SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0344/92 Received:19-MAR-92 Type:FULL

Name: Mr C Cope
Wisbech Road
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of double garage

Location : Wisbech Road 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.

Director of Planning and Building Control Services
16-APR-92 H11/0344/92

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)

PLANNING APPLICATION

For office use only

Application No. H11/0344/92.

Date Registered 19 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. C. COE.
WISBECH ROAD
LONG SUTTON
SPALDING,
LINCS

Tel. No.

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

COOPER ARCHITECTURAL DESIGN
HECKLEGATE
FLEET HARGATE.
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

ERECTION of DOUBLE 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 ..... Date 17/3/92 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)	✓
(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: 4·6. sq. metres
(b) max. length: 7·865 metres
(c) max. width: 6·290 metres

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

D. Please state type and colour of roofing materials. CONC TILES TO MATCH HOUSE

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. RESIDENTIAL.

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 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 ☐

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 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 ..... ~~TApplicant~~/Agent) Date 17/3/92

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 17/3/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55.

Receipt Issued ..... No. 9965

Date First Received 19 MAR 1992

REGISTRATION

REFERENCE H11/0344/92

Cross-Ref B11/0242/92

Date 20/3/92

VALIDATION Date 20/3/92

Type 6116 Earliest permission date (Cert B) .....

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

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S&S Advert required ☐ Expiry date .....

Fees:- Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 24.3

Index Sheets 230 OS Nos ..... Grid Ref 544150 193850

Part K Parish HOLTON TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Inside IDD NO Inside L2 area YES Level crossing ☐ TPO ☐
Footpath ☐ Other

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

Planning Records:
Earlier apps 940/83 1177/64 470/74 615/74 1359/91 709/88 [illegible] [illegible]

3 Day Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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 26/3 DR 2/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

23, Wisbech Road 31/3

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours YES Other

Boundaries 3m high conifers to north & west Site Features New red brick house. Bung. to north 3 windows face site — screened by conifers. Existing access off Wibsey Rd.

Inspected by: GS
date: 30/3

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 — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

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 .... / Yes ....

ANY ONE OF ABOVE — Nil fees (not first Submission); Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DM 4/4
.....

Recommendation/draft report produced.....

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: H11/0344/92 Type: FULL

Applicant: Mr C Cope
Tel:

Agent: Cooper Architectural Design
0406 23762

Description: Erection of double garage

Location: Wisbech Road
Long Sutton
Spalding
Lincs

Valid date: 19-MAR-92 Terminal date: 14-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 24-MAR-92 Report deadline: 29-APR-92
Inspected by 29-MAR-92
Extra contacts 03-APR-92 Case Officer:
Report if not clear by 23-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 42.6 M2
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	25-MAR-92	08-APR-92
Cllr D A Tennant		25-MAR-92	08-APR-92
Cllr E J Clarey	0406 363141	25-MAR-92	08-APR-92
Cllr M D Booth	0406 350034	25-MAR-92	08-APR-92

L C C — No objection /rcb 26-3-92.

23 Wisbech Road 31-MAR-92 ~~31-MAR-92~~ 14 APR 92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H11/0344/92 Received:19-MAR-92 Type:FULL

Name: Mr C Cope
Wisbech Road
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of double garage

Location : Wisbech Road Long Sutton
Spalding Lincs

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.

Authorised to issue:

15-APR-92 H11/0344/92 AD..S.A.H. 16/4 ..DC.P. 16/4

BRIAN SMITH ,p 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: H11/0344/92

Applicant: Mr C Cope
Wisbech Road
Long Sutton
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet Hargate
Spalding
Lincs

Description: Erection of double garage

Location: Wisbech Road Long Sutton
Spalding Lincs

Type: FULL

Date received: 19-MAR-92

25-MAR-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 09-APR-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 Long Sutton PC
56 Garnsgate Road
Long Sutton
Spalding Lincs
PE12 9BT

FOR PARISH COUNCIL USE ONLY

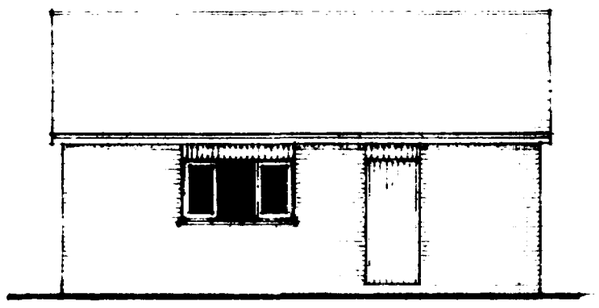
Comments:

No objections

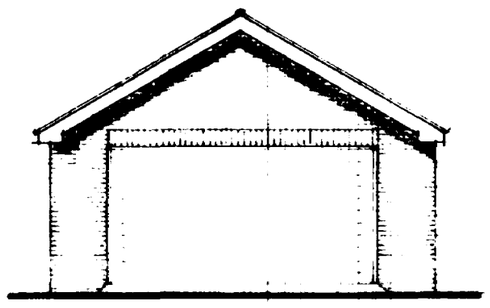
Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 APR 1992

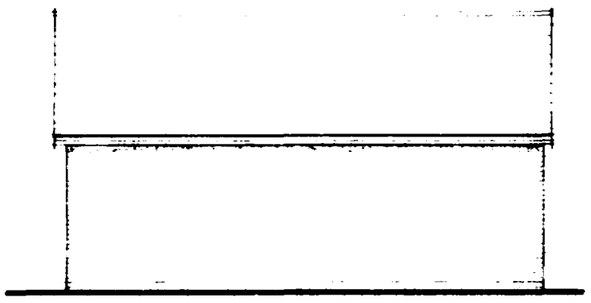
GS



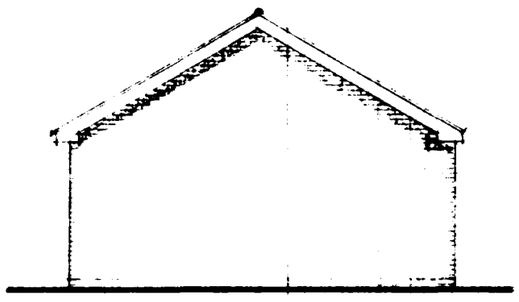
East Elevation.



North Elevation



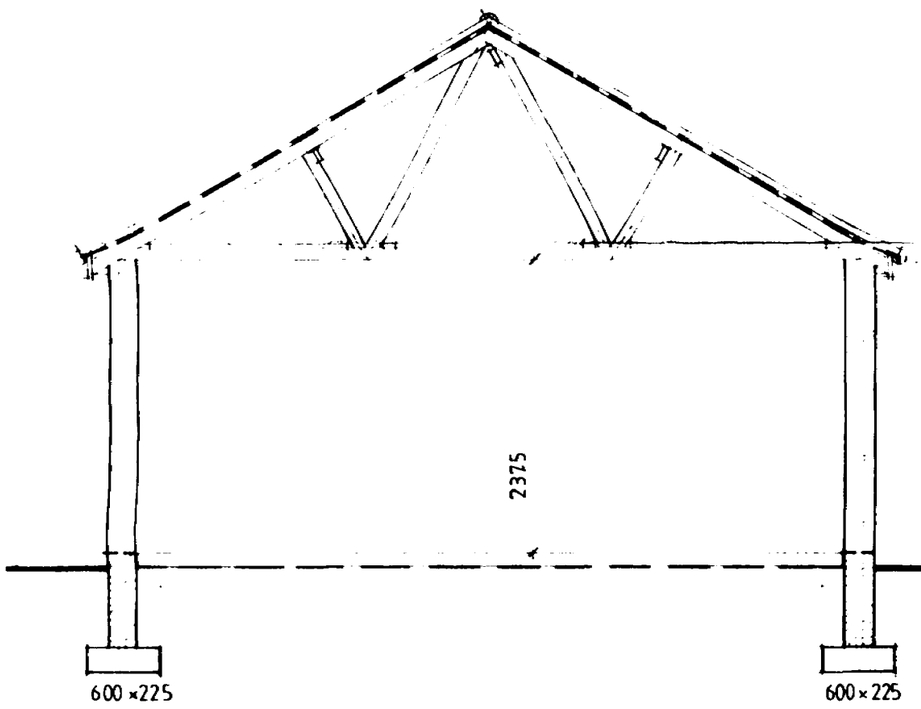
West Elevation



South Elevation

LINTELS.
All lintels to be as manufactured by messrs I.G and 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: Lintels in garage to be underlined with 12.7 fireline board or receive 12mm render and skim..

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.



Section.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S.473:550 part 2 1971. on 25 x 38 softwood treated battens on underfelt to B.S 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Twinaplate specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1985. Trusses to be fink type at 600c/c to a pitch of 30 deg. 38 x 100 ridge node binder 2No 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.8m c/c.Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement: 25 x 175 fascia boards: 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen: All structural timber to be min. SC3 grade: Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4:

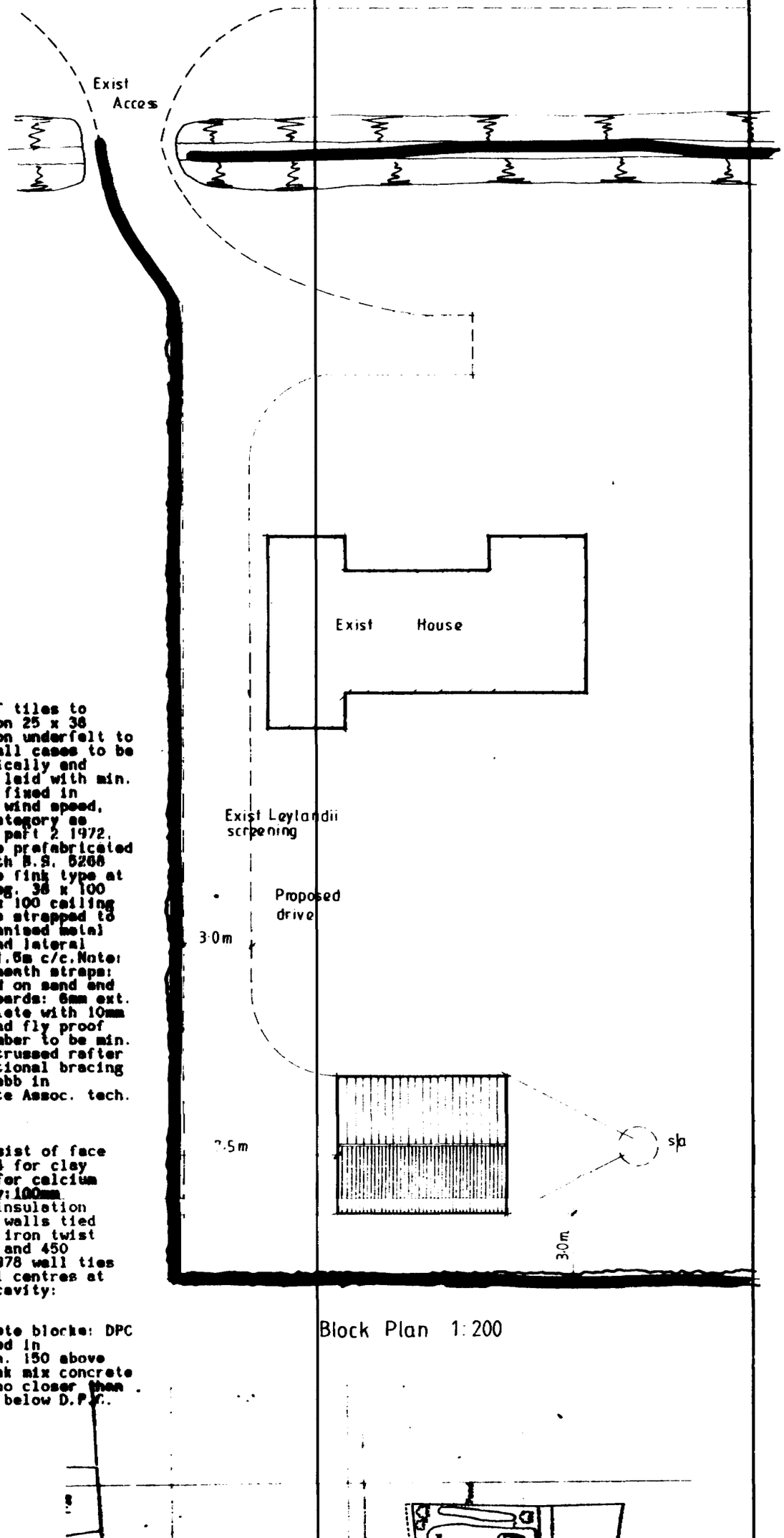
WALLING.
250 cavity walling to consist of face brickwork to B.S.3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 50 cavity:100mm Thermalite 'Turbo' solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity:

SUB STRUCTURE WALLING.
100mm class A dense concrete blocks: DPC 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.

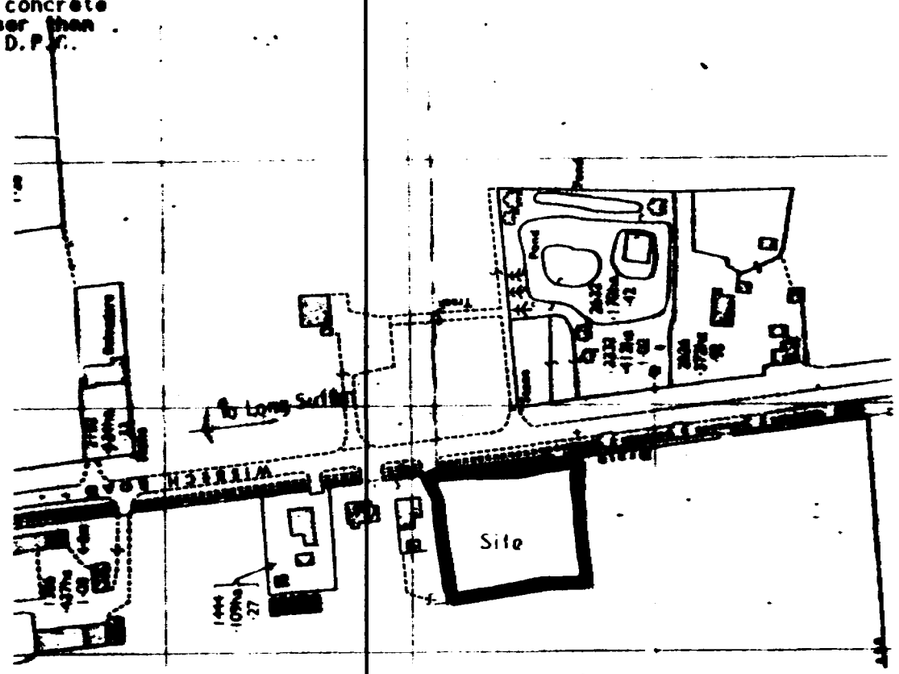
Plan.

GROUND FLOOR CONSTRUCTION.
Strip all vegetable soil and lay floor as follows: 1000g polythene D.P.M. lapped continuous with D.P.C. by min. 100mm on 100 concrete oversite: Concrete mix ST3 to B.S. 5328 1990: 150 blinded and consolidated hardcore:

FOUNDATIONS.
Under walls as shown provide strip concrete foundations as follows. Under 250 cavity walls provide 225 x 600 ST3 mix to B.S. 5328 1990.. All foundations taken down to bear on load bearing strata min. depth of 600 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.



Block Plan 1:200



Location Plan 1:2500

CUSTOMER SERVICES D.C.
PLAN DEPT.
19 MAR 1992
REF. HU/0344/92...

COOPER ARCHITECTURAL DESIGN
36a MARKET PLACE, LONG SUTTON, LINCS. PE12 9JF TEL 0406 362982 FAX 0406 364391

client
C. COPE. ESQ.

project
PROPOSED DOUBLE GARAGE
WISBECH ROAD
LONG SUTTON,
LINCS

scale	drawing no
1:50 1:100	LS 9160
date	**drawn**
MARCH '92	