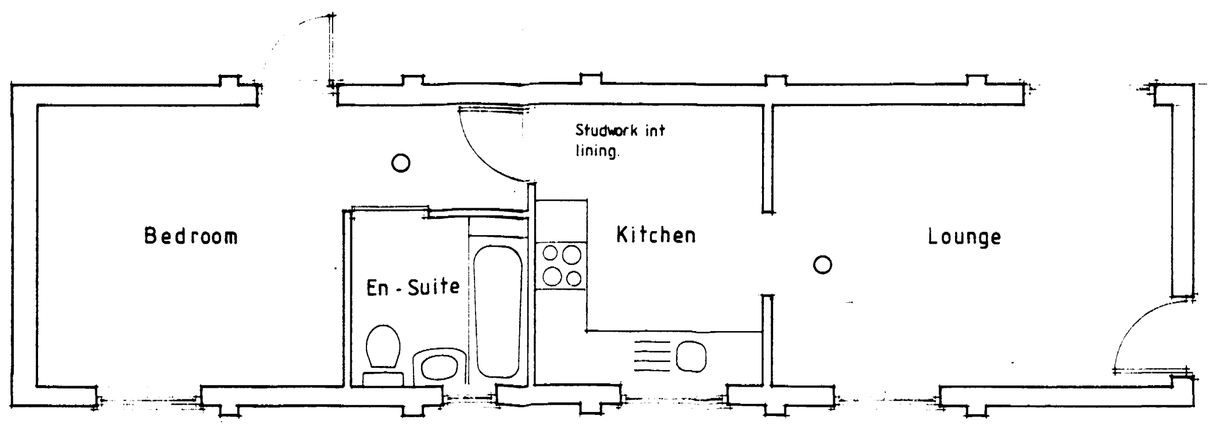
DEFERRED
PLAN







Plan Proposed



Plan Existing.

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121.

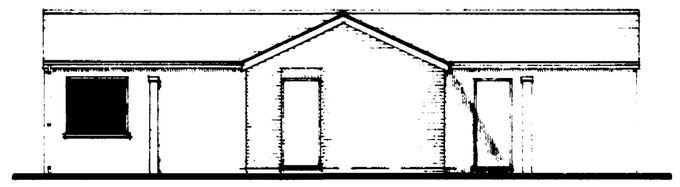
FOUL DRAINAGE.
Inspection chamber construction to be 'Osma'' and installed in accordance with makers instructions with the internal diameter related to the depth in accordance with B.S.8301:1985 Foul drainage pipes to be 100mm dia. UPVC. to B.S.4660:1983 Flexibly jointed and laid to makers instruction to a fall of 1:70 bed and surround with 100mm pea gravel: Where pipes pass under floors encase in 150mm pea gravel: Where pipes pass under driven surfaces in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm gap around pipe, opening masked both sides of wall with ridged sheet material: Soil and vent pipes to be 100mm int. dia. PVC to B.S.4514: 1983 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction: Bath, basin to have 75 deep seal traps.

SURFACE WATER DRAINAGE.
115 dia. half round r.inwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

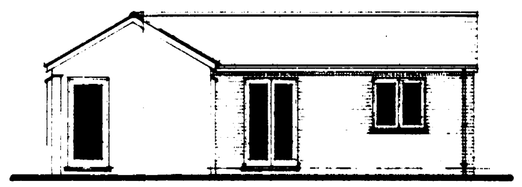
GLAZING.
Double glaze extension throughout . All Glazing between f.f.l and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be saftey glass to B.S. 6206.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and Gas fired multi point water heaters. All hot water pipework to be insulated to B.R.L1 pt 3.

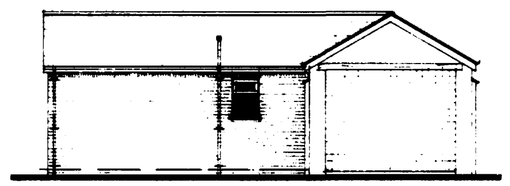
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.



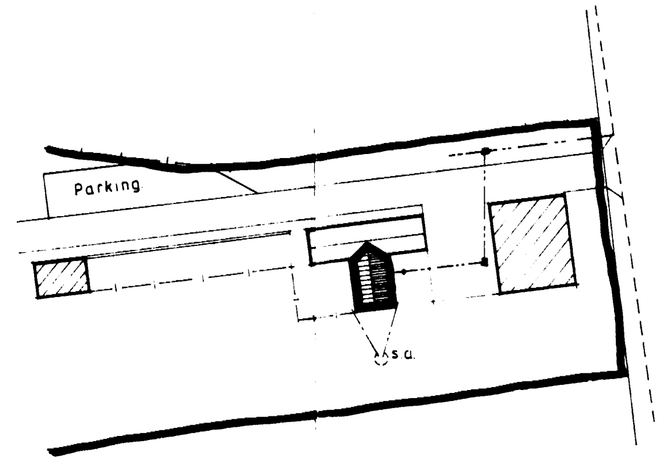
South Elevation



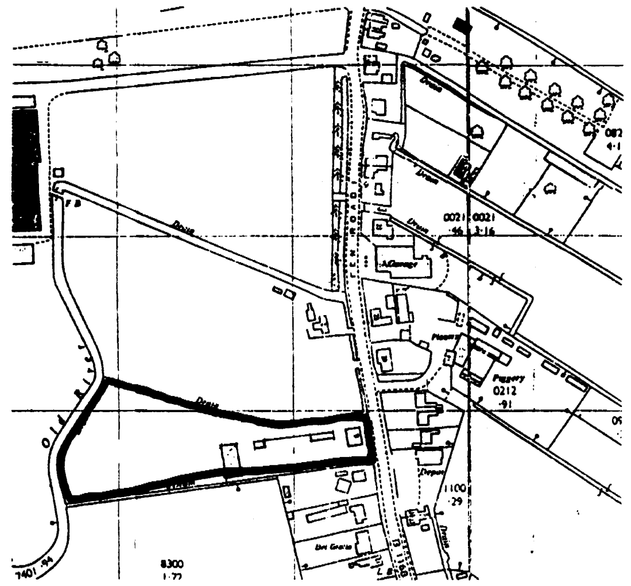
West Elevation



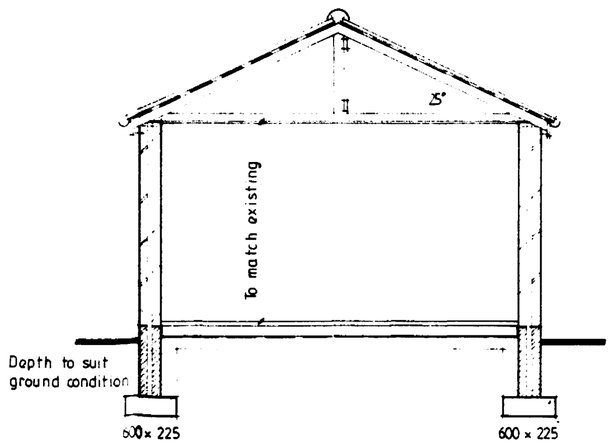
East Elevation



Block Plan 1:500



Location Plan 1:2500



VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min. 4000mm sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan
Bathrooms to extract min. 15 litres per second which may be operated intermittently.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be at 600c/c to a pitch of 25 deg. 38 x 100 ridge node binder. 38 x 100 ceiling binder: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: At roof intersections provide 25 x100 ley boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min 38 x 38 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrament cert' No.83/1087 . 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 90c horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bituman felt DPC to C.P.121: External walls to have max 'U' value of 0.45 k/m2 deg. C.: All to receive 10mm S/C render and 3mm skim Stud walls to consist of 38 x 75mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S.6073 pt1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 600 all ST4 mix to B.S. 5328 1990. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

Notes & Schedules

SOUTH HOLLAND DC
HOUSING & PLANNING
14 AUG 1995
0837 195

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revision	date	init.	revision details

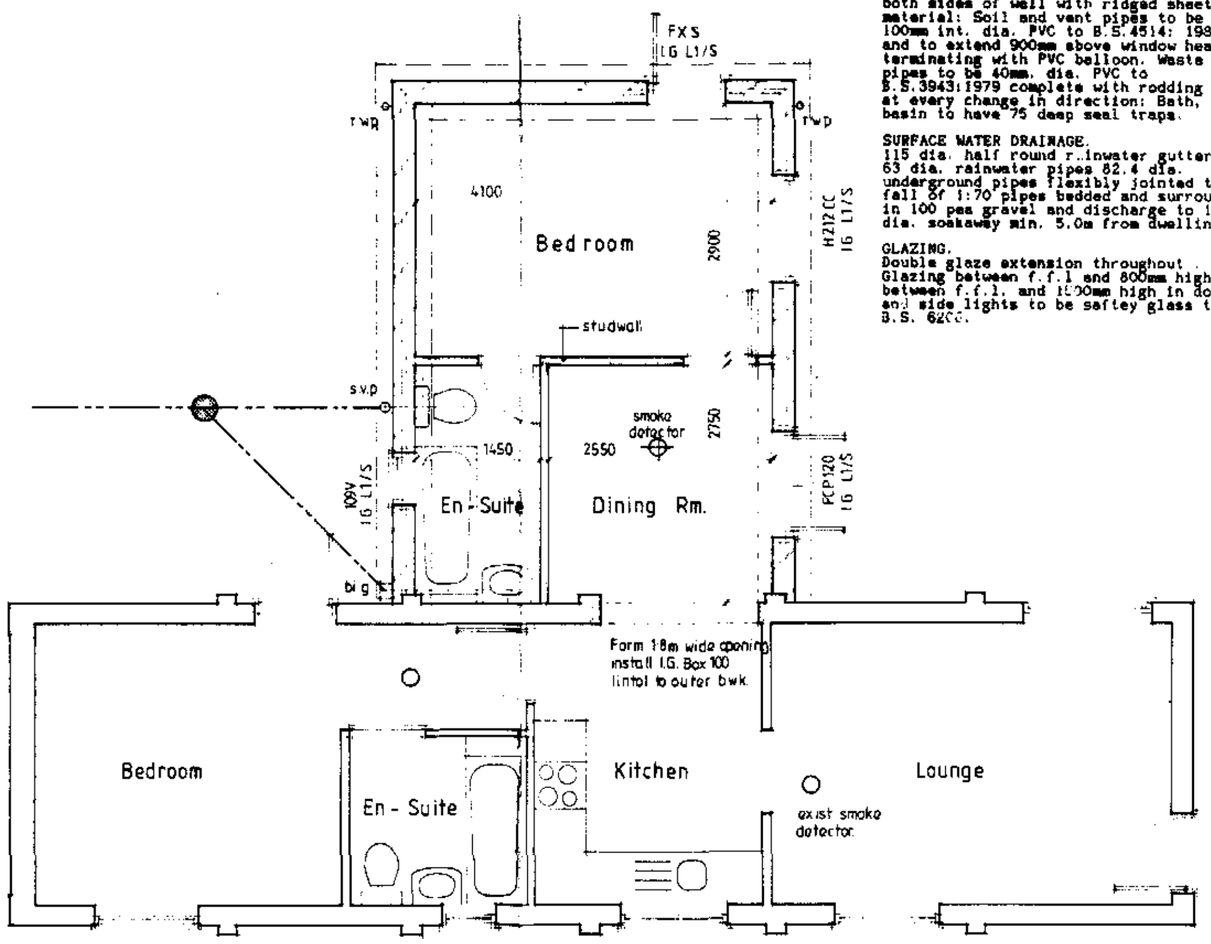
COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
FLEET SPALDING LINCS PE12 8LF
TEL: 01406 422762

client
MR & MRS B. FLYNN

project
EXTENSION TO HOLIDAY ACCOMMODATION
34 FEN ROAD.
HOLBEACH.
LINC'S.

drawing
DETERMINED PLAN

scale	drawing no.
1:50 1:100	LS 9336:1
date	drawn
AUG.'95.	



Plan Proposed

LINTELS.
All lintels to be as manufactured by messrs I.G and to be installed in accordance with makers instructions. And to have min. end bearing of 150mm and at external positions to have cavity tray d.p.c to CP.121.

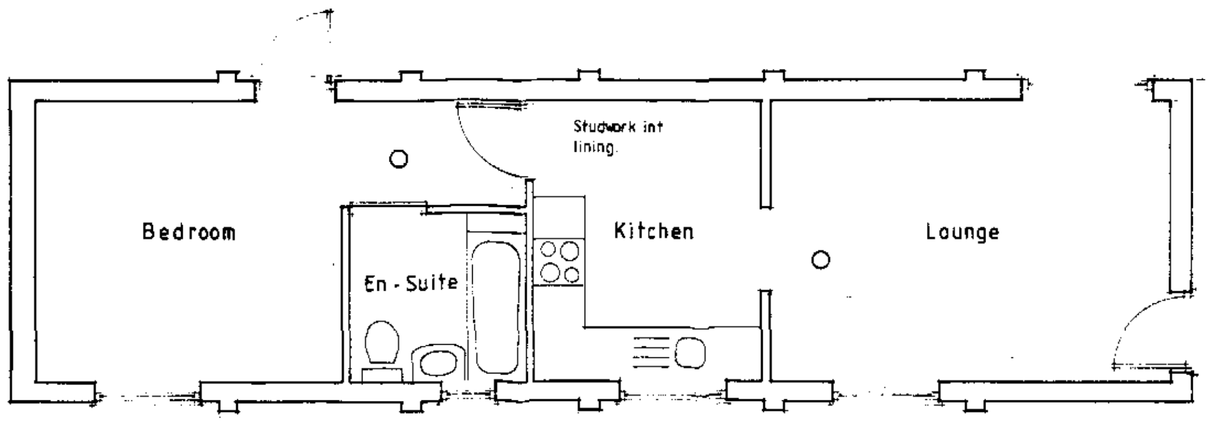
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115 dia. half round rainwater gutters to 63 dia. rainwater pipes 82.4 dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in 100 pea gravel and discharge to 1.2m dia. soakaway min. 5.0m from dwelling.

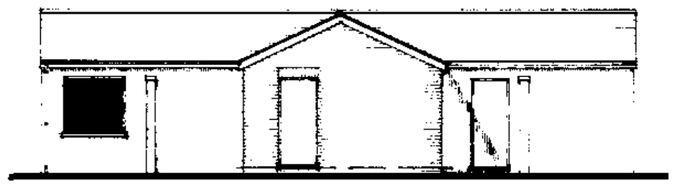
GLAZING.
Double glaze extension throughout . All Glazing between f.f.l and 800mm high and between f.f.l. and 1900mm high in doors and side lights to be saftey glass to B.S. 6206.

HOT WATER AND SPACE HEATING
Provide 'Economy 7' electric night storage heaters, and Gas fired multi point water heaters. All hot water pipework to be insulated to B.R.L1 pt 3.

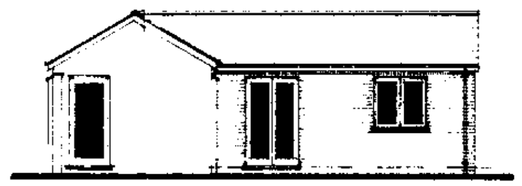
SMOKE DETECTORS.
Provide mains operated self-contained smoke alarms to B.S. 5446. pt1 in positions shown on plan.



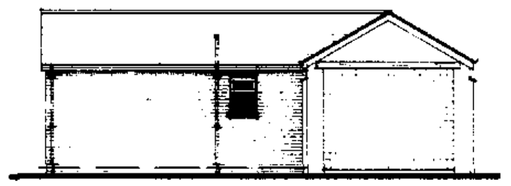
Plan Existing.



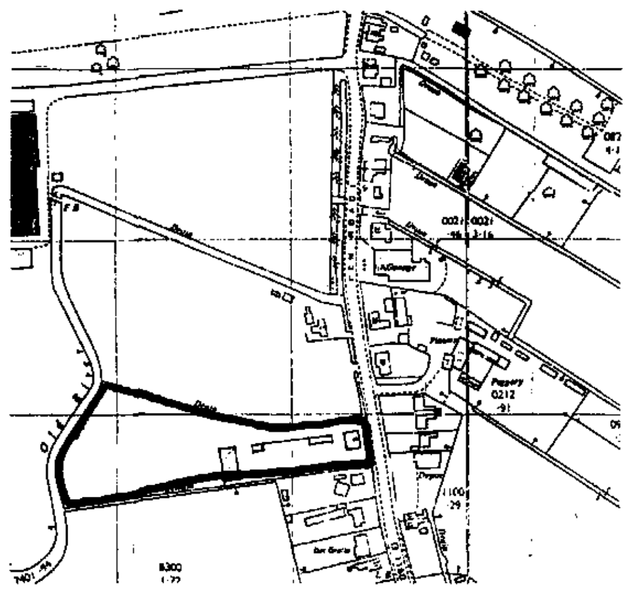
South Elevation



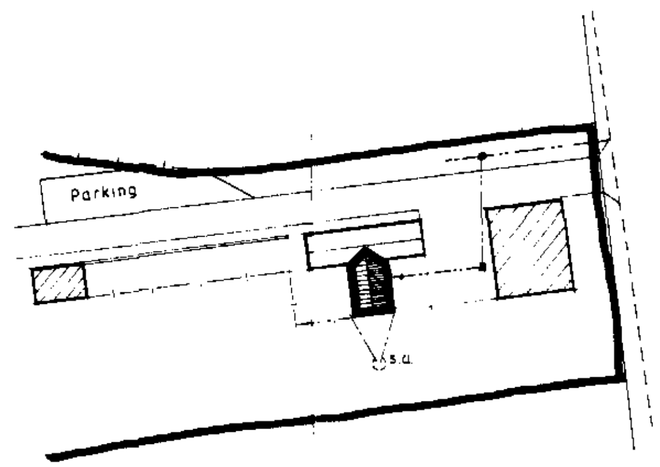
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East Elevation

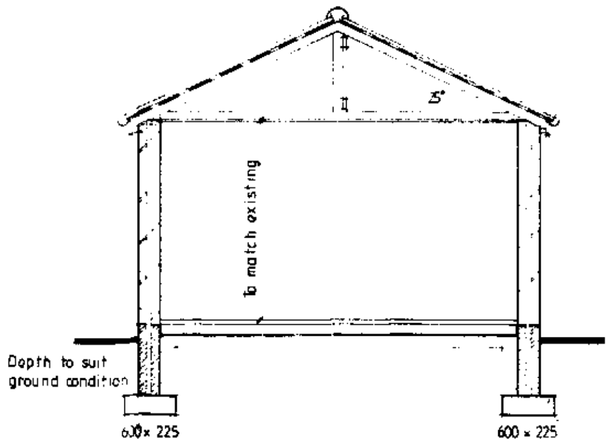


Location Plan 1:2500



NORTH

Block Plan 1:500



VENTILATION
All windows to have opening lights to give the equivalent of 1/20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room To all other rooms provide min. 4000mm sq. All following rooms to have in addition to above Wall/Window mounted mechanical extractor fan
Bathrooms to extract min. 15 litres per second which may be operated intermittently.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S 473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be at 600c/c to a pitch of 25 deg. 38 x 100 ridge node binder, 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/c.Note: provide solid bridging beneath straps. 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: At roof intersections provide 25 X100 ley boards and diminishing trusses at 600 c/c: Install code 4 lead valley liner. Close cavity at plate level.

CEILINGS.
150mm glassfibre insulation laid between joists: 12.7mm Gyproc "duplex" plasterboard 3mm skim finish: Provide min 36 x 36 noggins to all plasterboard edges. All joints to be taped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face.

WALLING.
265 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: build into cavity Rockwool cavity wall batts insulation boarding in accord. with makers instructions and agrement cert' No.83/1087 . 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with 'Thermabate' preformed closerand provide bitumen felt DPC to C.P.121: External walls to have max 'U' value of 0.45 w/m2 deg. C.: All to receive 10mm S/C render and 3mm skim Stud walls to consist of 38 x 75mm studs at 400mm c/c, both sides to be clad with 12.7mm plasterboard and skim. 100mm glassfibre infill between studs.

SUB STRUCTURE WALLING.
100mm dense concrete blocks to B.S.6073 pt1 1981: DPC to external wall positioned in accordance with CP 102 min. 150 above finished ground level: Weak mix concrete infill to base of cavity no closer than 225 to DPC. All brickwork below D.P.C. to be F.L. quality.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 50mm sand and cement screed on 100 concrete overcrete: Concrete mix ST3 to B.S. 5328 1990: on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm: 150 blinded and consolidated hardcore.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 X 600 all ST4 mix to B.S. 5328 1990.. All foundations taken down to bear on load bearing strata min. depth of 600 to top of foundations: should shrinkable soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

Notes & Schedules

SOUTH HOLLAND DC
HOUSING & PLANNING
14 AUG 1995
0837 195

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
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revision	date	init.	revision details

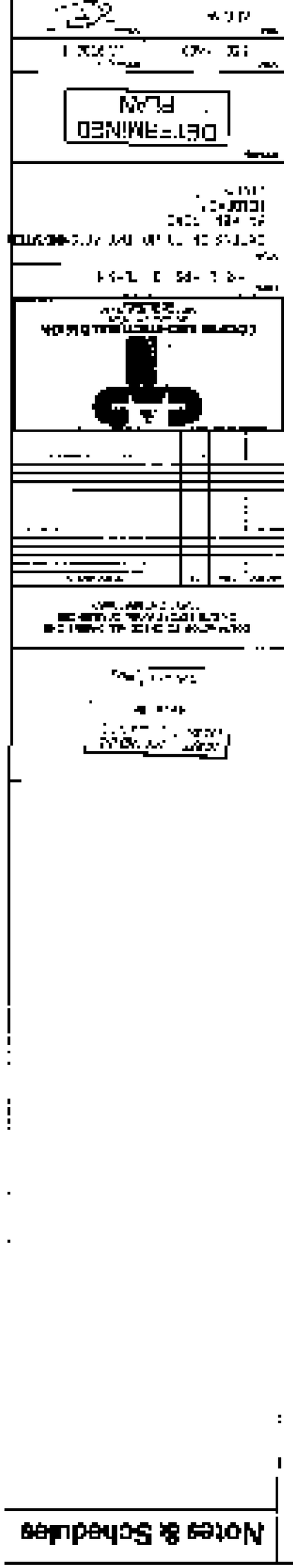
COOPER ARCHITECTURAL DESIGN
BRONAVON, HOOLESGATE
WEST STAINING LINCS PE12 6JU
TEL: 01406 422762

client
MR & MRS B. FLYNN

project
EXTENSION TO HOLIDAY ACCOMMODATION
34 FEN ROAD,
HOLBEACH,
LINC'S.

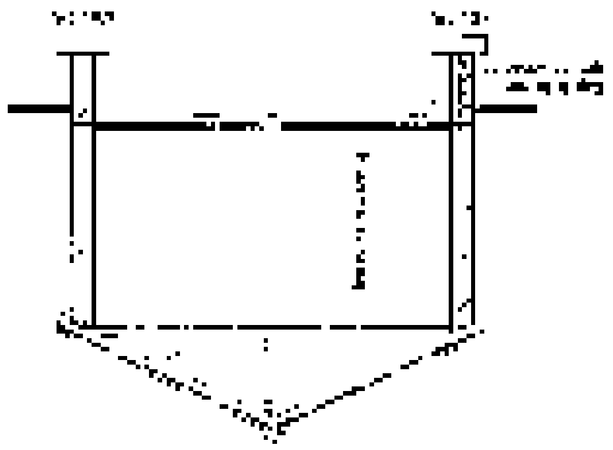
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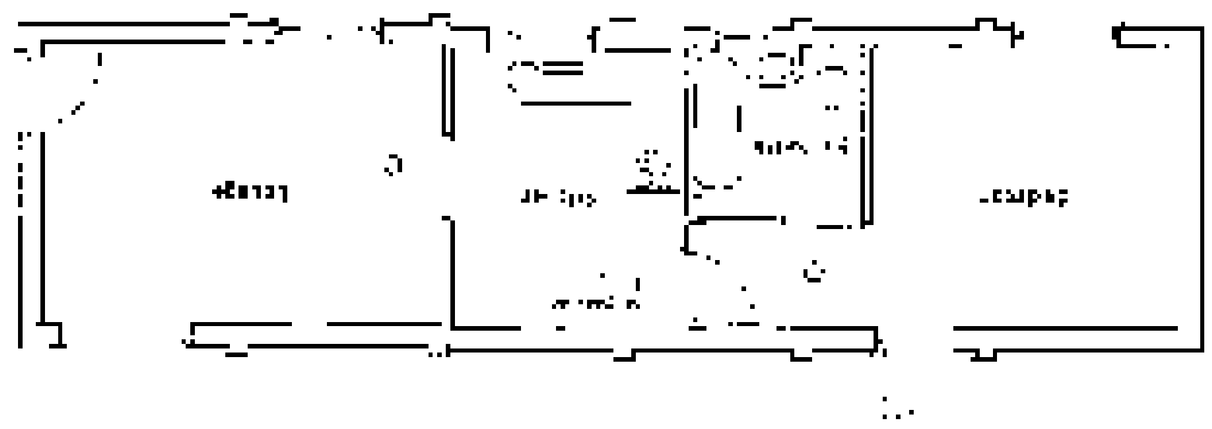
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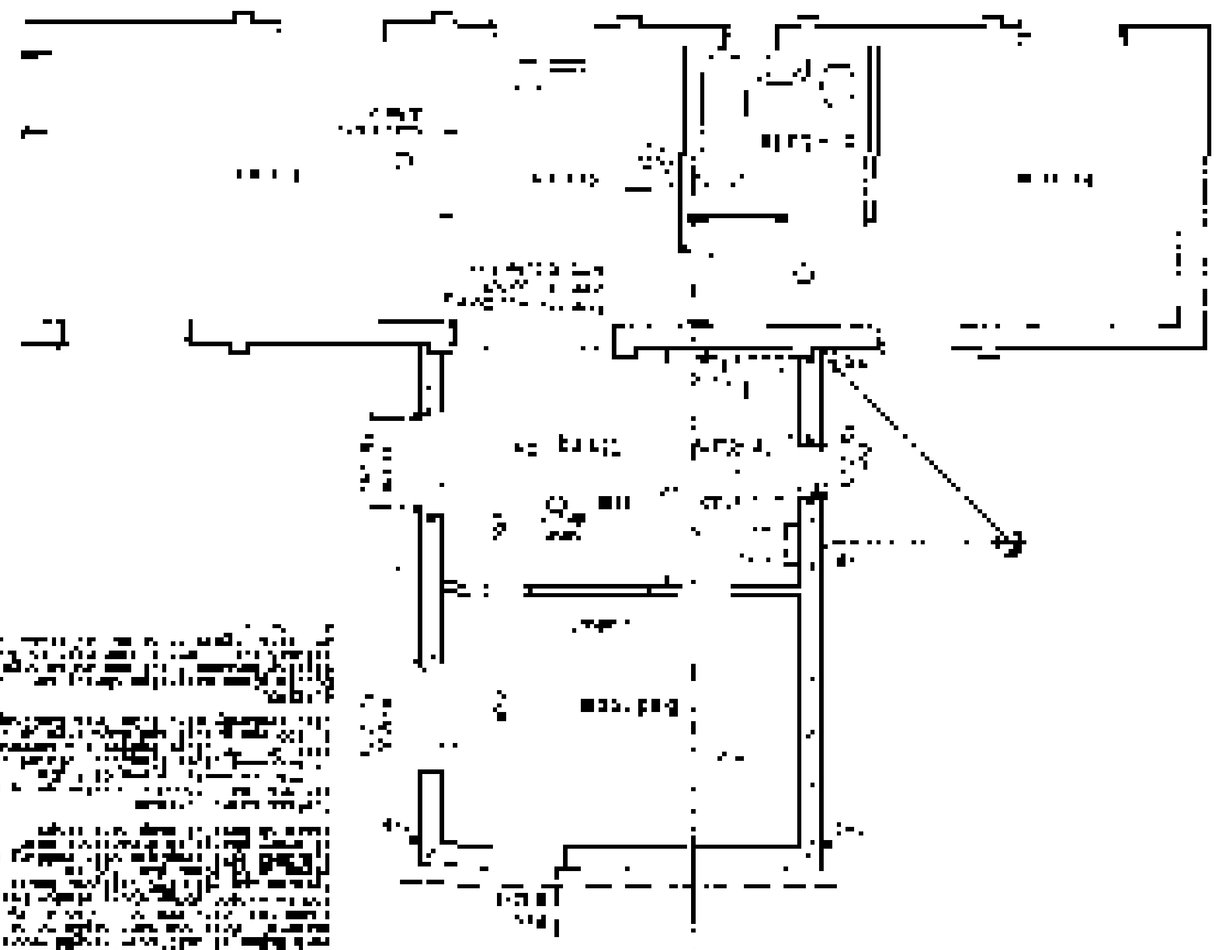




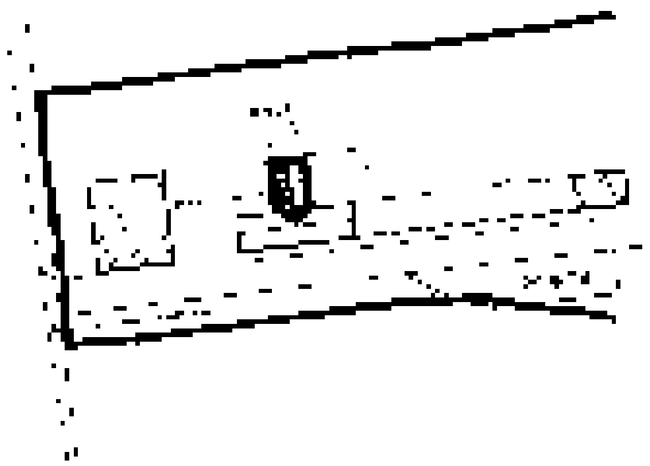


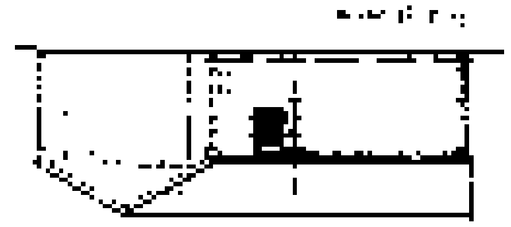


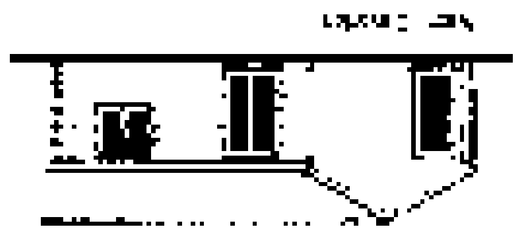


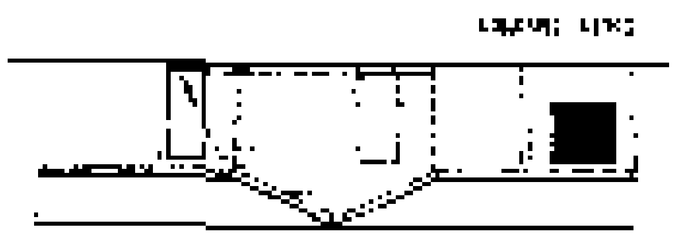














Notes & Schedules