FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0670/92 Received:18-JUN-92 Type:FULL

Name: Mr Fox
33 Low Lane
Holbeach
Spalding
Lincs

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

Description: Single garage

Location : 33 Low Lane Holbeach
Spalding

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

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

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

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

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

3 The brick to be used for the construction of the proposed garage shall match, as closely as possible, the brick used for the construction of the existing house.

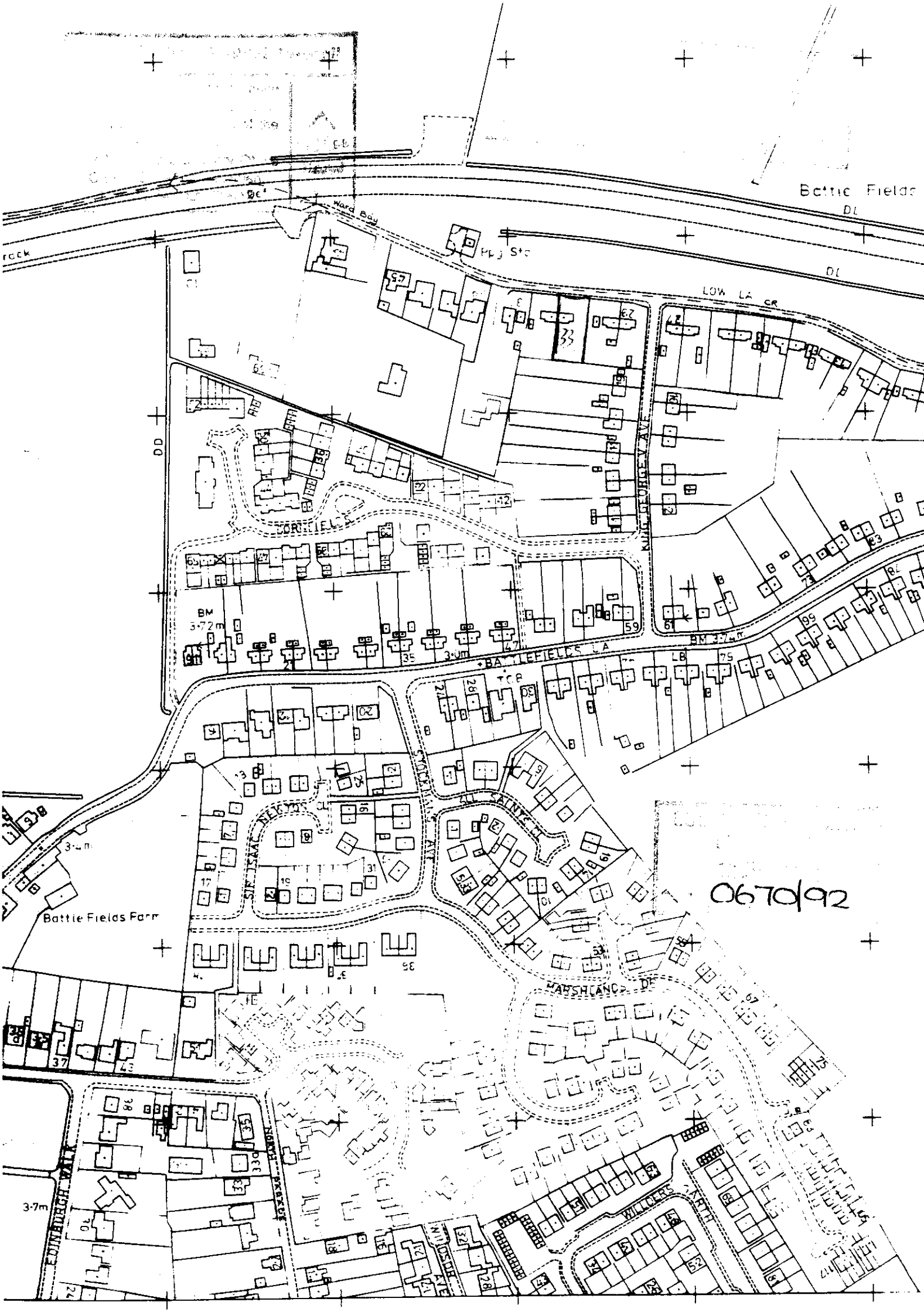
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
29-JUL-92 H09/0670/92

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)



Battle Fields
Ward Bay
LOW LA CR
KING GEORGE V AVE
BATTLEFIELDS LA
BM 3·72m
BM 3·74m
TCB
LB
ALL SAINTS CL
SIR ISAAC NEWTON CL
Battle Fields Farm
HARSHLANDS DR
WILLOERS GARTH
EDINBURGH WALK
3·7m
3·4m
0670/92

PLANNING APPLICATION

For office use only

Application No. H09/0670/92

Date Registered 1st JUN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. FOX
33 LOW LANE
HOLBEACH
SPALDING
LINCOLNSHIRE

Tel. No. (0406) 490239.

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

MISS M. STAINSBY.
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING, LINCS PE11 3EN.

Tel. No. (07588) 568
(Personal contact name) OFFICE

COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

SINGLE GARAGE.

Please complete

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.

Signed. M. Stainsby Date. 18/6/92

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

A. Please state Reference Number of outline permission.
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)	✓ GARAGE
(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: 3.7 MAX sq. metres

(b) max. length: 5.6 MAX metres

(c) max. width: 4.1 MAX metres

C. Please state type and colour of materials for facing external walls: BRICK TO MATCH EXISTING

D. Please state type and colour of roofing materials. TILES.

E. Has a survey of the site been undertaken? State Yes or No: YES

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. HOUSE & GARDEN.

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? SEE PLAN.

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 TO EXISTING.

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

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

D. Foul sewerage will be disposed of to: NA.

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.	NA	→ Date: Consultee(s):
Is this application related to a previous submission	NA	→ Application No.:

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

Continue on separate sheet if necessary.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐

Proposed total gross floorspace ____ sq. m. Previous total gross floorspace ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. Industrial ____ sq. m. Warehousing ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site? If so, please explain the relationship	State Yes or No		
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory? If so, please give details including gross floor area of such premises and state your intentions in respect of those premises	State Yes or No		
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No		
What provision is being made for access to the premises for the disabled?			

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).

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.** 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 18/6/92

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 18/6/92

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours ✓ — Other

Boundaries — Site Features 1m high frontage hedge heylandii on south east boundary 2.5m high. No first floor windows to No. 31 Red brick council house fronting A17 bypass

Inspected by: GS
date: 1/7/92

Case Officer Conclusions (issues)

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

Recommended approvals –

Departure from policy	Yes		No ✓
Ward member request	Yes		No ✓
Recommend approval against material objection	Yes	Any objection received? No ⇨ If yes, is any obj. material? ⇦ 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
..... 28/7

Recommendation/draft report produced.....

Consult GS. 21.7.92

(1) TL1

(2) SC12 — roofing materials.

(3) The brick to be used for the construction of the proposed ~~extension~~ garage shall match, as closely as possible, the brick used for the construction of the existing house.

Reason

(2) Standard

(3) In the interests of visual amenity.

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

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 25/6 D 28/6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

✓ DONE 6/7 dAB

Residents (Delivery):

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ SS

Receipt Issued ..... No P310

Date First Received 18 JUN 1992

REGISTRATION

REFERENCE H09/0670/92

Cross-Ref N/A GB 18/6/92

Date 19/6/92 LAB

VALIDATION Date 18/6/92

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

Site area ..... No. of dwellings ..... Floorspace 22.96

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 ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees:

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

Correct fee £ SS Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 22.6

Index Sheets 151 OS Nos ..... Grid Ref 536620 335550

Ward [illegible] Parish [illegible]

Inside IBD YES Inside LP Area [illegible]

TR Rural ☑ CA ☑
TR Bypass ☑ LB ☑ Grade
Level crossing ☑ TPO ☑
Footpath ☑ Other:

Linked to site.....Ref..... Linked to property.....Ref. 0098635

Planning Records:
Earlier apps

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

Inputs completed.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H09/0670/92 Received:18-JUN-92 Type:FULL

Name: Mr Fox
33 Low Lane
Holbeach
Spalding
Lincs

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

Description: Single garage

Location : 33 Low Lane Holbeach
Spalding

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

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

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

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

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

3 The brick to be used for the construction of the proposed garage shall match, as closely as possible, the brick used for the construction of the existing house.

Reason: In the interests of visual amenity.

Authorised to issue:

27-JUL-92 H09/0670/92 AD..[signature]..... DC..[signature]..
28/7 28/7

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
P[illegible] Road, Spalding,
L[illegible]shire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0670/92 Type: FULL

Applicant: Mr Fox
Tel: 0406 490239

Agent: Miss M Stainsby
077588 568

Description: Single garage

Location: 33 Low Lane
Holbeach
Spalding

Valid date: 18-JUN-92 Terminal date: 13-AUG-92
Target dates: Target Committee: 05-AUG-92
To case officer 23-JUN-92 Report deadline: 22-JUL-92
Inspected by 28-JUN-92
Extra contacts 03-JUL-92 Case Officer:
Report if not clear by 23-JUL-92 G SMITH

DEVELOPMENT/CONSTRAINTS

Size: 22.96 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	23-JUN-92	07-JUL-92
Cllr N I Capes	0406 23830	23-JUN-92	07-JUL-92
Cllr T G M Tyler	0406 22285	23-JUN-92	07-JUL-92
Cllr D S Venni		23-JUN-92	07-JUL-92
Owner/Occupier 31 Low Lane		06JUL-92	20JUL-92
Owner/Occupier 35 "		"	"

A.C.C - No objections JA CS

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0670/92

Type: FULL

Applicant: Mr Fox
Tel: 0406 490239

Agent: Miss M Stainsby
077588 568

Description: Single garage

Location: 33 Low Lane
Holbeach
Spalding

Valid date: 18-JUN-92
Target dates:
To case officer 23-JUN-92
Inspected by 28-JUN-92
Extra contacts 03-JUL-92
Report if not clear by 23-JUL-92

Terminal date: 13-AUG-92
Target Committee: 05-AUG-92
Report deadline: 22-JUL-92

Case Officer:
D M ~~GEDNEY~~ G. Smith

DEVELOPMENT/CONSTRAINTS

Size: 22.96 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Holbeach PC	0406 26739	23-JUN-92	07-JUL-92
Cllr N I Capes	0406 23830	23-JUN-92	07-JUL-92
Cllr T G M Tyler	0406 22285	23-JUN-92	07-JUL-92
Cllr D S Venni		23-JUN-92	07-JUL-92

L.C.C. – No Objection JCB 25/6/92

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0670/92

Applicant: Mr Fox
33 Low Lane
Holbeach
Spalding
Lincs

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs PE11 3EN

Description: Single garage

Location: 33 Low Lane Holbeach
Spalding

Type: FULL

Date received: 18-JUN-92

23-JUN-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 08-JUL-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:

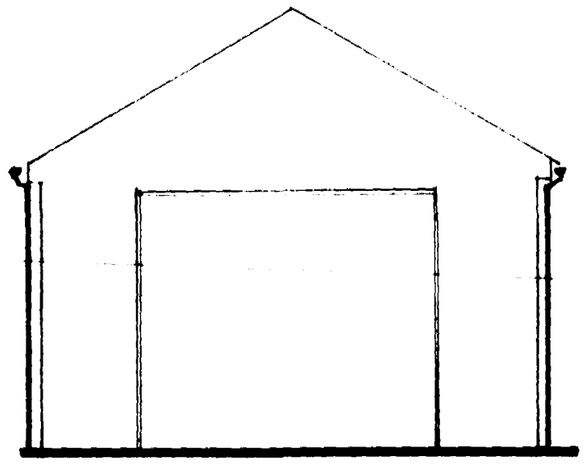
6/7/92

S.H.D.C. PLANNING DEPT.
RECEIVED
-9 JUL 1992 GS

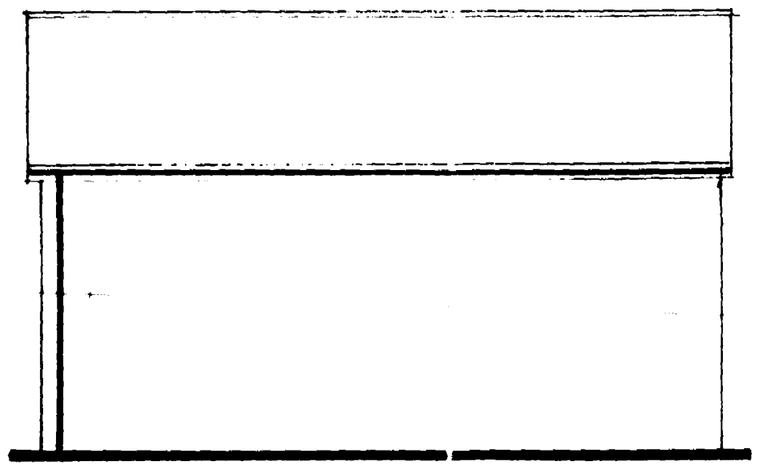
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....

File Nos.

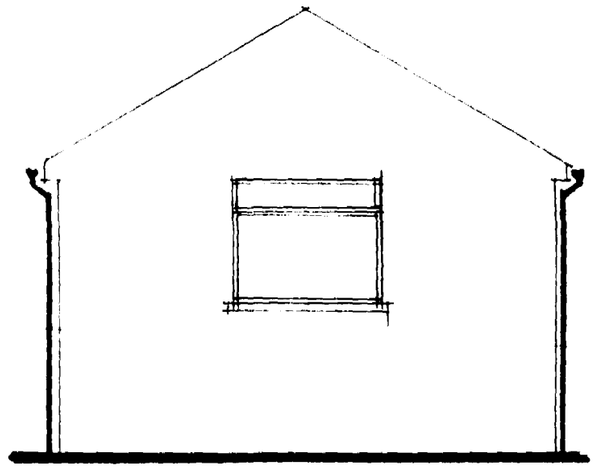
Acknowledge YES/NO
by
date



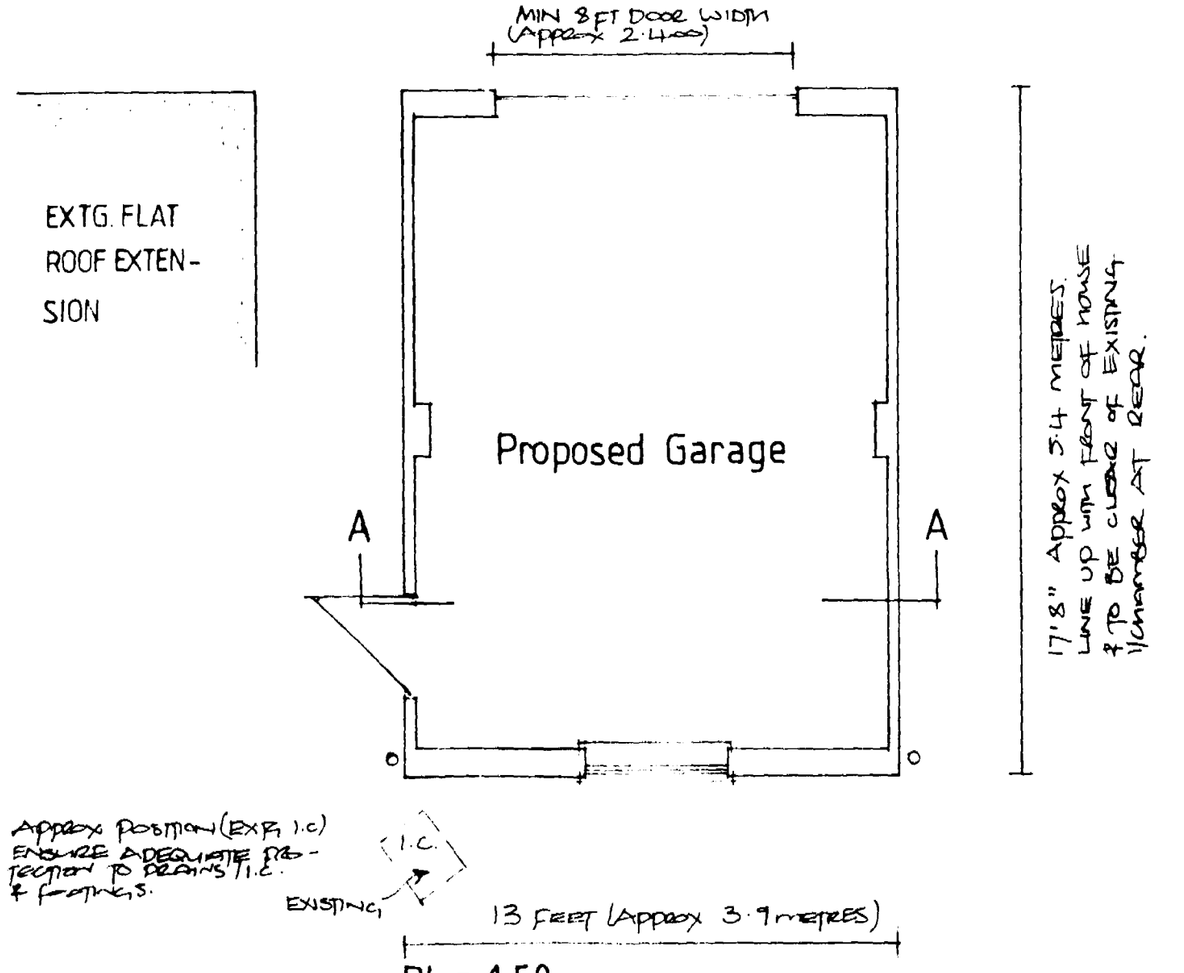
Front Elevation (North) 1:50



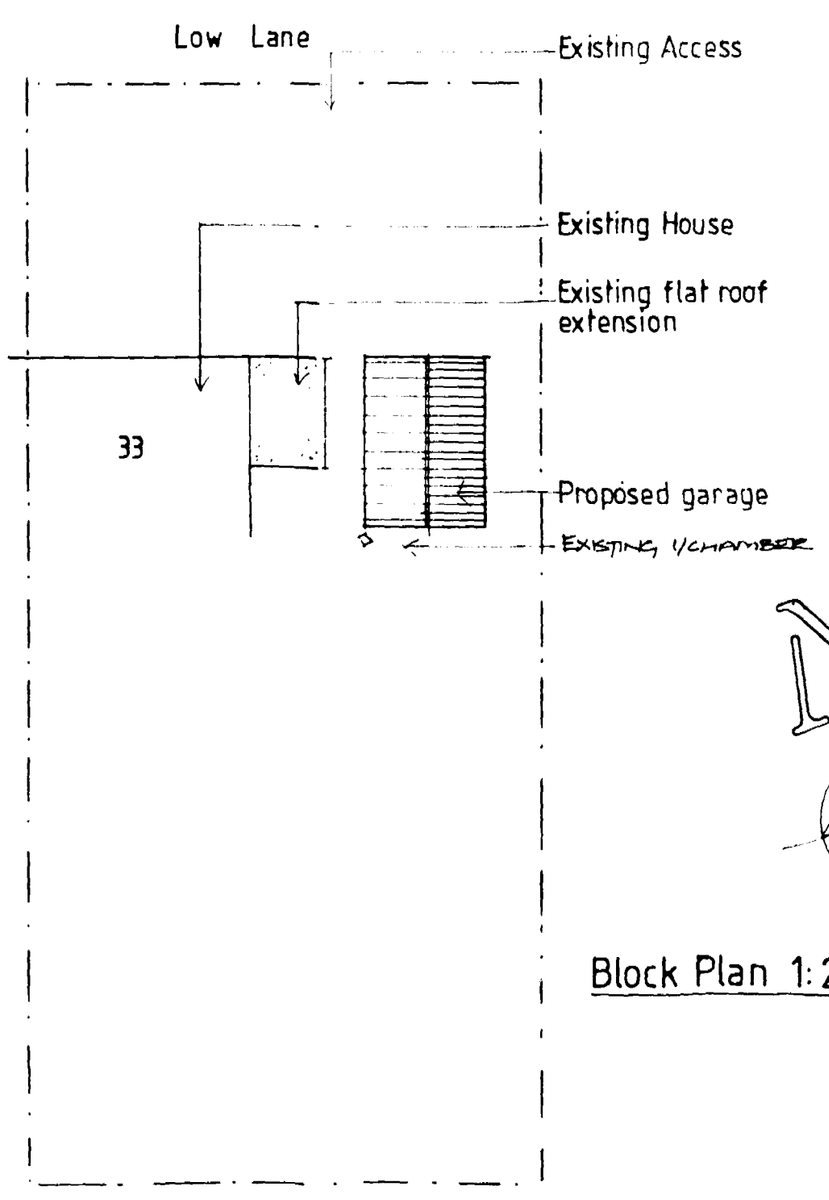
Side Elevation (East) 1:50

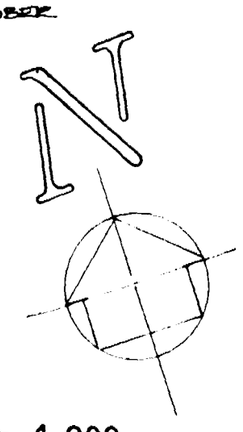


Rear Elevation (South) 1:50

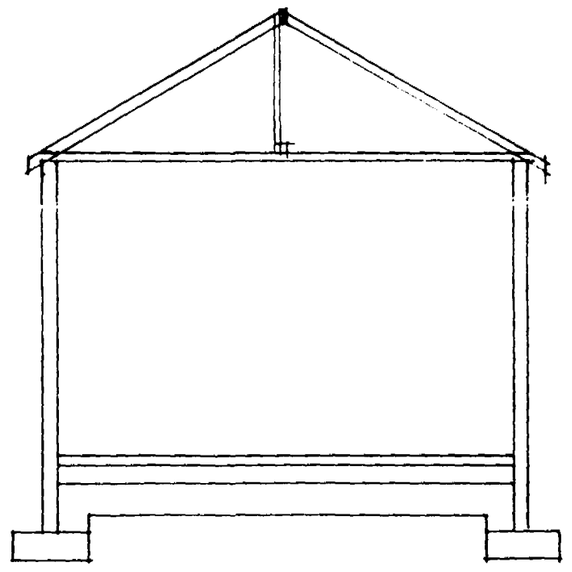


Plan 1:50





Block Plan 1:200



Section A-A 1:50

ROOF - Tiles on 25 x 38 battens on reinforced sarking felt on 50 x 100mm rafters at 450 mm centres of SC3 Provide 50 x 100 mm binder and 50 x 100 mm hangers connecting binders at max. 1350 mm centres to the apex of every 3rd rafter couple. Ceiling joists 50 x 100 mm . En-sure lateral restraint straps at not less then 2m c
WALLS - Single skin brickwork with piers as indicated on plan - gable: end walls to be double skin thickness. Dpc min. 150 mm above adj. g/ level.
FLOOR - Solid floor 50 mm sand/cement screed on min. 100 mm concrete of at least C10P grade on 1200 mm damp proof membrane on 25 mm sand blinding and 125 mm hardcore.

RAINWATER - 100 mm half round gutters discharging into down pipes as shown on plan to exisitng system.

FOUNDATIONS - to be 600 x 225 mm concrete min grade C15p. Concrete blocks to ground level of Class A with facing bricks above. Internal foundation trenches to be back-filled with clean well consolidated hardcore foundations to be taken down to suitable load bearing strata as in agreement with L.A building inspector.
N.B. ENSURE ADEQUATE PROTECTION NR. I.C.
LINTELS - To be either pre-formed concrete lintels or alternatively I.G steel lintels type 111 for single skin and type 19 for double skin wall min. end beatings to be 150 mm and manufacturer's installation instructions to be followed for installation.

06/10/92

ALL DIMENSIONS TO BE CHECKED PRIOR TO WORK COMMENCING.

Client MR. FOX

Site 33 LOW LANE
HOLBEACH
SPALDING, LINCS.

Job SINGLE GARAGE

Date 8 JUNE 1992

Scale AS INDICATED

Dwn By MEL. STAINSBY
MAIN ROAD
DEEPING-ST-NICHOLAS
SPALDING
LINCS, PE11 3EN
Tel (077588) 568