SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H09/1151/92 Received:30-OCT-92 Type:FULL

Name: Mr A Machin
170 Boston Road
Holbeach
Spalding
Lincs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Extension to house

Location : 170 Boston Road 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 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.

Director of Planning and Building Control Services
08-DEC-92 H09/1151/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H09/1151/92

Date Registered 30 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr A Machin
170 Boston Road
Holbeach
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)
Status Design
4 Princes Street
Holbeach
Spalding Lincs PE12 7BB
Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

170 Boston Road, Holbeach

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 £55.00 If you consider no fee is payable include a written explanation instead.

Signed B. Gilham Date 29th October 1992 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. If building works are proposed, please state extra floor space to be created:	48.49 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.2 metres
(b) max. length:	5.8 metres
(c) max. width:	8.3 metres
C. Please state type and colour of materials for facing external walls:	Face brickwork & stone to match existing
D. Please state type and colour of roofing materials.	Tiles to match existing
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.

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?

As existing

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	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 ☐

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.	N/A	➡ 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 29th October 1992

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 29th October 1992

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 | Neighbours | Boundaries

Site features

Other Currently garden. Extension to be at side. 3m leylandii hedge to be removed. Bungalow to North 2 windows face side. Blank gable on house presently faces north

Inspected by DMG
Date 11/11

Notice posted by DMG
Date 11/11

Resident Notices required

Sent 12/11/12 172 Borden Rd. | Delivered

Case Officer Conclusions DMG 3/12

Considered acceptable in terms of design and materials

Although leylandii hedge is to be removed, blank elevation faces neighbour.

Neighbouring property not considered to be affected to such a degree as to ~~warrant~~ justify refusal

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer 3/12

Case Officer Recommendation

Approve | Refuse

Signed

Conditions/~~Reasons~~
(continue 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.

~~Notes to applicant~~

- ~~Disabled~~
- ~~Outstanding RtM~~
- ~~Amended plans~~

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer David Storey **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P1871

Date first Rec'd 30 OCT 1992

Registration

Reference H09|1151|92

Cross-Ref B09|0751|92

Date 02-NOV-92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 48.49

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 55

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 133

OS No's

Grid ref 5 39190 3 26310

Ward G

Parish HOLBEACH

Inside IBD NO

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property 006613

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SMITH 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: H09/1151/92 Type: FULL

Applicant: Mr A Machin
Tel:

Agent: Status Design
0406 24343

Description: Extension to house

Location: 170 Boston Road
Holbeach
Spalding

Valid date: 30-OCT-92
Target dates:
To case officer 06-NOV-92
Inspected by 09-NOV-92
Extra contacts 13-NOV-92
Report if not clear by 04-DEC-92

Terminal date: 25-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 48.49 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Holbeach PC 0406 26739	04-NOV-92	18-NOV-92
Cllr J R Pearl 0406 32 207	04-NOV-92	18-NOV-92
Site/Press Advert MIN	10-NOV-92	01-DEC-92

L.C.C – No objections to cb 5/11/92.

Owner/Occupier, 172 Boston Road	12-NOV-92	03-DEC-92

BR. .d 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
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Applicant: Mr A Machin
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Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs PE12 7BB

Description: Extension to house

Location: 170 Boston Road Holbeach
Spalding

Type: FULL

Date received: 30-OCT-92

04-NOV-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

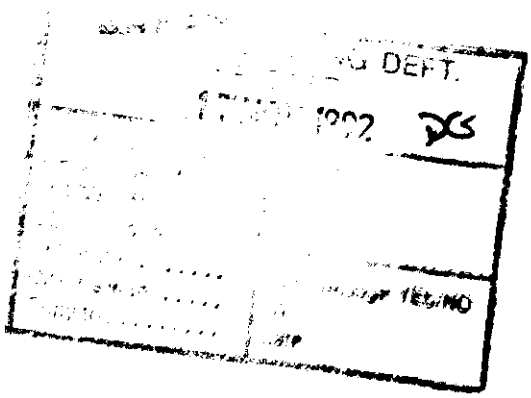
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 19-NOV-92. If no observations have been received by that date, it will be assumed that the Parish Council 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: Support



Signed:

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-P/1151/92/JAM **Your Ref.** 771672 **Date** 10 November 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. A. MACHIN
EXTENSION TO DWELLING - 170 BOSTON ROAD, HOLBEACH

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

The watercourse along the sites Eastern boundary is my Board's Holbeach River and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the siting of the extension does not conflict with my Board's interests.

I note soakaway drainage systems are intended and I would suggest appropriate tests be undertaken to ensure the subsoils are suitable and that such soakaway systems will function adequately.

In the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

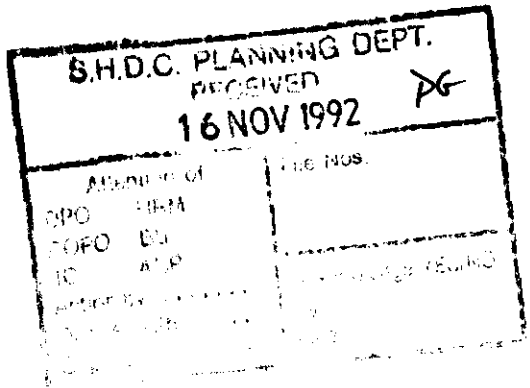
A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

JJ Ubey

ENGINEER TO THE BOARD

Status Design,
4 Princes Street,
Holbeach,
Spalding,
Lincs.
PE12 7BB



status design

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

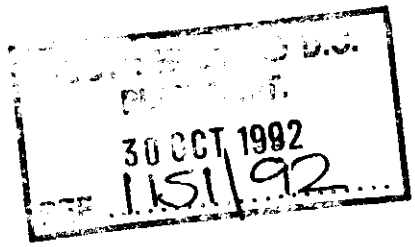
STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 29th October 1992

The person dealing with this matter is: B. Gilham



Our Ref: 771672/BG/AEW

Your Ref:

Dear Sir,

Re: PROPOSED EXTENSION TO HOUSE AT 170 BOSTON ROAD, HOLBEACH FOR MR A MACHIN

In respect of the above, please find enclosed the following:-

TOWN AND COUNTRY PLANNING APPLICATION

1. 4 No. copies duly completed submission form
2. 4 No. copies drawing no. 771672/1.
3. Cheque to the value of £55.00 in respect of submission fee.

BUILDING REGULATIONS SUBMISSION

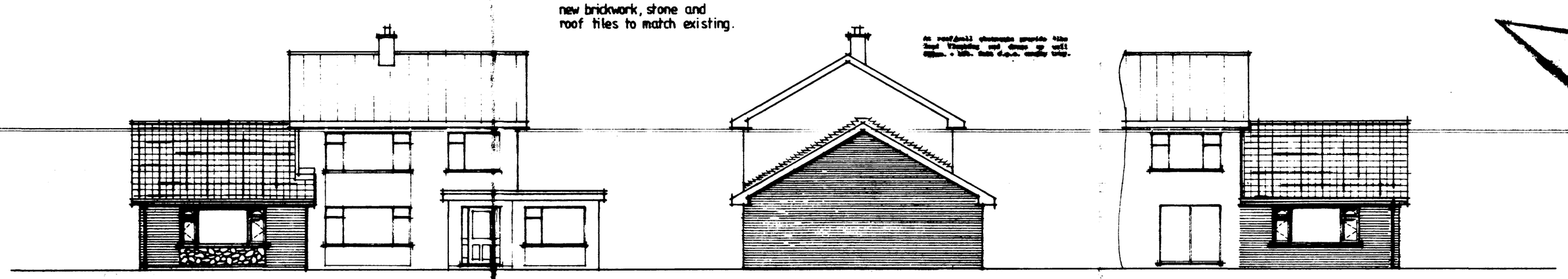
1. 1 No. copy duly completed submission form.
2. 2 No. copies drawing no. 881672/1.
3. Cheque to the value of £43.47 in respect of submission fee.

Total cheque: £98.47

Yours faithfully

B. Gilham F.F.B.

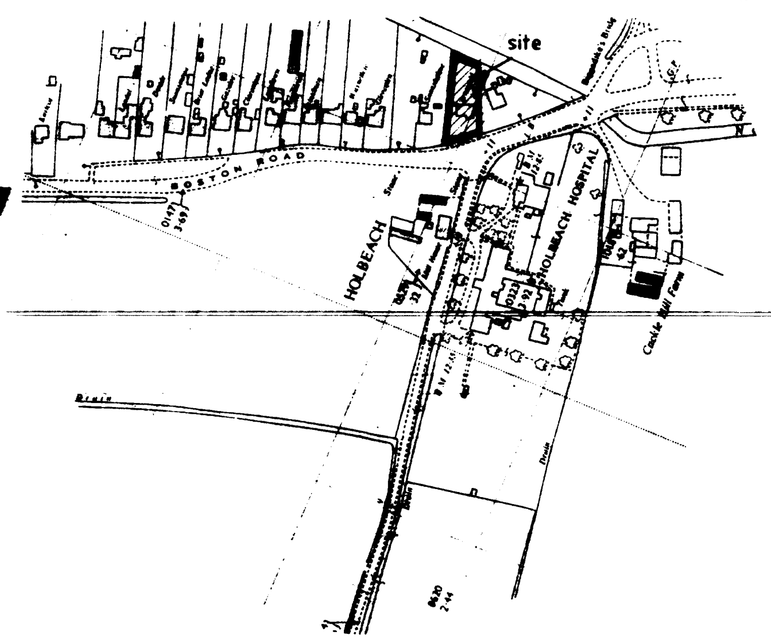
Enc.



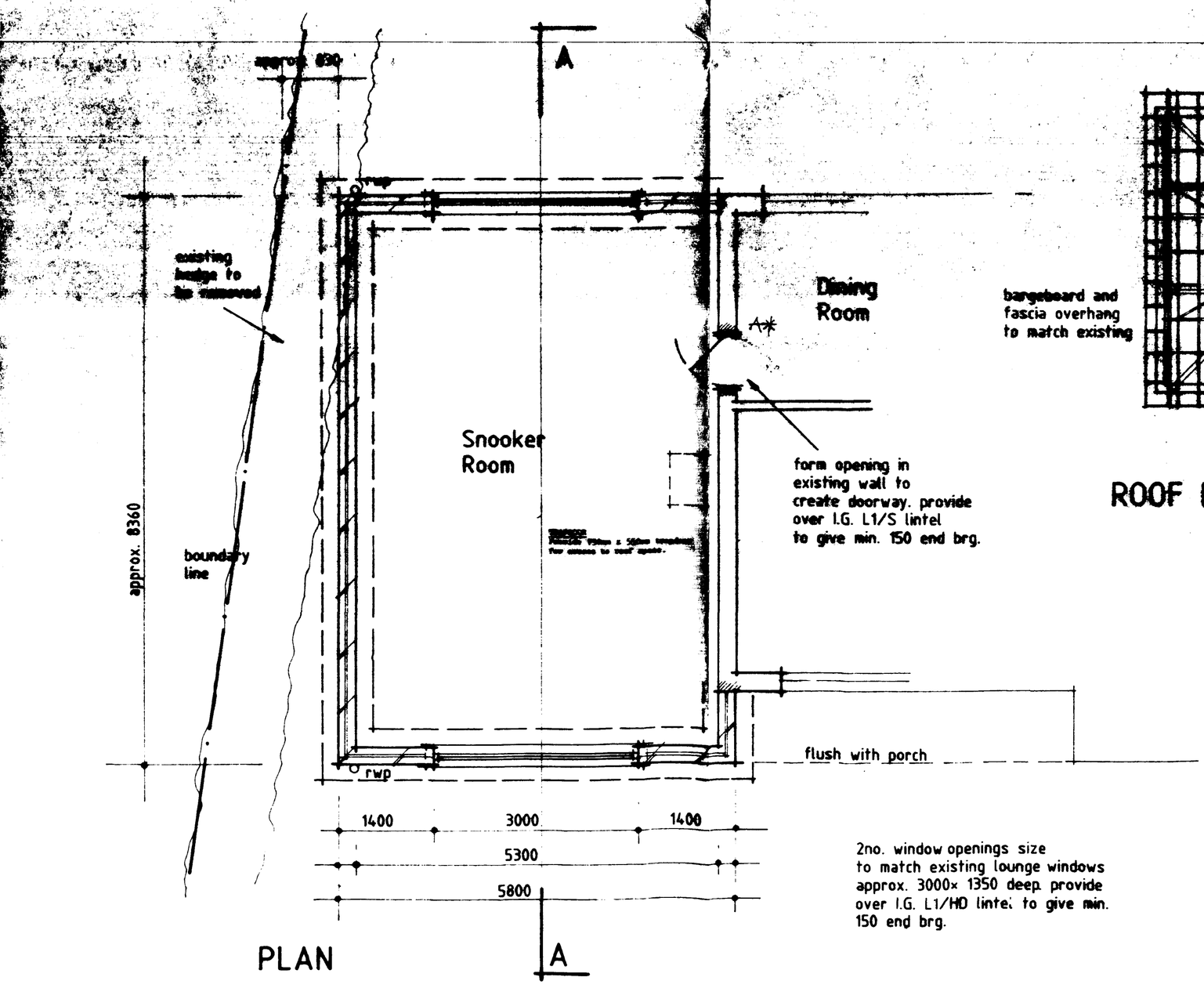
FRONT ELEVATION

SIDE

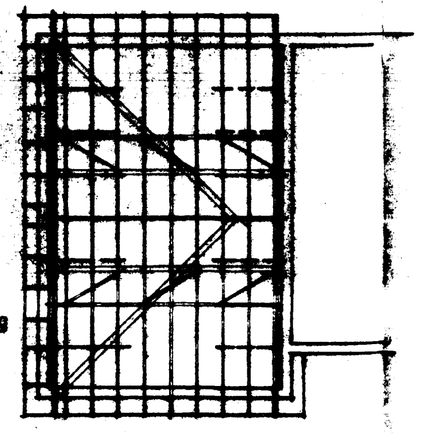
REAR



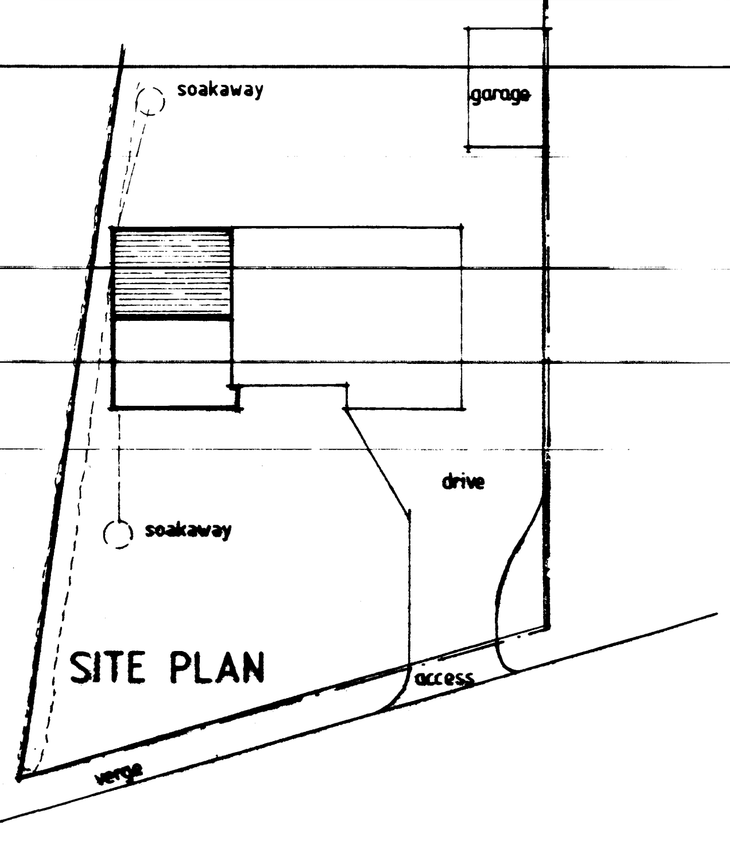
LOCATION PLAN



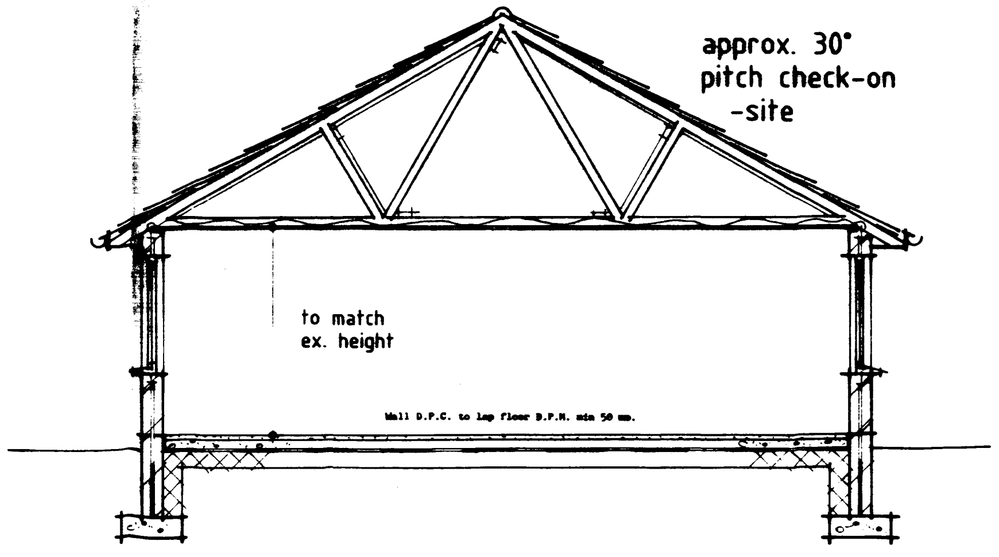
PLAN



ROOF PLAN



SITE PLAN



SECTION A—A

Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Messrs. Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the Architect.

All details shown on this drawing are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions unless reported to the Architects, so that design amendments may be considered.

Please note: This drawing is not a conveyance drawing.

STATUS DESIGN

4 FRANCES STREET, HOLBEACH, LINCS. PE12 7BG

PLANS & ELEVATIONS

PROPOSED EXTENSION TO CLIFTON HOUSE AT 190 BOSTON ROAD, HOLBEACH, LINCS.

Mr. Tony Machin

30 OCT 1992

Scales- 1:50 1:100 1:200 1:2500
Date- Oct 92
Drawn- jpw
Drg. no.- 771672/1

Architectural, Planning & Building Design Consultants