SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/0946/93 Received:04-OCT-93 Type:FULL

Name: Mr & Mrs Shepherd
6 All Saints Close
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location : 6 All Saints Close 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 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing house.

Reason: In the interests of visual amenity.

3 No openings shall be made on the side elevation of the extension at first floor level.

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

Director of Planning and Building Control Services
09-NOV-93 H09/0946/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/0946/93

Date Registered 04 OCT 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs SHEPHERD
6. ALL SAINTS CLOSE
HORBEACH
LINCS.

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HOCKLEGATE
FLEET
SPALDING LINCS
Tel. No. 0406 23762.
(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

EXTENSION TO HOUSE.

Please complete

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.

Signed ..... Date 29/9/93 ..... 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:	19.2 sq. metres
C. Please state size of any new structure:- (a) max. height:	6.2. metres
(b) max. length:	7.2 metres
(c) max. width:	2.3 metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXIST
E. Please state type and colour of roofing materials.	CONC TILES TO MATCH EXIST
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

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?

EXIST DRIVE.

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 — 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 29/9/03

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 29/9/03

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Relatively new property.
Neighbours : Adjacent of same design/materials.
Boundaries :
Site Features : Door/landing window currently on this particular elevation. Properties at rear.

Inspected by DMG
Date 13/10

Site Notice posted by
Date
Expiry DMG 13/10

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

4 All Saints Close.
33,35 Marchlands Drive.

Case Officer Conclusions DMG 5/11

Acceptable in terms of design + materials
Will not materially affected residential amenity of neighbouring property in my opinion, especially bearing in mind that rear section is only single storey.
Still sufficient room for drive.

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 ...DMG Date...5/11

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

In the interests of visual amenity.

(2) No openings shall be made on the side elevation of the extension at first floor level.
Reason: In the interests of the amenities of the locality.

DC INSTRUCTION SHEET

APPLICATION REF: H09/0946/93

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

Publicity: >>

Departure .....
Setting of LB .....
Public Right of Way .....
Discretionary .....

Consultations:
County .....
E Heritage .....
Societies ..... G ROW

RECONSULTS

Press
PC
WM
Residents

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	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:

Case Officer: D.M. Gedney

Senior Officer Confirmed .M.A. Date...8/... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60.

Receipt No P3343

Date first Rec'd 04 OCT 1993

Registration

Reference H09/0946/93

Cross-Ref B09/0610/93

Date 05-OCT-93 LAC

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

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 151
Grid ref 536600 325200
Ward J
Parish HOLBEACH
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 –
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref
Dist Bound
Linked to property Ref 0064266
Other:

Planning Records:
Earlier apps

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

BRIAN SMIT 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

H09/0946/93

FULL

Applicant: Mr & Mrs Shepherd
Tel:

Agent: Cooper Architectural Desig
0406 23762

Description: Extension to house

Location: 6 All Saints Close
Holbeach
Spalding
Lincs

Valid date:	04-OCT-93	Terminal date:	29-NOV-93
Target dates:		Target Committee:	17-NOV-93
To case officer	11-OCT-93	Report deadline:	03-NOV-93
Inspected by	18-OCT-93	Agreed TD Ext:	
Extra contacts	25-OCT-93	Case Officer:	
Report if not clear by	08-NOV-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 19.2 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
The Owner/Occupier, 4 All Saints Close	14-OCT-93	04-NOV-93
The Occupier, 33 Marshlands Drive, Holbeach	14-OCT-93	04-NOV-93
The Occupier, 35 Marshlands Drive, "	14-OCT-93	04-NOV-93
Site/Press Advert MIN	13-OCT-93	03-NOV-93 ✓
Clerk to Holbeach PC 0406 26739	11-OCT-93	25-OCT-93
Cllr N I Capes 0406 23830	11-OCT-93	18-OCT-93
Cllr T G M Tyler 0406 22285	11-OCT-93	18-OCT-93
Cllr D S Venni	11-OCT-93	18-OCT-93

L.C.C - No objections to 05

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Conservation Area:

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Cllr D S Venni		11-OCT-93	18-OCT-93

L.C.C. No objections JCS 14/10/93

BRIAN SMITH Dip TP MRTPI
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H09/0946/93

Applicant: Mr & Mrs Shepherd
6 All Saints Close
Holbeach
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location: 6 All Saints Close Holbeach
Spalding Lincs

Type: FULL

Date received: 04-OCT-93

11-OCT-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 25-OCT-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

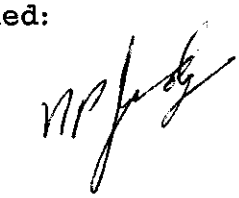
FOR PARISH COUNCIL USE ONLY

Comments:

Supported

Signed:

NP Judge



S.H.D.C. PLANNING DEPT.
RECEIVED
26 OCT 1993 DC

Attention of	File Nos.
DPO NHM	
DOFO PS	
IC ASP	
Action by	Acknowledge YES/NO
Consult with	by
Copy to	date

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3343
Date received : 04-OCT-93

Received from

Mr & Mrs R G Shepherd

Address

6 All Saints Close
Holbeach
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

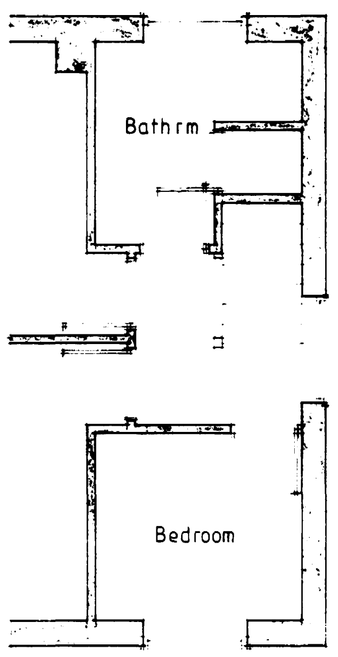
Cash/Cheque : Cheque

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

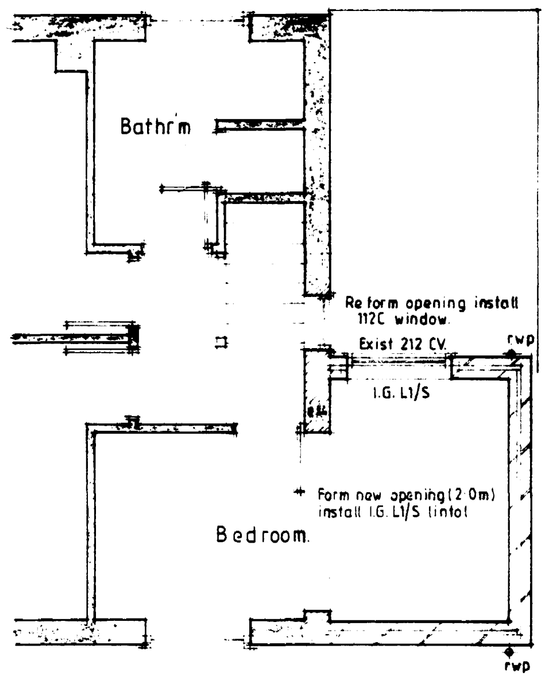
GLAZING.
Double glaze extensio throughout excluding garage. All glazing between f.f.l and 800mm high and between and 1500mm high in do s and side lights to be saftey glass to .S 6206.

VENTILATION
All windows to have op ning lights to give the equivalent 1/20th the floor area. Window heads to e fitted with hit and miss ventilators t give min 4000mm permanent free air ve ilation per room All bathrooms to have n addition to above Wall/Window mo ed mechanical extractor fan to extra t not less than 15 litres per second hich may be operated intermittentl and have in minute overrun.

HOT WATER AND SPACE HE TING
Reposition existing wa l mounted gas boiler as shown and ex end system as required. All hot wate storage tanks and pipework to be ins lated to B.S.Li part 3.

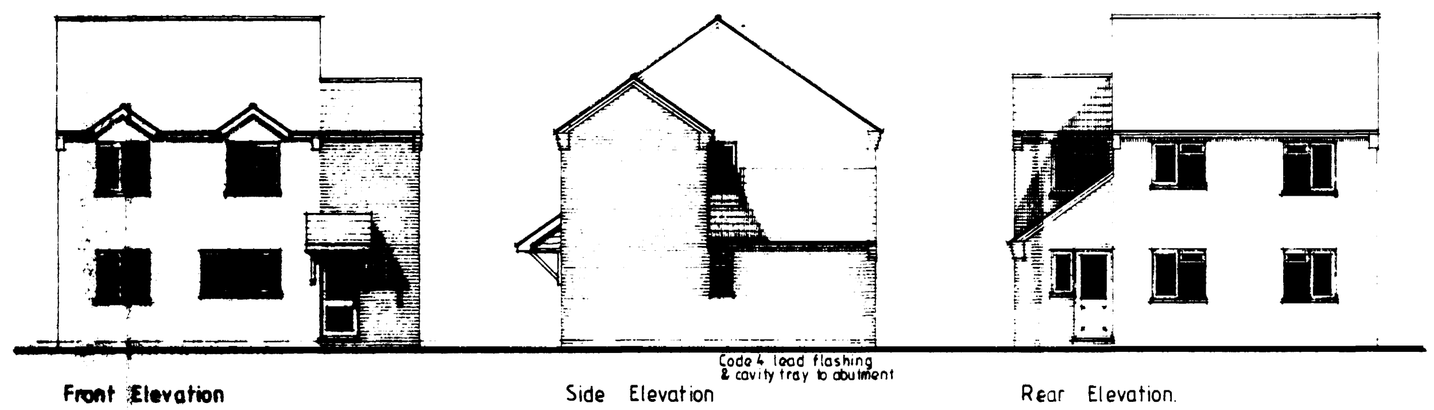


First Floor Existing



First Floor Proposed.

WALLING
265 cavity wa ... ...ster face ... 4 hor ...lay bricks and B ... ...tor cavity ... brick/block ... ...ly bond into silicate bri ... ...ly bond into cavity Rockw ... ...all batts insulation n ... ...accord with mak rs instru ... ...agement ... "S. 83/1087 ... ...Hamelite solid insulation b ... ...similar cavity walls tied to ... ...galvanised iron twist ... ...horizontally and 450 vertical ... ...450 wall ties position ... ...vertical centres ... at all unbond ... ...at centres Close cavitie ... ...mabate preformed clo ... ...ide bitumen felt DPC to C P lo ... ...walls to have max "U" valu ... ...lees Internal wal ... ...armaflex solid brickwork ... ...with 10mm dry lining



Front Elevation

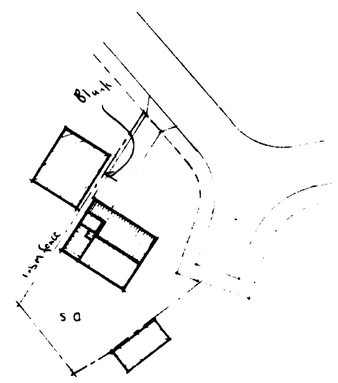
Side Elevation

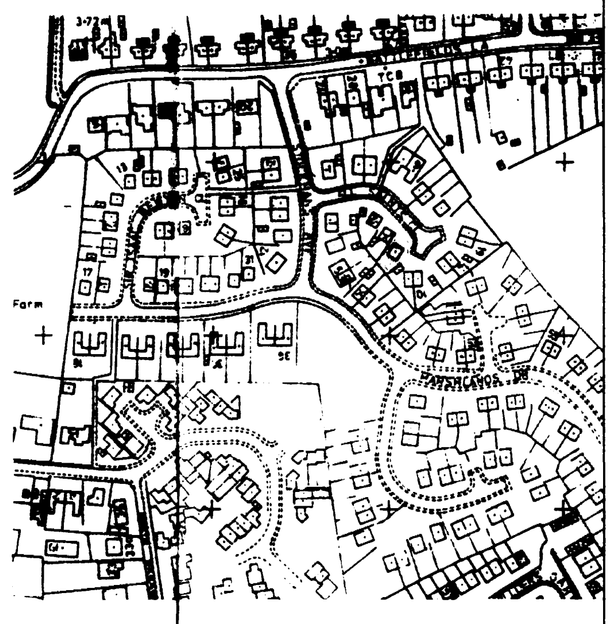
Rear Elevation.

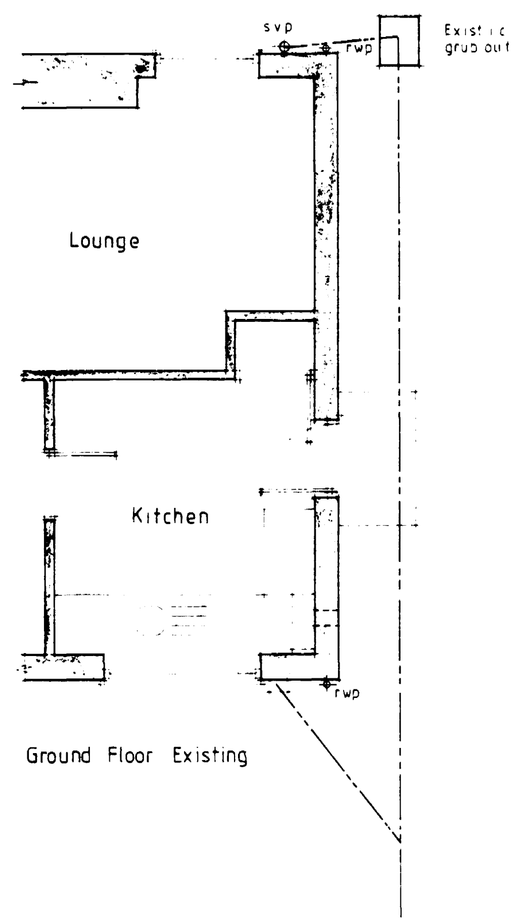
ROOF CONSTRUCTION.
... Concrete roof tiles to ... ...to B.S.550 part 2 ... ...on 25 x 38 ... ...at 600 c/c (type ... ...specially designed by ... ...fixed vertically and horizontally. ... ...with 4mm. headings of ... ...fixed in accordance with ... ...rafters cut roof to be as
47 x 125 rafters at 600 c/c.
47 x 150 joists at 600 c/c.
No 4 38 x 150 ridge board.
47 x 125 rafters at 600 c/c
47 x 150 joists at 600 c/c.
Pitch of 35 deg. All ... ...to be strapped to wall plate by galvanised metal straps acting as lateral restraint straps at 2m. max. Note: provide solid ... ...with straps: 50 x 100 wall ... on sand and cement: 25 x ... ...(1:3): 6mm ext. grade ... all complete with 10mm wide ... air gap and fly proof screen: all ... to be min. SG3 ... cavity at plate level

FLOOR CONSTRUCTION.
... at 400cm on plan: Form cheeks ... treated timber on 25 x 38 ... ...at 400 c/c on ... ...fixed to 6mm ext. grade ... on 50 x 100 timber studs ... 6mm glassfibre infill ... Form code 4 lead flashing ... joists.

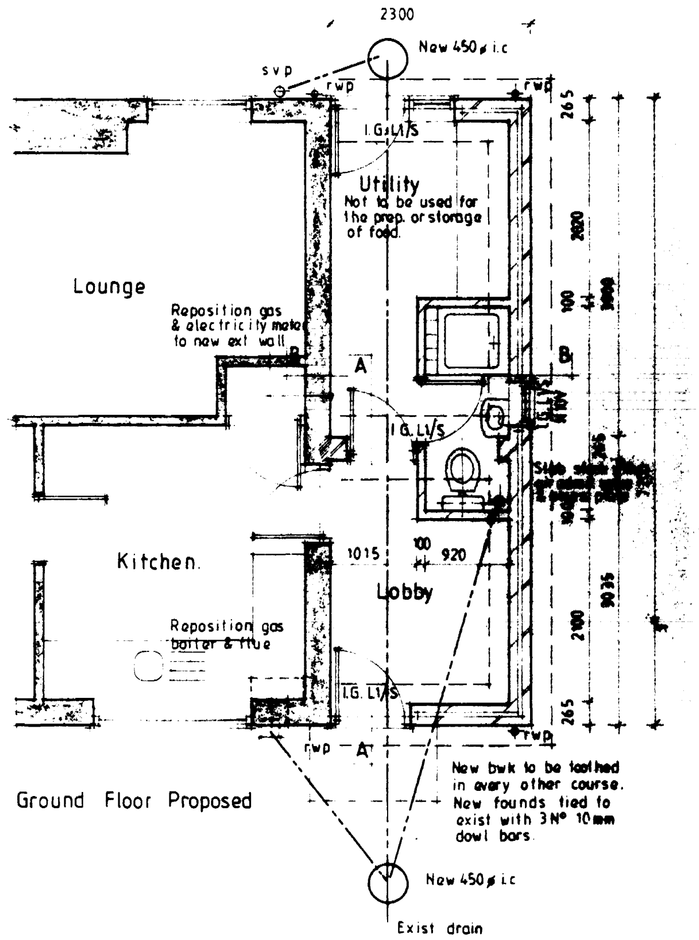
... fibre insulation laid between ... ...over "Duplex" ... finish: Provide min. ... ...to all plasterboard ... joints to be taped and



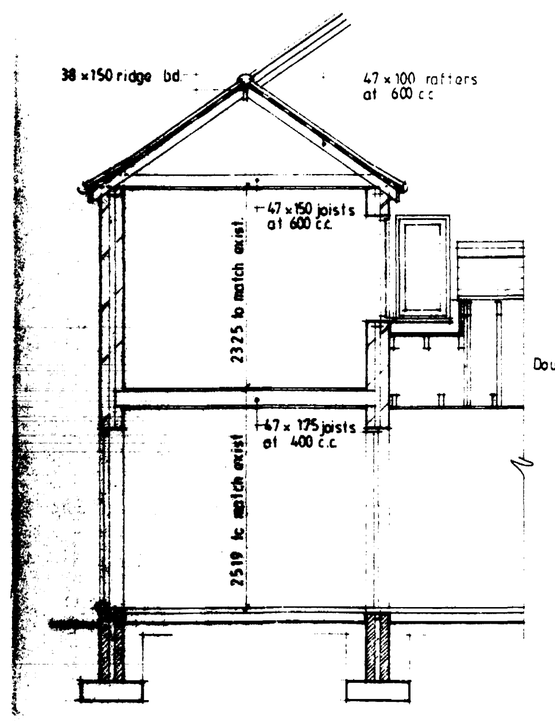




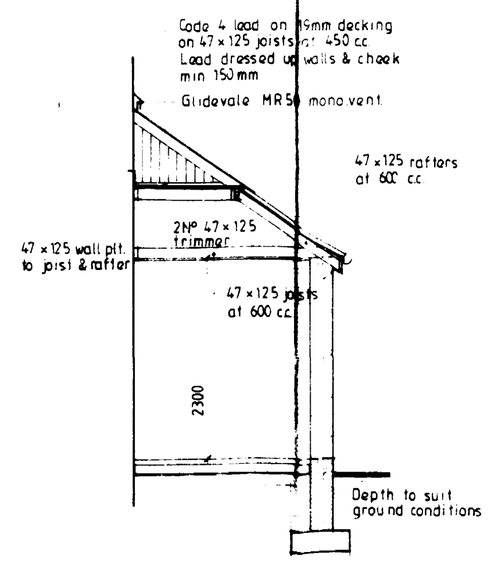
Ground Floor Existing



Ground Floor Proposed



Section A - A



Section B - B

Notes & Schedules

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks to BPC 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 100mm ST3 mix concrete oversite on 1200g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 150 blinded and consolidated hardcore.

FIRST FLOOR CONSTRUCTION.
19mm T&G flooring grade chipboard on 47 x 175 SC3 grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x 38 at mid span of joists where span exceeds 2.5m.

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 265 cavity walls provide 225 x 700 all ST3 mix to B.S. 5328 1990:. All foundations taken down to bear on load bearing strata min. depth of 500 m 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.

LINTELS.
All lintels to be as manufactured by masons I.G. 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: Internal lintels to be I.G. 100 Box type.

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. Stub Stck to be 100mm int. dia. PVC to B.S.4514: 1983 and fitted with air admittance valve and access plate. Waste pipes to be 40mm. dia. PVC to B.S.3943:1979 complete with rodding eyes at every change in direction:
Basin to have 75 deep seal traps: Shower to be raised on 150mm plinth with access plate to anti-syphon trap and 50mm waste.

SURFACE WATER DRAINAGE.
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.

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

COOPER ARCHITECTURAL DESIGN
BRONAVON HOCKLESGATE
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client
MR & MRS SHEPHERD

project
PROPOSED EXTENSION TO 6 ALL SAINTS CLOSE, HOLBEACH, LINC'S.

drawing

01 OCT 1993
0946/93

scale	drawing no
1:50 1:100	LS9312
date: SEPT '93	drawn

SUMMIT
3836 7927