FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0401/92 Received:10-APR-92 Type:FULL

Name: Mr & Mrs S Pacey
Sunmah
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Extension to form dining room to rear of dwelling

Location : Sunmah Roman Bank
Holbeach Bank Spalding

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

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

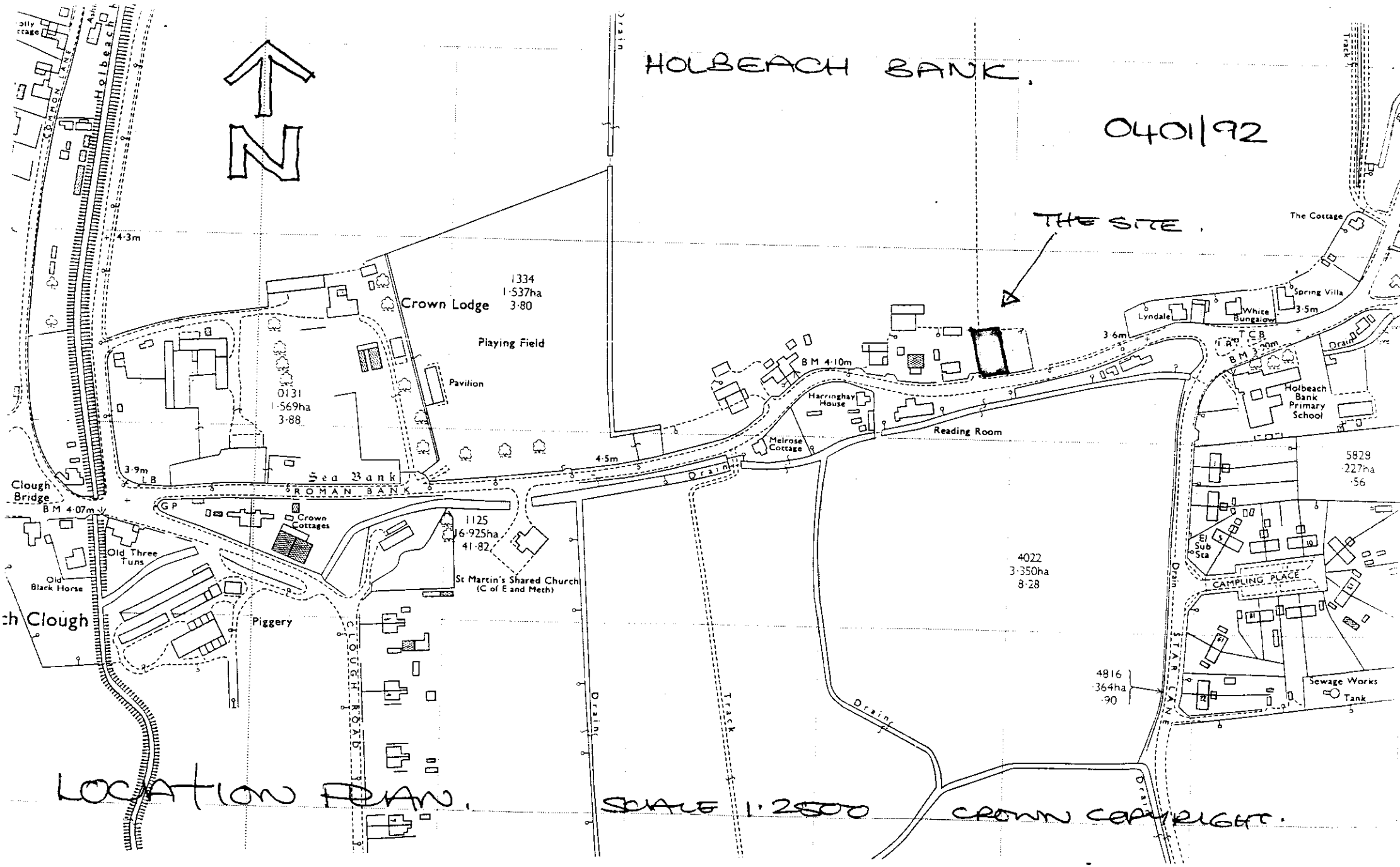
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
07-MAY-92 H09/0401/92

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)


HOLBEACH BANK.
0401/92
THE SITE.
N
Crown Lodge
1334
1·537ha
3·80
Playing Field
Pavilion
0131
1·569ha
3·88
Sea Bank
ROMAN BANK
Clough Bridge
B M 4·07m
Crown Cottages
1125
16·925ha
41·82
St Martin's Shared Church
(C of E and Meth)
Old Three Tuns
Old Black Horse
Piggery
Clough
CLOUGH ROAD
Drain
Track
B M 4·10m
Harringhay House
Melrose Cottage
Reading Room
4022
3·350ha
8·28
4816
·364ha
·90
STAR LANE
Lyndale
White Bungalow
Spring Villa
The Cottage
Holbeach Bank Primary School
5828
·227ha
·56
El Sub Sta
CAMPLING PLACE
Sewage Works
Tank
4·3m
3·9m
4·5m
3·6m
3·5m
LOCATION PLAN.
SCALE 1:2500
CROWN COPYRIGHT.

PLANNING APPLICATION

For office use only

Application No. H09|0401|92

Date Registered 31 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. S. FACEY.
SUNMAH.
ROMAN BANK
HOUBEACH BANK
SPALDING. LINCS.

Tel. No.

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

LOVETH CARLING DESIGN
STATION HOUSE
STATION STREET
HOUBEACH. LINCS.

Tel. No. 0406 22126

(Personal contact name) LOVETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

SUNMAH. ROMAN BANK. HOUBEACH BANK
SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO FORM DINING
ROOM TO REAR OF DWELLING.

Please complete

Signed... Date... 26.3.92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.
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.
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:

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

B. Please state size of any new structure:- (a) max. height: 11' 4" (to ridge) 11.4

(b) max. length: 11' 8" sq. metres ~~metres~~

(c) max. width: 10' 4" ~~metres~~ ~~metres~~

C. Please state type and colour of materials for facing external walls: facings to match exist

D. Please state type and colour of roofing materials. Conc. tiles to match exist

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. dwelling.

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

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

or

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

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

TREES Please tick **one** box

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

B. The proposal does involve the felling of one 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: N/A.

Mains sewer ☐ Cesspool ☐ Septic tank ☐

OTHER MATTERS Please complete

	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 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.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

Use the notice at the bottom of the page only when necessary.

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

Owners.

2. **OWNERSHIP OF THE SITE**

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

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

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

Signed ..... ~~(Applicant~~/Agent) Date 26/3/92

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

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~Applicant~~/Agent) Date 26/3/92

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

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

Signed ..... Date .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. 1947

Date First Received 31 MAR 1992

REGISTRATION

REFERENCE H09/0401/92

Cross-Ref B09/0288/92

Date 1/4/92

VALIDATION Date 1/4/92

Type Full Earliest permission date (Cert B) _____

Site area _____ No. of dwellings _____ Floorspace 9.5

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

Earlier permission ref _____

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

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 £ 55 Additional £ _____ Receipt no. _____

Refund £ _____ Issued _____

CONSTRAINTS Date 2-4

Index Sheets 116 OS Nos _____ Grid Ref S 35400 I 27350

Ward 9 Parish HOLBEACH TR Rural ☐ CA ☐ Grade

TR Bypass ☐ LB ☐

Inside IBD YES Inside LP Area NO Level crossing ☐ TPO ☐

Footpath ☐ Other

Linked to site _____ Ref _____ Linked to property _____ Ref 007849

Planning Records:
Earlier apps 1635/88
96/84
893/82
716/84

B Reg Records:
Already submitted Ref _____
Requested _____

Inputs completed _____

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours YES. Other —

Boundaries 6' Fence Bet. dwellings at rear.

Inspected by: K. Woods.
date: 15.4.92.

Site Features Semi detached House with garden area to rear & side. Proposal for single storey Dining Room extension to rear. No overlooking windows in extension. Screened by fencing & Leylandii Hedging.

Case Officer Conclusions (issues)

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

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? Yes No [Reason:	No ....
Other circumstances needing Committee decision	Yes	Flagged by Senior Officer Signed	No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic.	No	Nil fees (not first Submission) Other info. viz: Signed	Yes ....

ANY ONE OF ABOVE

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

Delegation confirmed by Senior Officer
DRIK
.....

Recommendation/draft report produced.....

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 .....

DME 7/4 [Indicate if other Regs]

Precise details, for non-standard direction: 4 x scaled plans showing the eastern elevation of the proposed extension.

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): M + Mrs. B. Richardson 'Starview' Roman Bank, Holbeach Bank

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 .....D.M., G.W.....

Further direction: Precise details

Amended description:

Reconsultations required - None.
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... 10/4 .....

Re-Registered .....
Ack/Reception .....



Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0401/92 Received:10-APR-92 Type:FULL

Name: Mr & Mrs S Pacey
Sunmah
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Extension to form dining room to rear of dwelling

Location : Sunmah Roman Bank
Holbeach Bank 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.

Authorised to issue:

05-MAY-92 H09/0401/92 AD.....DC.....

BF[illegible] SMITH Dip TP MRTPI
Di[illegible]or 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: H09/0401/92 Type: FULL

Applicant: Mr & Mrs S Pacey
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Extension to form dining room to rear of dwelling

Location: Sunmah
Roman Bank
Holbeach Bank
Spalding

Valid date: 31-MAR-92
Target dates:
To case officer 05-APR-92
Inspected by 10-APR-92
Extra contacts 15-APR-92
Report if not clear by 05-MAY-92

Terminal date: 26-MAY-92
Target Committee: 13-MAY-92
Report deadline: 29-APR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 11.4 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	06-APR-92	20-APR-92
Cllr J R Pearl 0406 32 207	06-APR-92	20-APR-92
L.C.C - No objections Joe B	15/4/92	
Richardson - Starview, Roman Bank	16-APR-92	30-APR-92

BR[illegible]N SMITH Dip TP MRTPI
Di[illegible]or of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
[illegible]ry Road, Spalding,
Lincolnshire, PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0401/92

Applicant: Mr & Mrs S Pacey
Sunmah
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

Description: Extension to form dining room to rear of dwelling

Location: Sunmah Roman Bank
Holbeach Bank Spalding

Type: FULL

Date received: 31-MAR-92

06-APR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

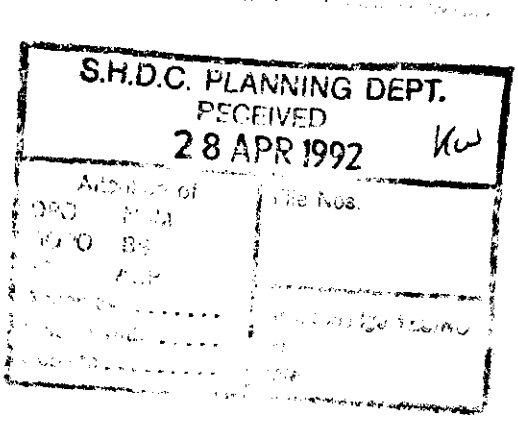
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 21-APR-92. If no observations have been received by that date, it will be assumed that the Parish Council 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



Signed: [illegible]
25/4/92

S.H.D.C. PLANNING DEPT.
RECEIVED
28 APR 1992 KW
Attention of
File Nos.

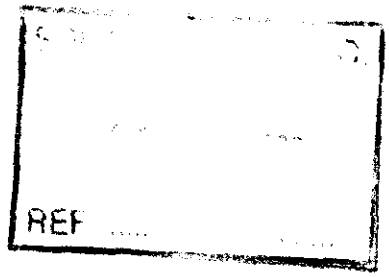
LOWETH COWLING DESIGN

Station House,
Station Street,
Holbeach,
Lincolnshire
PE12 7LF
Telephone: (0406) 22126

with compliments. 9/4/92.

Ref. HOG/0401/92.

Please find enclosed 4 no copies of system elevation as requested.



Regards.

BR[illegible] SMITH Dip TP MRTPI
Di[illegible]r of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Prior[illegible]d, Spalding,
Lincol[illegible]re. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0401/92

Applicant: Mr & Mrs S Pacey
Sunmah
Roman Bank
Holbeach Bank
Spalding Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding Lincs

SOUTH [illegible] C.
PL[illegible]
1 [illegible]
REF .....

Description: Extension to form dining room to rear of dwelling

Location: Sunmah
Roman Bank
Holbeach Bank
Spalding

Type: FULL

Date received: 31-MAR-92

07-APR-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

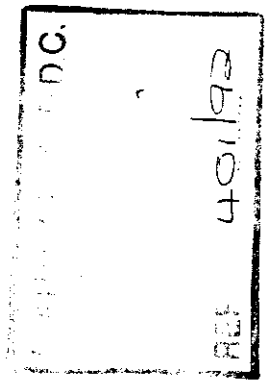
The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:
4 x scaled plans showing the eastern elevation of the proposed extension.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

DM Gedney

Principal Planning Officer

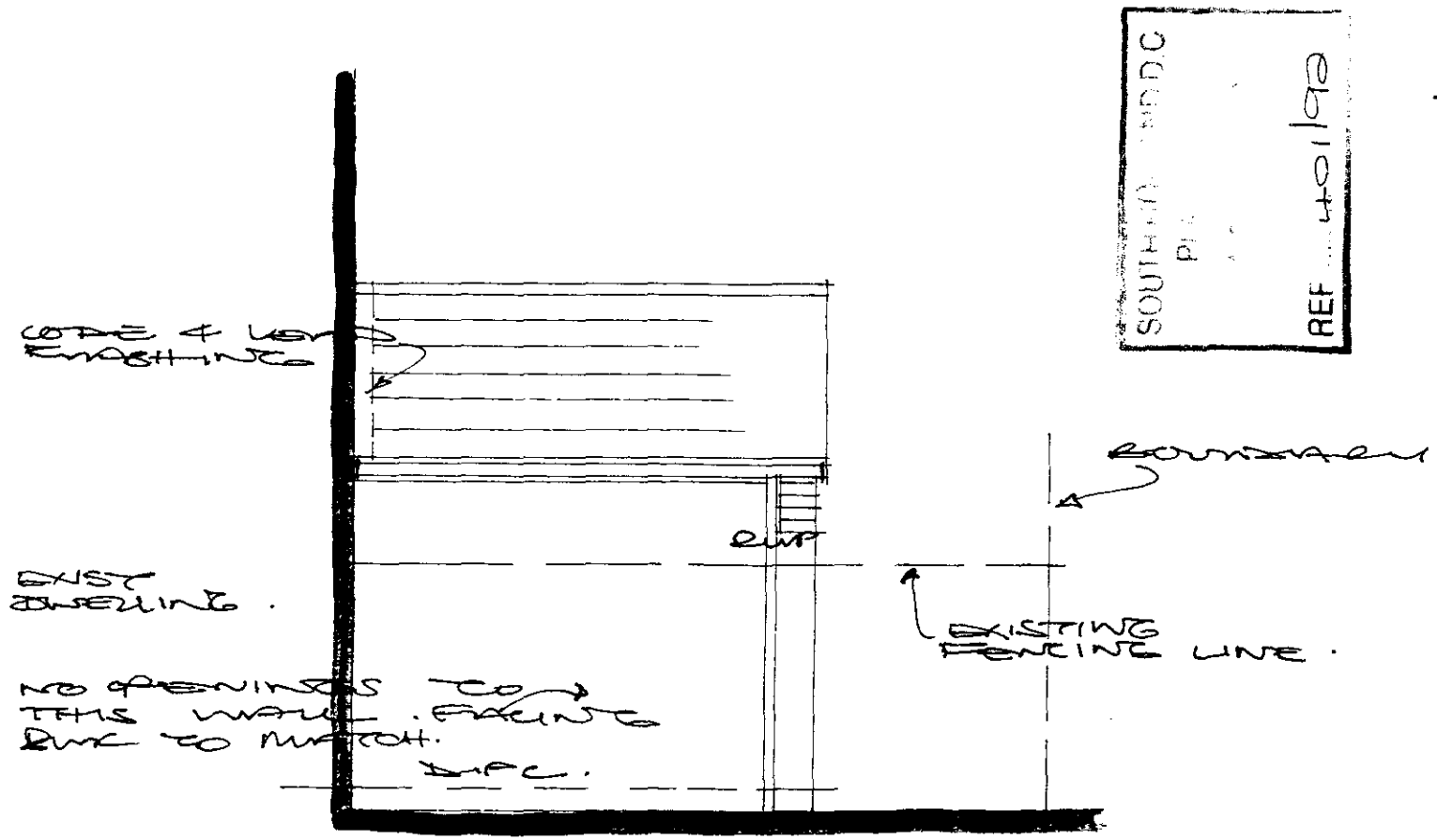


9217.

SIDE (EAST).

SCALE 1/4" = 1'0".

P.P. REF H09/0401/92.



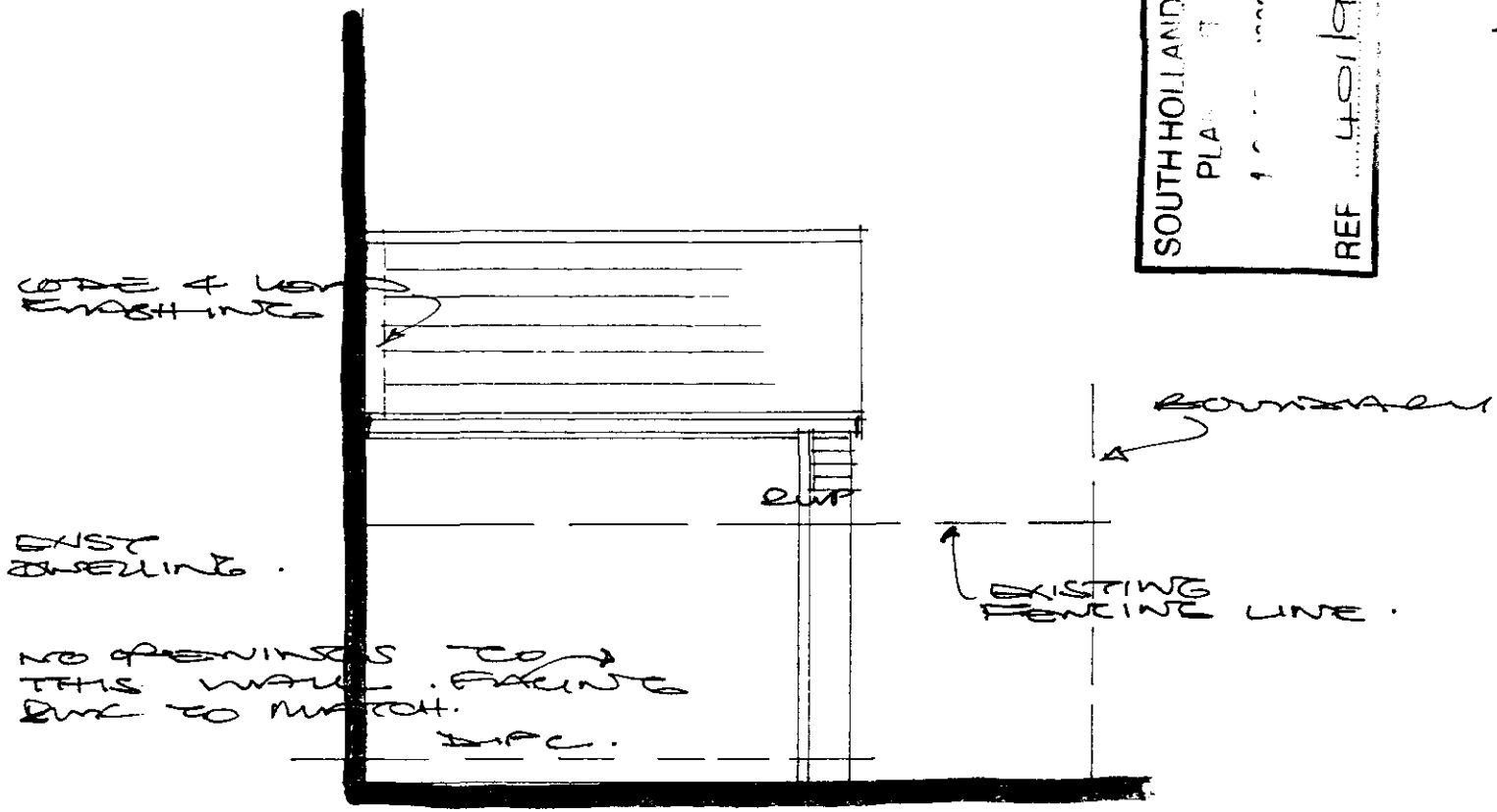
SIDE (EAST).

SCALE 1/4" = 1'0".

P.P. REF 0401/92.

SOUTH HOLLAND D.C.
PLA
REF 0401/92

9217.



SIDE (EAST).

SCALE 1/4" = 1'0".

P.P. REF H09/0401/92.

9217.

50mm WASTE 75mm DEEP SEAL TRAP.
100mm HOPPERHEAD DRAINS
SURROUNDED WITH 150mm 20A GRAVEL

REUSE EXISTING DOOR WINDOW FRAME WITH 1G LIS OVER.

5'2"

5M TO S/AWAY.

9'6"

EXCAVATION EXIST B/G ON EXISTING DRAIN LINE.

1-G HD OVER

4"

4"

3"RWP.

S.U.

LOUNGE

NEW 3 PANEL GLAZED DOOR IN EXIST OPENING.

LEVEL

DINING.

EXISTING KITCHEN.

BRICK UP EXIST OPENING. EXIST LINTEL TO REMAIN.

2'3"

10'10"

4"

1'5"

3"RWP.

BOUNDARY.

PLAN.

EXTERNAL LEAF BONDED EACH COURSE.
INTERNAL LEAF TO BE TIX WITH CLOC. CLIPS.
CONTINUE CAVITY IF POSS.

FORM OPENING + INST 1G LIS LINTEL OVER + FIT EXIST DOOR WINDOW UNIT.
DETAIL RWK AT HEAD + CILL AS EXISTING.

CODE 4 LEAD FLASHINGS.

3" RWP.

ADJUST EXIST BOX TO SUIT WINDOW UNIT.

DOUBLE GLAZED WINDOW WITH TRICKLE VENTS MIN SIZE 4000 SQMM.

HORZ + VERT. DPC + THERMABAR CAVITY CLOSERS TO ALL EXT. OPENINGS.

SIDE

P.P.P. 0401/92

DE 4 LEAD FLASHING.
REVEY LUBRON MASTER ROOF
IS TO MATCH EXIST FIXERS
ER MANUF. INSTRUCTIONS
X1 T.T. BATTENS ON
ARABIC ROOF FELT
D ALL WAYS MIN 6"
GINARIATE ROOF
@ 600 CC.
ILED.

TO MATCH
EXIST
ERM
S, PLASTER

P.C.
R SQ M.

30° PITCH.
4" H.R. GUTTERS.

150mm FIBREGLASS
12mm FOIL BACKED
P/BOARD + ARTEX.
4X2 RAFTER WITH
STRAPS @ 1.8m C.C.

3" SCREED ON 2"
SARLITE TURNED UP
AT EDGE ON 4" CONC
SLAB. STA MIX
ON 6" HARDCORE
WITH 1000G. USAVEEN.

>16"

5"

FLOOR DPC TO BE LAPPED TO WALL DPC.

TO CAVITY
1 CONC STRIP FOOTINGS
INTO STRATA. MIN
TO B.I. DIRECTED ON SITE.

REAR.

BOUTILE AND CORBALS TO MATCH EXIST HOUSE.

DBTOS D.P.C.

600

LAT RAFT'S. AT HIGH + LOW LEVELS WITH NOGGINS.

RIDGE

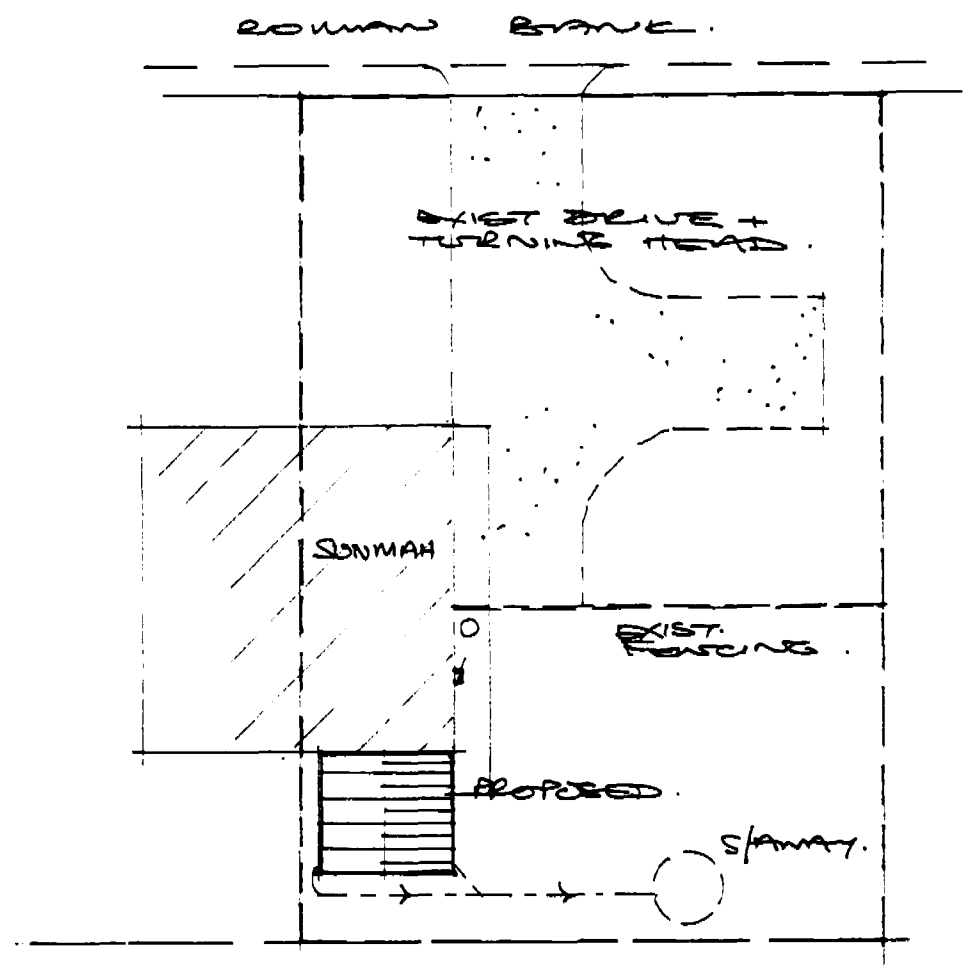
BRACING TO BS 5268.

ROOF PLAN.

SHEET TWO.

SCALE 1/4" = 1'0".

PROPOSED EXTENSION TO REAR OF SUNMAH. ROMAN BANK. HOLBEACH BANK. TO FORM DINING ROOM FOR MR+MRS PACEY.



BLOCK PLAN. SCALE 1/16 = 1'0"

SCALES AS SHOWN. DATE MAR 92 DWG. 9217.
LOWETH CONLING DESIGN. TEL. 0406 22126.

SOUTH HOLLAND D.C.
PLANS DEPT.
31 MAR 1992
0401/92

IF IN DOUBT PLEASE ASK.

SHEET ONE.