SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0770/93 Received:10-AUG-93 Type:FULL

Name: Mr & Mrs R Richardson
Red Lodge
Holbeach Fen
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of garage and garden store

Location : Red Lodge Holbeach Fen
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 The materials to be used for the construction of the proposed garage shall match, as closely as possible, those used for the construction of the existing house.

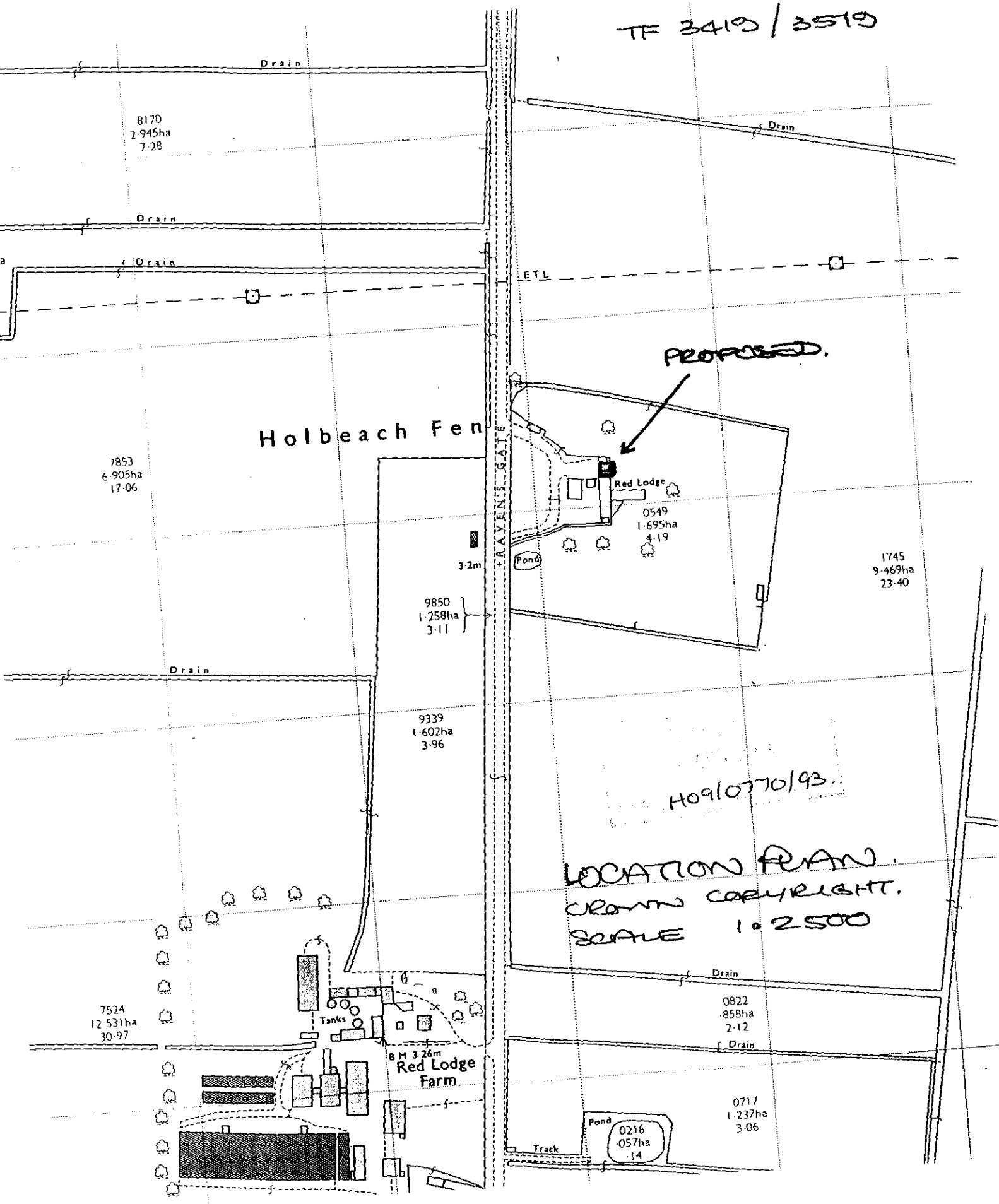
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
22-SEP-93 H09/0770/93

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)


TF 3419 / 3519
Drain
8170
2·945ha
7·28
Drain
Drain
ETL
PROPOSED.
Holbeach Fen
TRAVENTS GATE
7853
6·905ha
17·06
Red Lodge
0549
1·695ha
4·19
Pond
3·2m
9850
1·258ha
3·11
1745
9·469ha
23·40
Drain
9339
1·602ha
3·96
H09/0770/93.
LOCATION PLAN.
CROWN COPYRIGHT.
SCALE 1:2500
Drain
7524
12·531ha
30·97
Tanks
BM 3·26m
Red Lodge
Farm
0822
·858ha
2·12
Drain
0717
1·237ha
3·06
Pond
0216
·057ha
·14
Track

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0770/93.

Date Registered 13 DEC 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS R. RICHARDSON
RED LODGE.
HOUBEACH FEN.
SPALDING
LINCS.
Tel. No.

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

LOWETH CARLING DESIGN
16 FLEET STREET.
HOUBEACH
SPALDING. LINCS.
Tel. No. 0406 22126
(Personal contact name) LOWETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

RED LODGE. HOUBEACH FEN.
SPALDING. LINCS.

COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF GARAGE + GARDEN STORE.

Please complete

Signed. [signature] Date. 10/12/93

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £60.00 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: 50.0 sq. metres

B. Please state size of any new structure:- (a) max. height: 16' 0" ~~metres~~

(b) max. length: 26' 6" ~~metres~~

(c) max. width: 22' 3" ~~metres~~

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

D. Please state type and colour of roofing materials. Tiles to match Dwelling

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. site of old shed and timber garage.

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? provide hard.

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 seakaways.

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

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

D. Foul sewerage will be disposed of to: N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

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 th. age 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 10/8/93

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 10/8/93

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 Inspection

Accuracy : Currently garden area.
Neighbours :
Boundaries : Small tree/hedge to be removed.
Site Features : Also small shed. Open to side + rear.

Inspected by DMG
Date 25/8 ~~[illegible]~~

Site Notice posted by DMG
Date
Expiry ~~[illegible]~~ 25/8.

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

—

Case Officer Conclusions DMG 17/9.

Limited weight to be given to appearance/design
Materials to match.
Small tree & hedge (small trees) to be removed. Not worthy of TPO.
No near neighbours.

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) — Refuse (or equiv)

Signed ..... Date 17/9

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

~~Notes:~~
Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

Conditions/~~Reasons~~ (cont overleaf)

(1) TL1

(2) The materials to be used for the construction of the proposed garage shall match, as closely as possible, those used for the construction of the existing house.

in the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

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

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
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:

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

Press
PC
WM
Residents

Case Officer : D.M. Gedney

Senior Officer Confirmed ...DMC Date.....13/9. Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P 3118

Date first Rec'd 10 AUG 1993

Registration

Reference H09/0770/93.

Cross-Ref B09/0487/93.

Date 11/8/93.

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 5094 mts

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 £60.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet-
Grid ref 5
Ward
Parish
Inside IBD NO
Inside LP area NO

OS Plots ☐

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

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

Linked to site Ref
Linked to property Ref
C086339

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps

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

H09/0770/93

FULL

Applicant: Mr & Mrs R Richardson
Tel:

Agent: Loweth Cowling Design
0406 22126 Loweth

Description: Erection of garage and garden store

Location: Red Lodge
Holbeach Fen
Spalding
Lincs

Valid date:	10-AUG-93	Terminal date:	05-OCT-93
Target dates:		Target Committee:	14-AUG-93
To case officer	17-AUG-93	Report deadline:	31-JUL-93
Inspected by	24-AUG-93	Agreed TD Ext:	
Extra contacts	31-AUG-93	Case Officer:	
Report if not clear by 14-SEP-93		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 50 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	~~20~~ 25-AUG-93	~~10~~ 15-SEP-93
Clerk to Holbeach PC 0406 26739	17-AUG-93	31-AUG-93
Cllr N P Judge MBE 0406 330300	17-AUG-93	24-AUG-93

L.C.C - No objections JCR 26/8/93

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: H09/0770/93

Applicant: Mr & Mrs R Richardson
Red Lodge
Holbeach Fen
Spalding
Lincs

Agent: Loweth Cowling Design
16 Fleet Street
Holbeach
Spalding
Lincs

Description: Erection of garage and garden store

Location: Red Lodge Holbeach Fen
Spalding Lincs

Type: FULL

Date received: 10-AUG-93

17-AUG-93

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 31-AUG-93. 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:

S.H.D.C. PLANNING DEPT.
6 SEP 1993 DG

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Pla & 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 : P3118
Date received : 10-AUG-93

Received from

The Bancroft

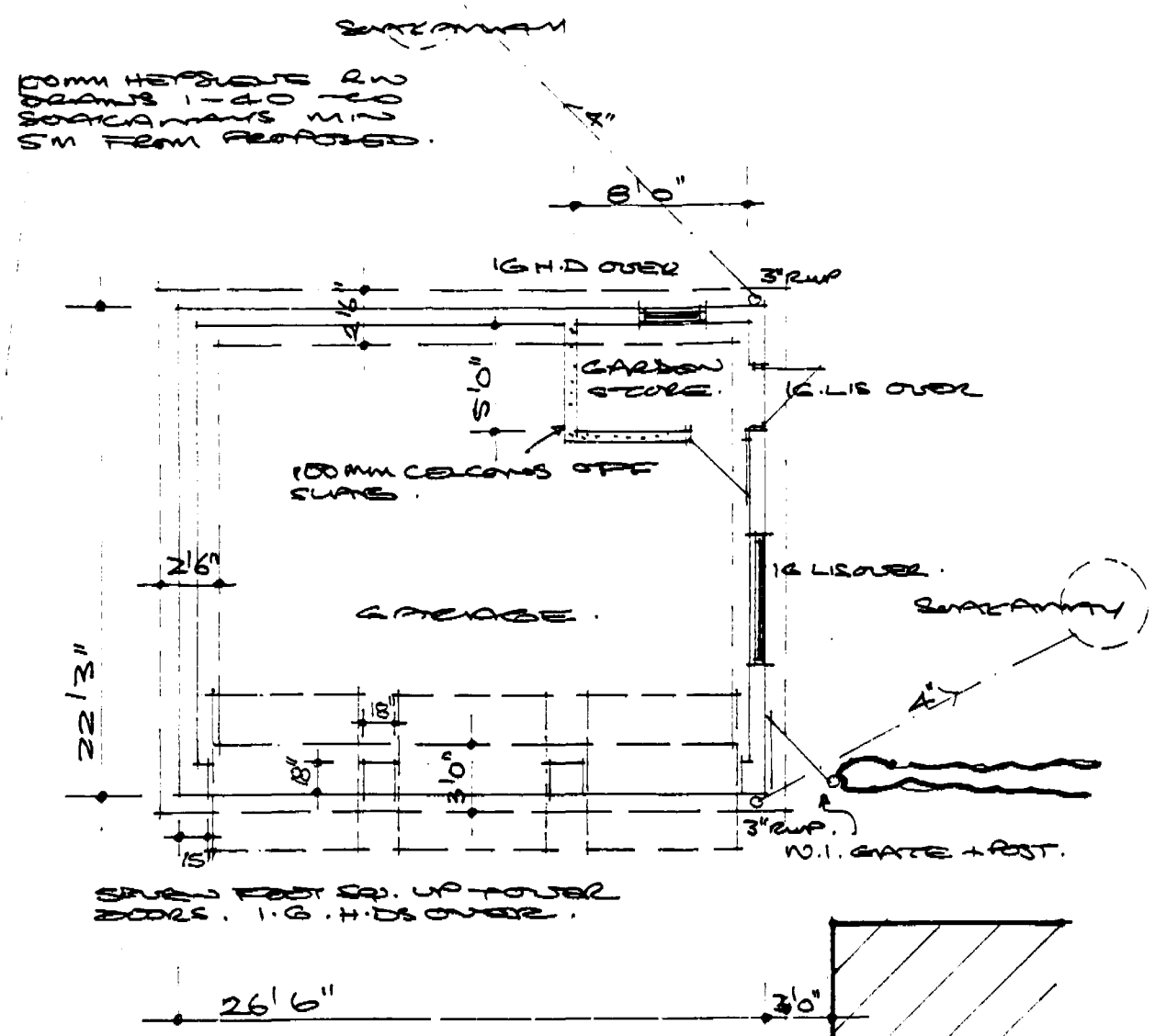
Address

50-52 Market Place
Long Sutton
Spalding

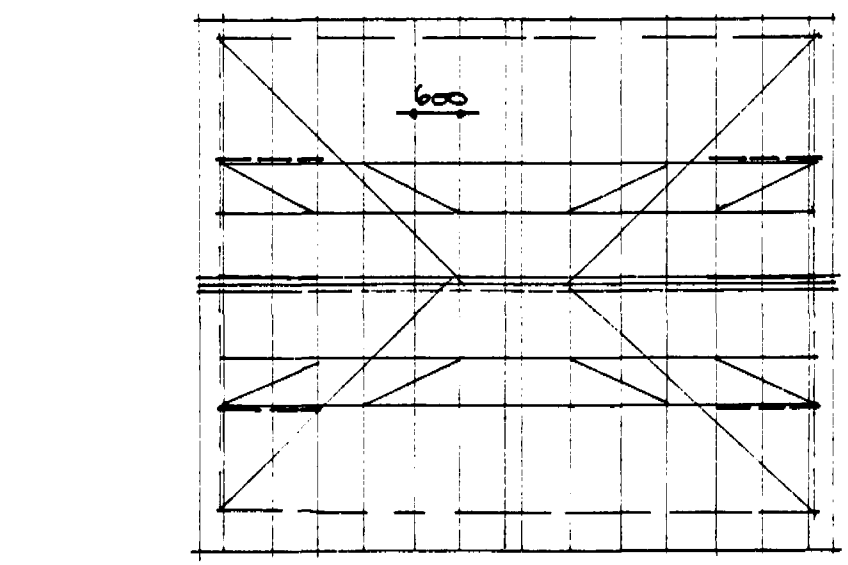
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

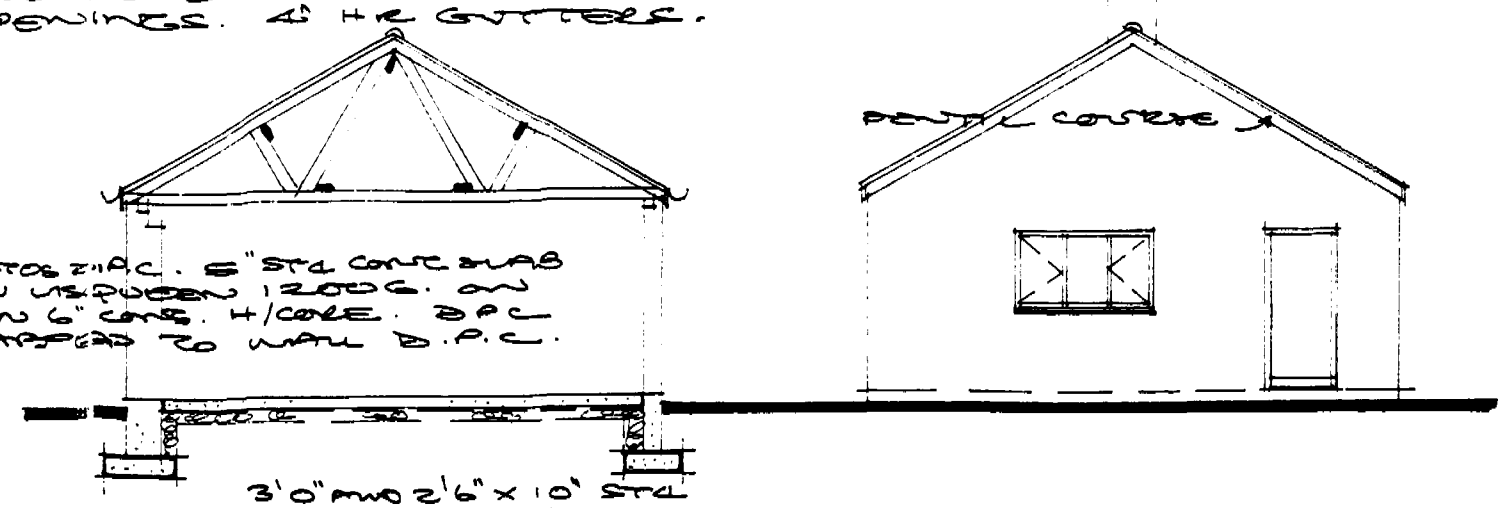


PLAN + BLOCK.



ROOF PLAN.

CLADDING BY SPECIALISTS WITH CODE 5 LEAD FLASHINGS.

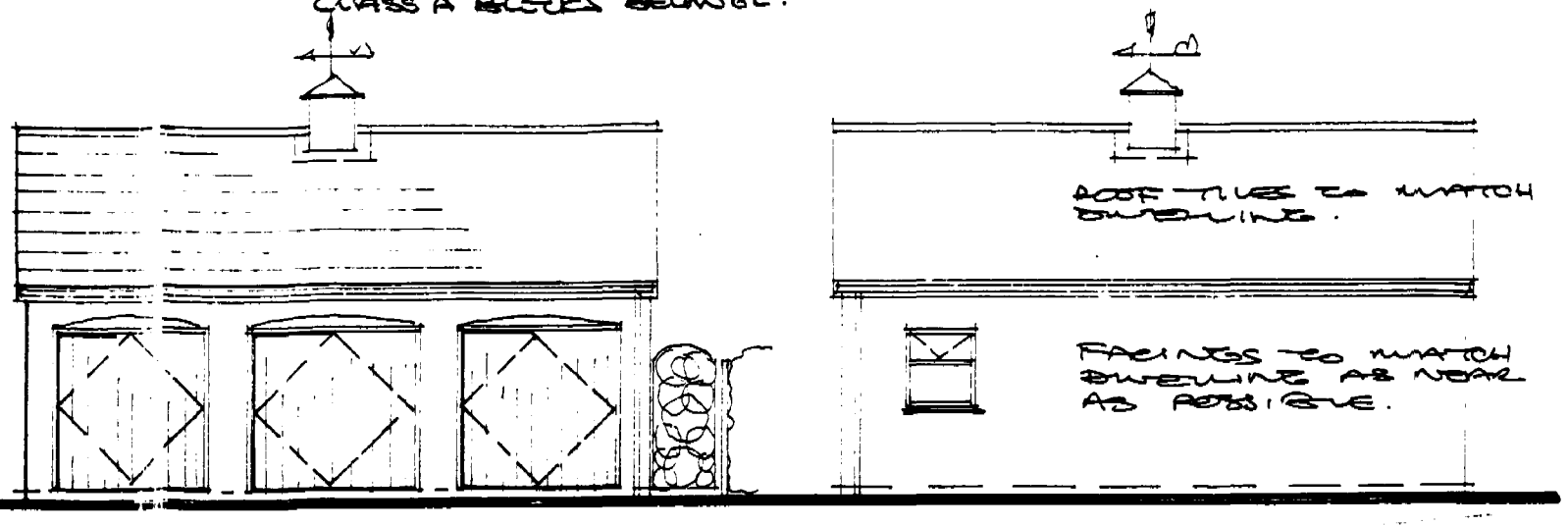


ASTOS 2:1 P.C. 6" STD CONC SLAB ON HYDROBEN 1200G. ON MIN 6" CONS. H/CORE. DPC WRAPPED TO WALL D.P.C.

3'0" SQ x 2'6" x 10" STD CONC. FOOTINGS TO LOADBEARING STRATA. CLASS A BRICKS BELOW GL.

SECTION.

SIDE. OTHER THE SAME BUT NO OPENINGS.



FRONT.

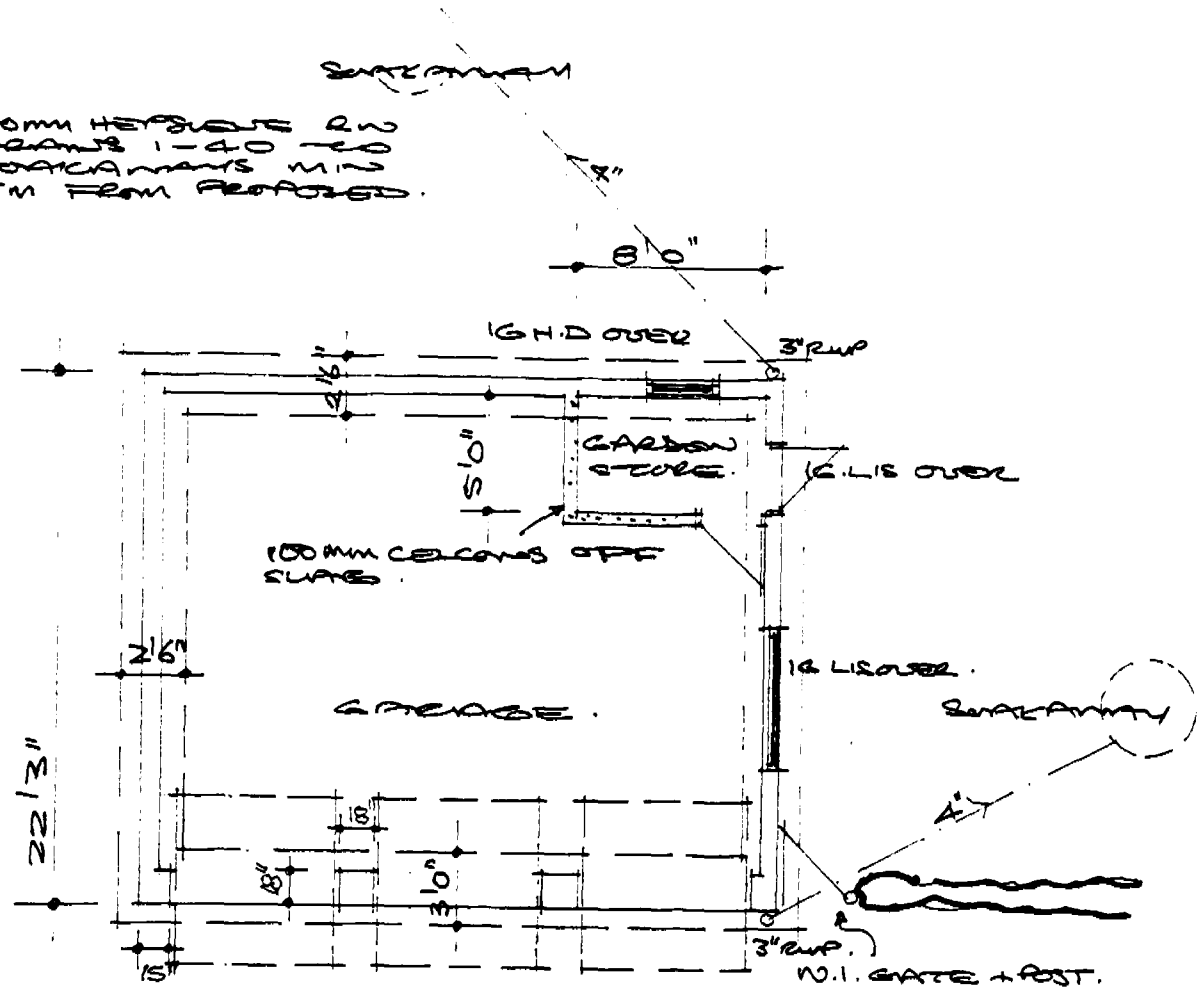
REAR.

H09/0770/93

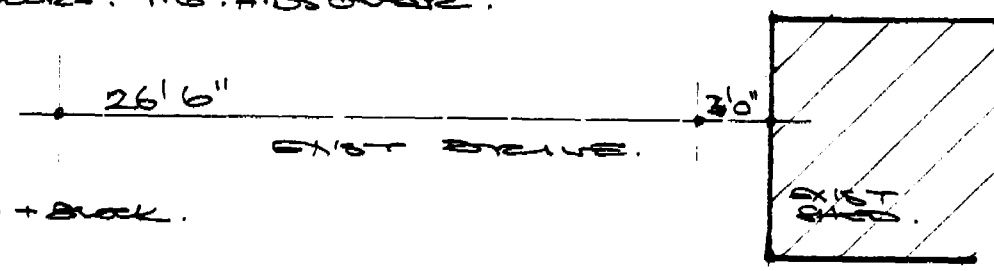
PROPOSED GARAGE + GARDEN SHED AT RED LODGE. HOLBEACH FEN FOR MR + MRS R. RICHARDSON.

SCALE 1/8" = 1'0".

DATE 8/93.

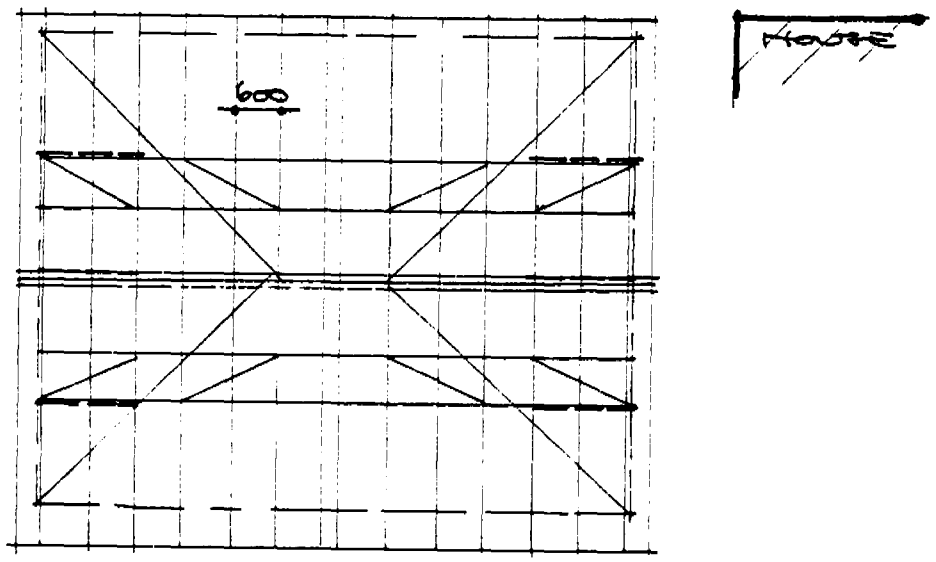


SEVEN FOOT SEC. UP OVER DOORS. I.C.H.DS OVER.



PLAN + BRICK.

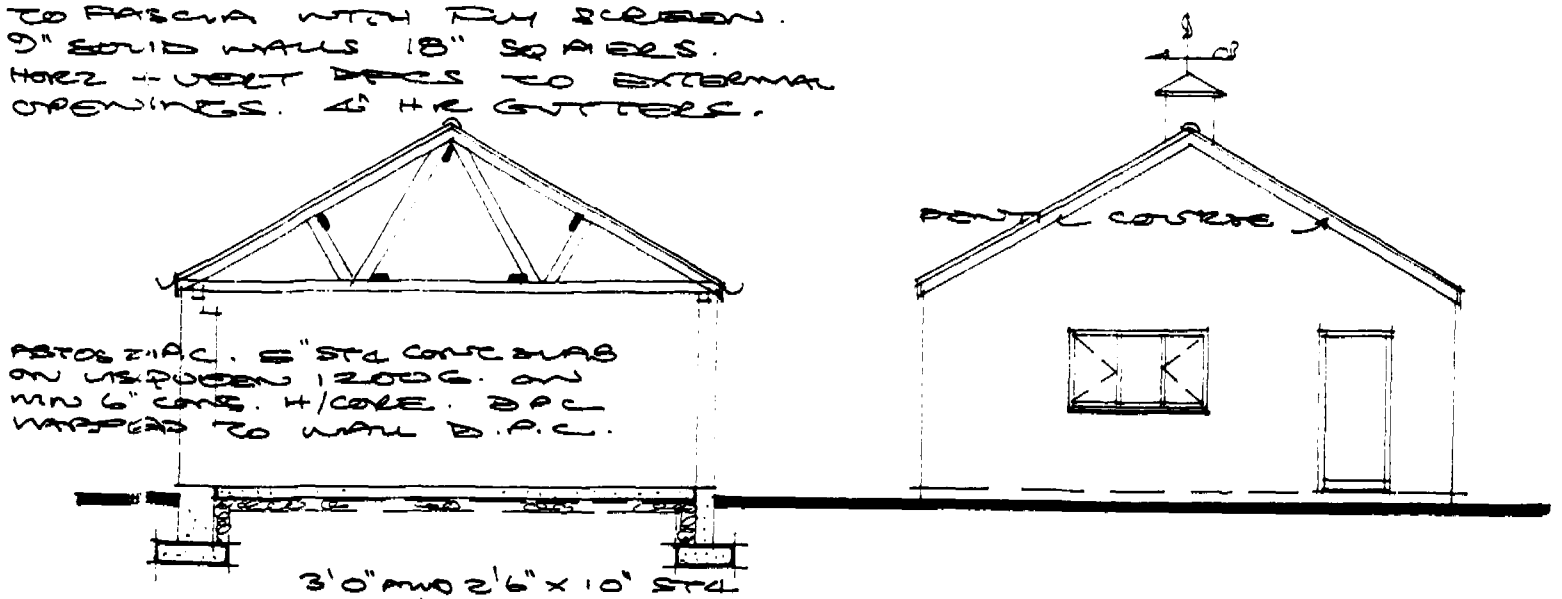
WAT REST. STRAPS AT HIGH + LOW LEVEL WITH NOGGINS.



ROOF PLAN.

MARLEY ROOF TILES TO MATCH EXIST DWELLING ON 2x1 T.T. BATTENS ON BITUMINOUS ROOFING FELT LAPPED 6" ALL WAYS ON TWIN RAFTER ROOF TRUSSES @ 30° AND @ 600 MM C.C. BRACING TO BS 5268 4x2 RAFTE WITH HOLDING STRAPS @ 1.8 M C.C. NOTE 50 MM AIR GAP TO FASCIA WITH FLY SCREEN. 9" SOLID WALLS 18" SQ PIERS. HORIZ + VERT DPCS TO EXTERNAL OPENINGS. 4" H.R GUTTERS.

CARBOLIN BY SPECIALISTS WITH BOSS 5 LEAD FLASHINGS.

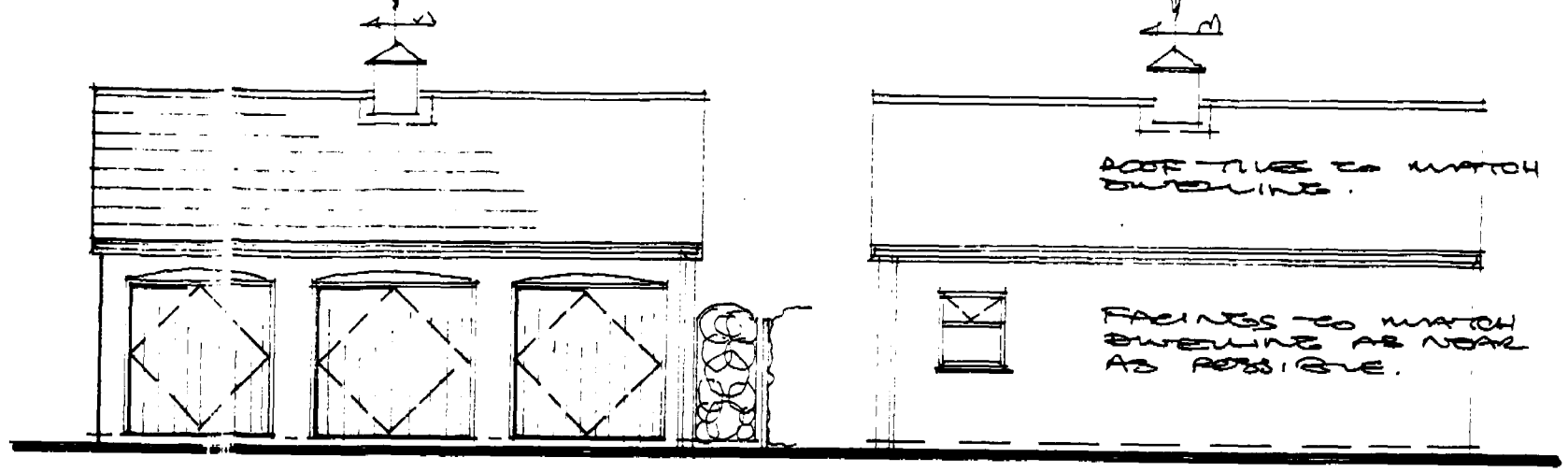


RAFTERS 2:1 A.C. 6" STD CONC SLAB ON 1:2:4 CONC 1200 G. ON MIN 6" CONS. H/CORE. DPC LAPPED TO WALL D.P.C.

3'0" AND 2'6" x 10" STD CONC. FOOTINGS TO LOADBEARING STRATA. CLASS A BLOCKS BELOW GL.

SECTION.

SIDE. OTHER THE SAME BUT NO OPENINGS.



FRONT.

REAR.

H09/0770/93.

PROPOSED GARAGE + GARDEN SHED AT RED LODGE. HOLBEACH FEN FOR MR + MRS R. RICHARDSON.

SCALE 1/8" = 1'0".

DATE 8/93.