SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H10/0894/93 Received:20-SEP-93 Type:FULL

Name: Mr Day
18 Hospital Drove
Long Sutton
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Extension to dwelling

Location : 18 Hospital Drove Long Sutton
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 roofing tile to be used for the construction of the proposed extension shall match, as closely as possible, that used for the construction of the existing house.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
27-OCT-93 H10/0894/93

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. H9/0894/93

Date Registered 20 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. DAY

18, HOSPITAL DROVE,
LONG SUTTON

Tel. No.

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

DAVID BROKER DESIGN
DANBROOKE HOUSE, STATION ROAD,
WISBECH ST. MARY, CAMBS.

Tel. No. 0945 – 410421
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

18, HOSPITAL DROVE, LONG SUTTON.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO DWELLING

Please complete

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

Signed. David Broker Design.. Date. 16/9/93 ..... 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 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: sq. metres

B. Please state size of any new structure:- (a) max. height: 6.25 metres

(b) max. length: 5 metres

(c) max. width: 6.6 metres

C. Please state type and colour of materials for facing external walls: L.B.C. SAND FACED FACINGS

D. Please state type and colour of roofing materials. REDLAND 49 GREEN TILES TO MATCH EXISTING

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?

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: SOAKAWAY

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. [ ] → Date: Consultee(s):

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 (e.g. owner, prospective purchaser)	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 David Barker Design (~~Applicant~~/Agent) Date 16/9/93

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 David Barker Design (~~Applicant~~/Agent) Date 16/9/93

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 : site currently grass. one of part of
Neighbours : Semis. Hedging on northern + southern
Boundaries : boundaries. Privacy retained at front.
Site Features :

Inspected by MG
Date 21.10

Site Notice posted by MG
Date
Expiry 21.10

Individual Resident Notices required:

Addresses to be sent to –

17 ~~[illegible]~~ Hospital Drive "Oakdene" ✓done

Addresses delivered to –

Case Officer Conclusions MG 21.10

Looked at site.
Acceptable in terms of appearance + materials.
Neighbouring property not affected to such a degree as to justify refusal

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 MG Date 21/10

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)

TL1 (1)

SCA (2)

(1) The roofing tile to be used for the construction of the proposed extension shall match, as closely as possible, that used for the construction of the existing house.

in the interests of visual amenity.

DC INSTRUCTION SHEET

APPLICATION REF: H11/0894/93

D ctions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Non-std:
Details
needed

Other.....

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:

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:

Press
PC
WM
Residents

Case Officer : DAVID GLOVER

Senior Officer Confirmed ..... Date 22/9

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 -

Receipt No P3281

Date first Rec'd 20 SEP 1993

Registration

Reference HN/10/0894/93

Cross-Ref B11/0578/93

Date 21/9/93

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 21 OS Plots
Grid ref 545330322540

Ward K Parish LITTLE SUTTON

Inside IBD N Inside LP area Y

Constraints:

CA Cons Area

LB Listed – Grade:
ARC Archaeology
AM Ancient Mon
SSI Special Int

Hazards –

Dist Bound

Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath

TPO Tree Pres

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

Linked to site Ref

Linked to property Ref 0100298

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

H10/0894/93

FULL

Applicant: Mr Day
Tel:

Agent: David Broker Design
0945 410421

Description: Extension to dwelling

Location: 18 Hospital Drove
Long Sutton
Spalding
Lincs

Valid date:	20-SEP-93	Terminal date:	15-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	27-SEP-93	Report deadline:	12-OCT-93
Inspected by	04-OCT-93	Agreed TD Ext:	
Extra contacts	11-OCT-93	Case Officer:	
Report if not clear by	25-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 17 Hospital Drove	30-SEP-93	21-OCT-93
Owner/Occupier, 'Oakdene' Hospital Dr.	30-SEP-93	21-OCT-93
Site/Press Advert MIN	29~~28~~-SEP-93	20~~19~~-OCT-93
Clerk to Little Sutt 0406 363426	23-SEP-93	07-OCT-93
Cllr D A Tennant	23-SEP-93	30-SEP-93
Cllr E J Clarey 0406 363141	23-SEP-93	30-SEP-93
Cllr M D Booth 0406 350034	23-SEP-93	30-SEP-93

L.C.C – No Objections

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

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DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: AIR

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		28-SEP-93	19-OCT-93
Clerk to Little Sutt	0406 363426	23-SEP-93	07-OCT-93
Cllr D A Tennant		23-SEP-93	30-SEP-93
Cllr E J Clarey	0406 363141	23-SEP-93	30-SEP-93
Cllr M D Booth	0406 350034	23-SEP-93	30-SEP-93

L.C.C – No objections JCB 30/9/93

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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H10/0894/93

Applicant: Mr Day
18 Hospital Drove
Long Sutton
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Extension to dwelling

Location: 18 Hospital Drove Long Sutton
Spalding Lincs

Type: FULL

Date received: 20-SEP-93

23-SEP-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 07-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 Little Sutton PC
Derwent House
40A Station Road
Long Sutton, Spalding, Lincs
PE12 9BP

S.H.D.C. PLANNING DEPT.
RECEIVED
7 OCT 1993
DG

FOR PARISH COUNCIL USE ONLY

Comments: No objection

Signed: M A Bateles

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3281
Date received : 20-SEP-93

Received from

Alliance & Leicester BS

Address

18 Hospital Drove
Long Sutton
Spalding
Lincs

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

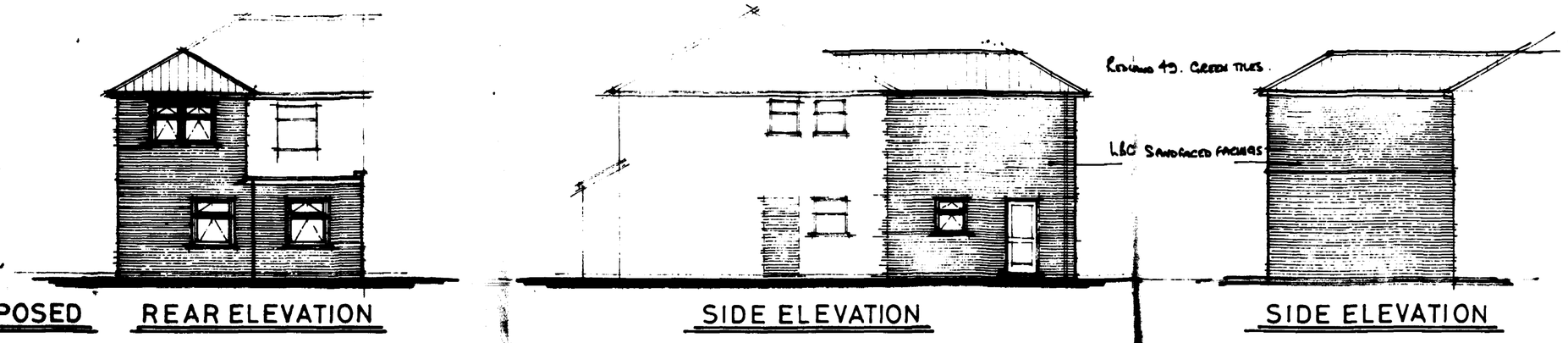
Signed.....SADICKS.....
(Authorised Collector)

FILE COPY

PROPOSED EXTENSION TO DWELLING
18 HOSPITAL DROVE
LONG SUTTON

For MR R DAY

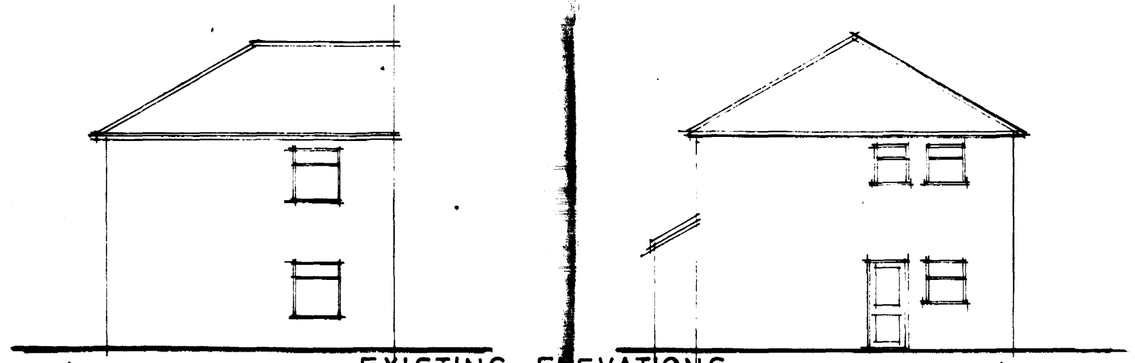
SOUTH HOLLAND D.C.
PLAN DEPT.
28 SEP 1993
REF. S93/1173



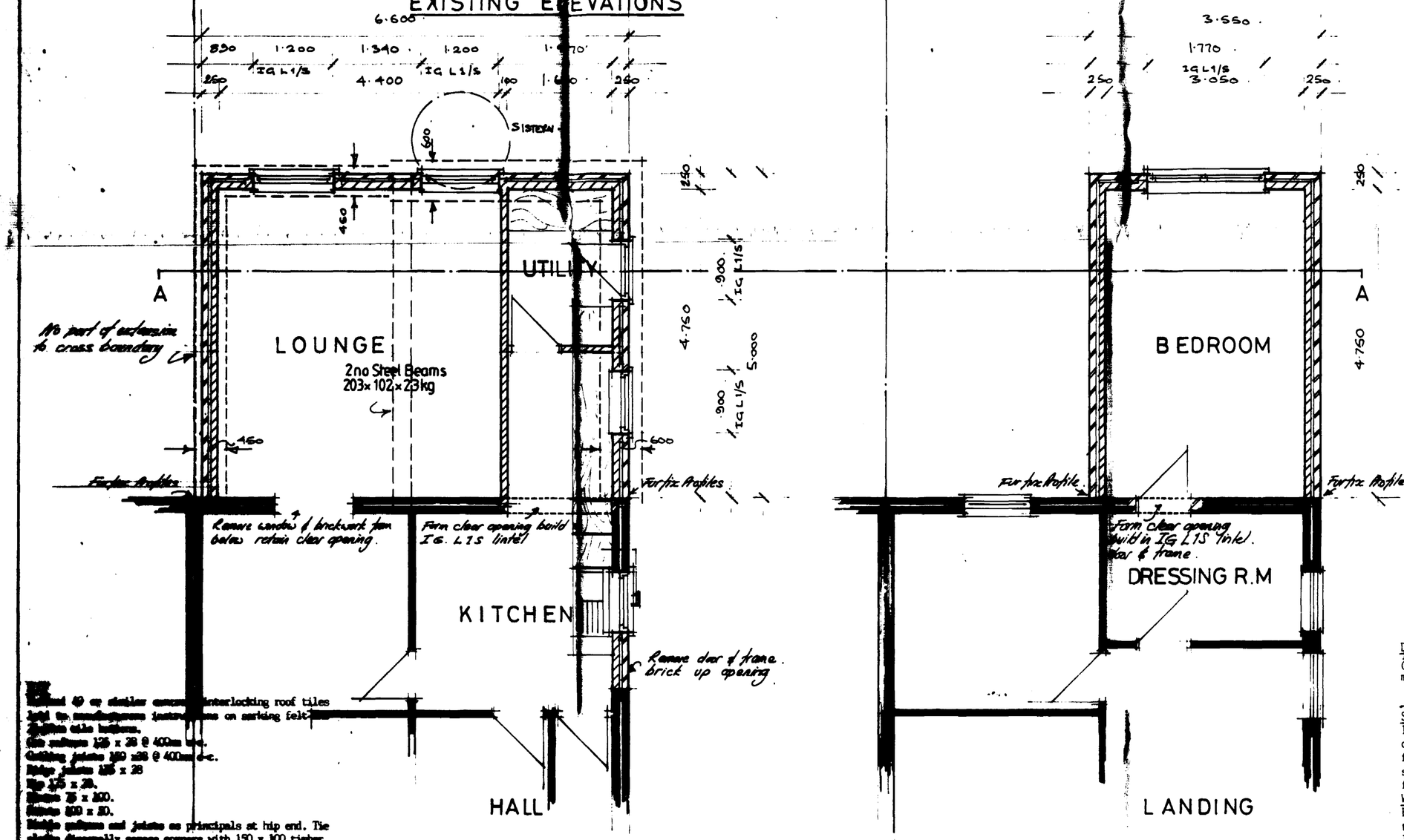
PROPOSED REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

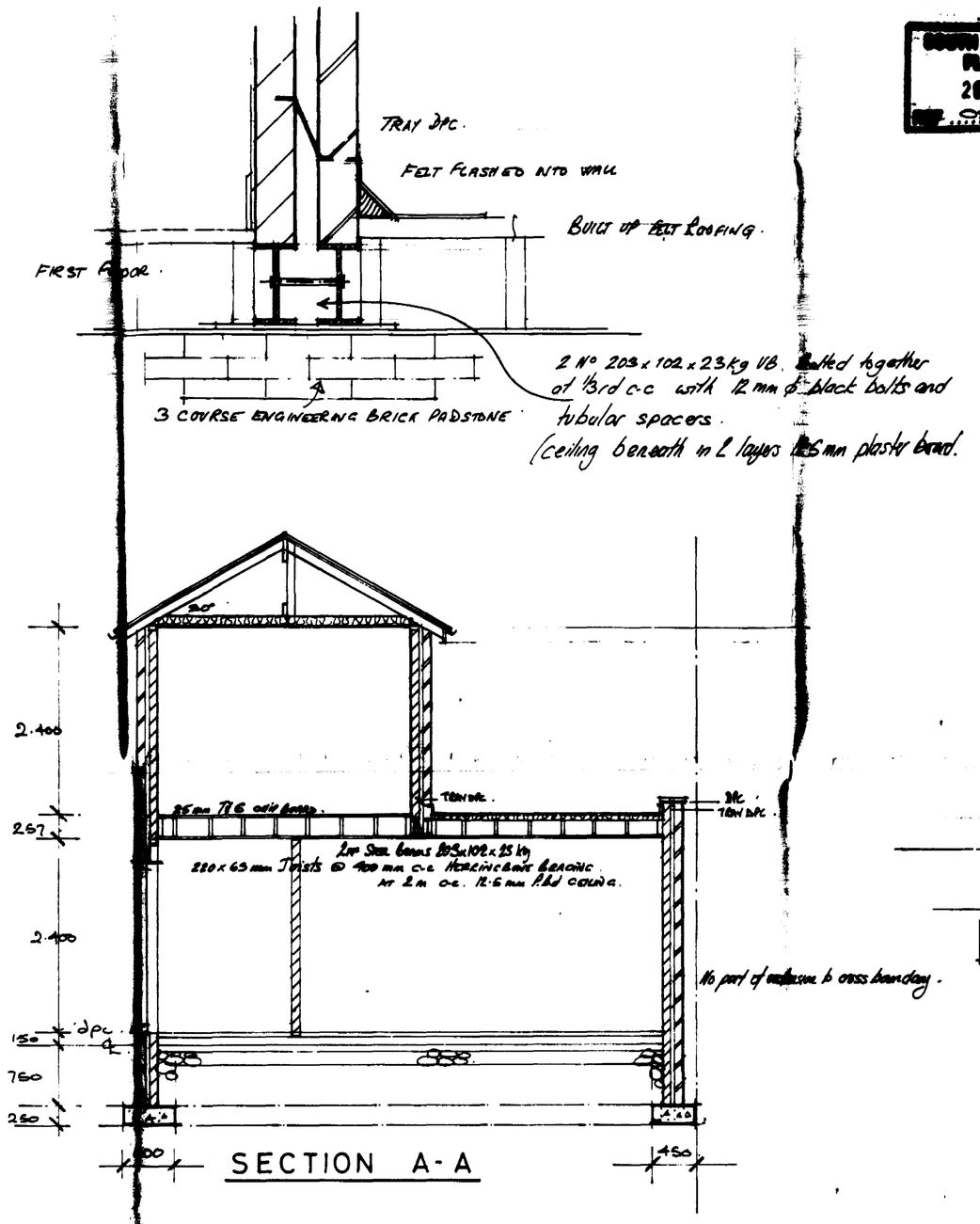


EXISTING ELEVATIONS

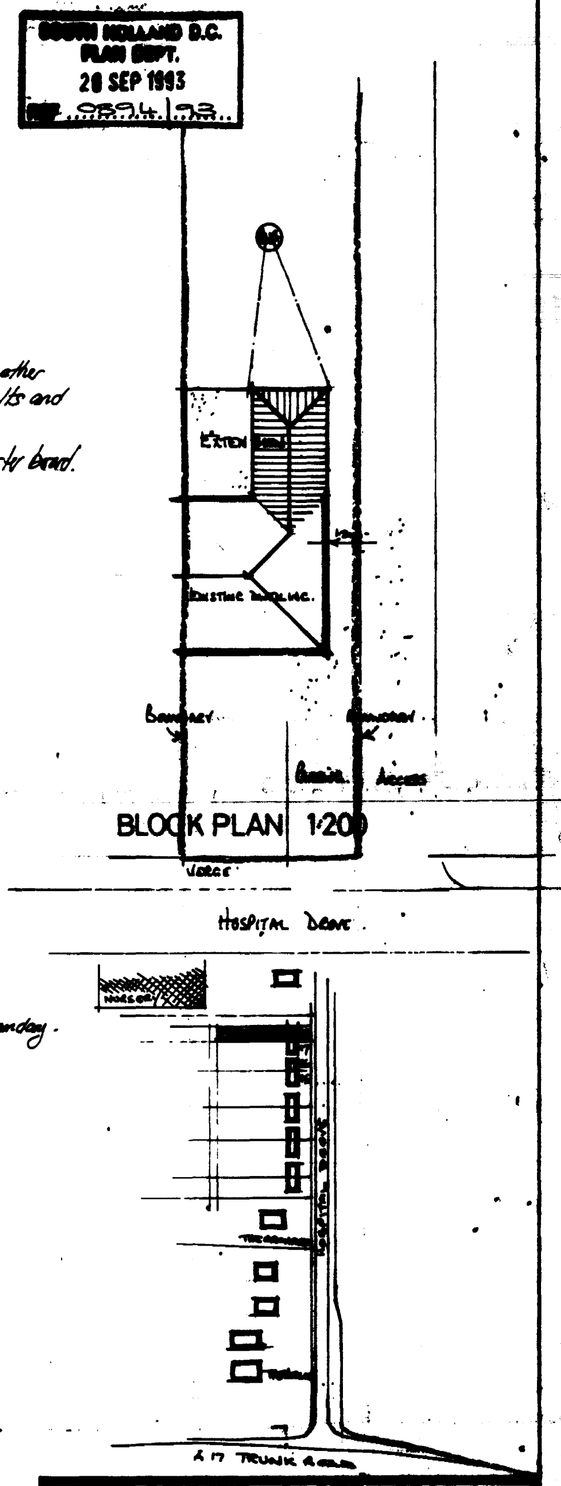


GROUND FLOOR

FIRST FLOOR



SECTION A-A



BLOCK PLAN 1:200

LOCATION PLAN 1:2500

Drg. no. 932508

scale	1:50 1:100
date	1-9-93
drwn.	DB chkd.
revised	
issued	

DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 421

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS.

Roof
Roof covered 49 no. double camber interlocking roof tiles laid to manufacturers instructions on sarking felt on battens.
Roof rafters 125 x 38 @ 400mm c-c.
Ceiling joists 150 x 38 @ 400mm c-c.
Ridge purlin 175 x 38
Hip 175 x 38.
Valleys 75 x 100.
Fascia 200 x 19.
Soffits to eaves and purlins as principals at hip end. Tie purlins diagonally across corners with 150 x 100 timber.
Soffit lining soffit 100 x 38mm @ 400mm. Valley boards 300 x 18mm external grade ply with lead, code 5 tray.
Any additional timber required inside existing roof to carry additional weight to be agreed on site with Building Control Officer. Incorporate continuous eave vent by Glidevale to all eaves for roof cross venting.
Flat roof.
Flat roof built up felt roofing with 12mm granite chippings over 18mm exterga ply by Calotex on 100 x 38mm firring on 200 x 63mm joists @ 400mm c-c. 100 x 75mm wall plates.
Parapet wall to have D.P.C. cavity tray above roof and horizontal D.P.C. beneath coping close cavity at top with brickwork.

D.P.C.
Incorperate Astos or similar d.p.c. min. 150mm above G.L. and sides of all openings in cavity walls, ensure min 150mm cavity beneath d.p.c. at perimeter walls

STORM DRAINS
112mm dia. h.r. p.v.c. rainwater gutters. 68mm dia.p.v.c. downpipes. 110mm dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m³ rubble filled soakaway min. 5m from buildings and boundary.

WALLS.
Facings to all elvations. 50mm cavity with 4no. wire ties per 1m² closed at roof and reveals with brickwork. Install wire ties up reveals at min 225mm c-cs. 50mm 'Dri-therm' cavity insulation. Inner leaf 4in 100mm Thermalite block or similar, rendered and skimmed internally.

JOINERY.
U.P.V.C. Double glazed window units. Soft wood skirtings and architraves.

CEILINGS
Install 12.5mm plasterboard ceilings and skim/artex throughout. All joints supported on 38 x 50mm noggins.

INSULATION
Lay 150mm fibreglass insulation between joists. Lag any pipework and tanks not in insulated area.

FOUNDATIONS
Concrete strip foundations min. depth 750mm or 1m where subsoil is of a shrinkable nature. Width as indicated.

SISTERN.
Pump out sistern break in top and sides and back fill with lean mix concrete to underside of foundation level.
Reinforce foundation with A242 mesh cage extending min. 1m beyond sides of disturbed area.

FLOOR
150mm consolidated and blinded hardcore backfilled and rammed to internal founds. 50mm polystyrene insulation. 150mm site concrete reinforced with A142 mesh over 1200g polythene D.P.M. 50mm cement sand screen finish. New and existing floors to be level.

LATERAL STRAPS:
Tie roof to brickwork with Catnic straps at 2m c-cs. Prefix V.L. along plates. Prefix H.L. along and spanning min. 3no. ceiling joists rafters where trusses are parallel to wall. Fit noggins beneath straps to form 'solid bridging'

GLAZING
All double glazed. Obscure to be smooth large flemish glazing to B.S. 6262, with safety glass as required to BS 6206. All glass within 1.5m of floor to be toughened or laminated glass.

FIRST FLOOR.
18mm T.& G chipboard screw fixed to floor joists @ 400mm c-cs. Catnic herringbone strutting to mid span to joists over 3 metres.

TIMBER
All timber to be G.S. Grade/SC3 class.

MECHANICAL VENTILATION.
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in cooker hood) in addition to 4,000mm³ background ventilation. Bathroom Ensuite and W.C. to have mechnical extractor fans at a rate of not less than 15 litres per second ducted to outside air.
All habitable rooms to have background ventilation of

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