FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H11/0969/92 Received:10-SEP-92 Type:FULL

Name: Mr W Mohr
26 Lancaster Drive
Long Sutton
Spalding
Lincs

Agent: S Thrower
3 Newgate Road
Tydd St Giles
Wisbech
Cambs PE13 5LH

Description: Proposed extension and alterations

Location : 26 Lancaster Drive Long Sutton
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.

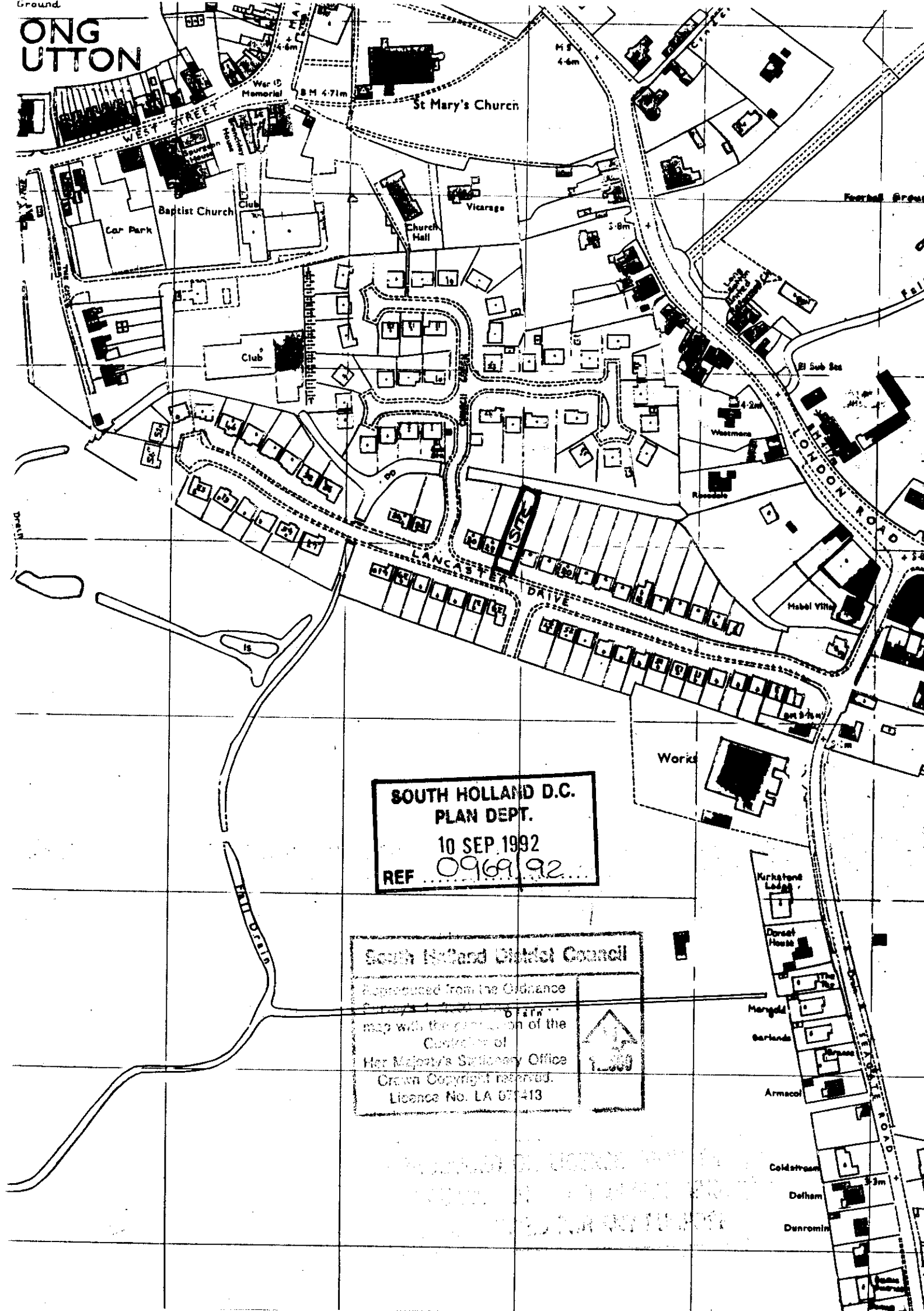
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
16-OCT-92 H11/0969/92

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)


ONG
UTTON
St Mary's Church
WEST STREET
Baptist Church
Car Park
Club
Vicarage
Church Hall
Club
LONDON ROAD
LANCASTER DRIVE
Westmere
Rosedale
Mabel Villa
Works
Kirkstone Lodge
Dorset House
Armacol
Coldstream
Delham
Dunromin
SOUTH HOLLAND D.C.
PLAN DEPT.
10 SEP 1992
REF 0969/92
South Holland District Council
Reproduced from the Ordnance
map with the permission of the
Controller of
Her Majesty's Stationery Office
Crown Copyright reserved.
Licence No. LA 077413
1:500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H11/0969/92

Date Registered

10 SEP 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. W. MOHR,
Nº26 LANCASTER DRIVE,
LONG SUTTON,
SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

S. THROWER,
3 NEWGATE RD,
TYDD ST. GILES,
WISBECH, CAMBS, PE13 5LH.

Tel. No. (0945) 870822

(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION AND ALTERATIONS.

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. S. Thrower Date 8/9/92

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 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:	18·127	sq. metres
B. Please state size of any new structure:- (a) max. height:	5·250	metres
(b) max. length:	8·300	metres
(c) max. width:	2·578	metres
C. Please state type and colour of materials for facing external walls:	BUTTERLEY KIRTON BROWN RUSTIC/AS EXISTING	
D. Please state type and colour of roofing materials.	BROWN REDLAND 49 CONC TILES	
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?

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 — 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:
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 Stephen J Trower ..... ~~(Applicant~~ / Agent) Date 8/9/92.....

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.
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 Stephen J Trower ..... ~~(Applicant~~ / Agent) Date 8/9/92.....

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.
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

[redacted]

Site Inspection | Accuracy | Neighbours | Boundaries

Site features
RESIDENTIAL ESTATE

Other

GOLDEN/BVH BRICK HOUSE. ADJOINING HOUSE TO WEST HAS BLANK ELEVATION TO SITE. EXISTING FF. WINDOW ON WEST ELEVATION OF APPLICANTS HOUSE.

Inspected by
Date JMS. 17/9/92.

Notice posted by
Date 17/9/92.

Resident Notices required

Sent | Delivered

Case Officer Conclusions

APPROVAL - NEIGHBOURS NOT AFFECTED.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer .....

Senior Officer .....

Case Officer Recommendation

Approve JMS Refuse

Signed 14/9/92

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] 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 JOHN BLACKLOCK Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 .

Receipt Issued P1656

Date first Rec'd 10 SEP 1992

Registration

Reference H11|0969|92

Cross-Ref B11|0660|92

Date 11-SEP-92 dgs

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace Approx 80m²

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 31C

OS No's

Grid ref 543970 339660

Ward H

Parish L. SUTTON

Inside IBD YES

Inside LP area YES

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Linked to site

Ref

Linked to property 0105373

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
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

Application no: H11/0969/92 Type: FULL

Applicant: Mr W Mohr
Tel:

Agent: S Thrower
0945 870022

Description: Proposed extension and alterations

Location: 26 Lancaster Drive
Long Sutton
Spalding

Valid date: 10-SEP-92
Target dates:
To case officer 15-SEP-92
Inspected by 20-SEP-92
Extra contacts 25-SEP-92
Report if not clear by 15-OCT-92

Terminal date: 05-NOV-92
Target Committee: 27-OCT-92
Report deadline: 13-OCT-92

Case Officer:
J BLACKLOCK

DEVELOPMENT/CONSTRAINTS

Size: 20 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Long Sutton	0406 362402	15-SEP-92	29-SEP-92
Cllr D A Tennant		15-SEP-92	29-SEP-92
Cllr E J Clarey	0406 363141	15-SEP-92	29-SEP-92
Cllr M D Booth	0406 350034	15-SEP-92	29-SEP-92
Site/Press Advert MIN		18-SEP-92	09-OCT-92

L.C.C — No objections JC CB 16/9/92

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: H11/0969/92

Applicant: Mr W Mohr
26 Lancaster Drive
Long Sutton
Spalding
Lincs

Agent: S Thrower
3 Newgate Road
Tydd St Giles
Wisbech
Cambs PE13 5LH

Description: Proposed extension and alterations

Location: 26 Lancaster Drive Long Sutton
Spalding

Type: FULL

Date received: 10-SEP-92

15-SEP-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 30-SEP-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 J BLACKLOCK

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

S.H.D.C. PLANNING DEPT.
RECEIVED
29 SEP 1992

Signed:

R. Batchelor

DFB

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-H/969/92/JAM Your Ref. Date 17 Sept. 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. W. MOHR
EXTENSION AND ALTERATION - 26 LANCASTER DRIVE, LONG SUTTON

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests are not directly affected I set out below general advice for your clients attention.

The watercourse at the rear of your clients garden is the Board's Falls Drain. Whilst the proposed building operations would not seem to affect my Board's interests, your client is respectfully reminded of the Board's Byelaws as summarised on the enclosed standard conditions.

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

Yours faithfully,

ENGINEER TO THE BOARD

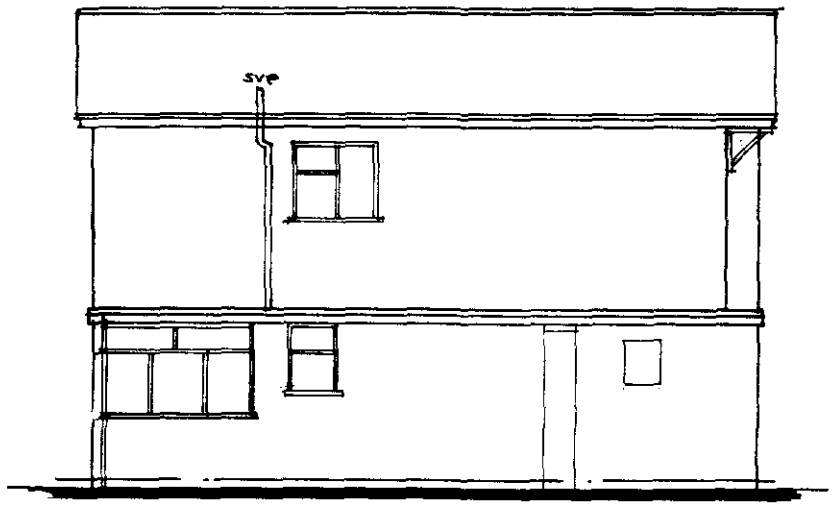
S. Thrower, Esq.,
3 Newgate Road,
Tydd St. Giles,
Wisbech, Cambs. PE13 5LH

S.H.D.C. PLANNING DEPT.
RECEIVED
23 SEP 1992

Attention of	File Nos.
DPO NHM DDPO BS JC ACP	
Action by ..... Discuss with ..... Copy to	Acknowledge YES/NO by date



FRONT ELEVATION.



SIDE ELEVATION.



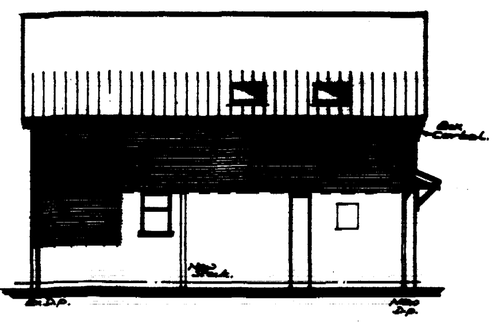
REAR ELEVATION.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 SEP 1992
REF 0969/92

EXISTING ELEVATIONS OF
N°26 LANCASTER DRIVE,
LONG SUTTON, FOR MR. W. MOHR.



FRONT ELEVATION.



SIDE ELEVATION.



REAR ELEVATION.

Electrics.
Electrical installations to comply with 15TH Edition of IEE wiring regulations. All necessary wiring to existing layout to be repositioned as applicable.

Heating (Space) & Water Supplies.
Extend all existing supplies to new sanitary fixtures & fittings. Extend Heating system as required by Heating Engineers Recomdns.

Insulation.
Lay new 100mm fibreglass between floor joists and 150mm fibreglass insulation to roof as section. Install 50mm 'Dri-Therm' cavity insulation to cavity voids. (Insulate cavity to garage also). Lag all pipework and tanks not in insulated areas.

Roof.
Lay concrete interlocking tiles to manufacturers instructions. on 25x38mm tile battens (to match ex) and sarking felt, on rafters at 22½° pitch (check on site). Bird's mouth over new 100x50mm and ex wall plate and connect to ex trusses where applicable. Trim out rafters to accommodate Velux Lights and flashings to manufacturers details. Offset fascia to match existing. 6mm masterboard soffit with Glidevale vent strips fitted to allow equal to 25mm continuous air gap, full length of eaves. Support front fascia/barge board/ladder on corbelled supports.

Lateral Straps.
Tie roof to brickwork with Catnic straps (or equivalent) at 2m c-cs. Position H.L. along wall plates. Position H.L. along and spanning min. 3 no rafters and floor joists (max) where parallel to brickwork. Fit noggins beneath H. straps to form solid bridging. Where clip rafters to plates also.

Ceilings.
New ceiling to garage as notes on floor plan. Replace existing Utility/W.C. ceilings in 12.5mm plasterboard and artex/coarse finish.
Fit 12.5mm plasterboard over polythene vapour membrane in first floor rooms. Artex and coarse finish.

Porch.
Lay concrete tiles as main roof on 100x38mm rafters & ceiling joists @ 400mm c-cs. Support on 100mm plates nailed bolted to brickwork. Bolt rafters to ceiling joists with M8 bolts/toothed connectors. Fit 3 no purlin support brackets. Close soffits, fascia and barges to match existing. 6mm masterboard soffit. Fit Code 4 lead flashing at roof/wall abutments.

Storm Drains.
Fit new 112mm ø P.V.C. rainwater gutters at 1:600 fall into 68mm ø upvc. downpipe, extended and to discharge via existing downpipe position (main roof). Porch roof to have new gutter & downpipe discharging via new downpipe, extending into new 100mm ø Hepworth Supersleve from building, 110mm ø Osma type drains with flexible joints (connect downpipe via adaptor) laid to 1:40 falls in 150mm pea gravel surrounds.

Soil Drains & Wastes.
Re-route existing s.v.p. stack to new terminate to outside of building. Terminate in a durable cage cover min 900mm above opening window. Connect via branch new W.C. into vent stack, to vent new drainage run. Box in re-routed pipe in Ensuite area.
Install new 110mm W.C. wastepipe beneath floor to outer wall. Connect into existing ground floor gully above, discharging into main sewer. Socket above; basin wastes into new stack, min 450mm above drain invert.
Shower waste in 50mm ø p.v.c. Basin wastes (P.F. & G.F.) in 32mm ø. All wastes exceeding 1.7mts to have anti-vac type traps fitted. Wastes not exceeding 1.7mts to have 76mm A.Traps fitted. Provide access to shower waste via raised plinth.

Foundations.
Existing garage foundation to be excavated and exposed for inspection by Building Control Office before work commences. Existing Utility foundation also to be exposed. Any remedial works to be agreed on site as found necessary.

Floor (Ground).
No new floors to be constructed. Work to be undertaken to re-instate floor where found excavation has taken place, and new inner leaf constructed. Back fill with consolidated and blinded hardcore. Relay 1000g polythene d.p.m. lapped to existing. 100mm site concrete finish.

Walls.
Build up new 100mm blockwork (Thermalite Shield or similar) internal wall with 50mm cavity. Insteel fishtail cramps at 6no per 1m².
Extend new cavity wall to required height. Facings to outer leaf to blend with existing. 50mm cavity with 6no wire ties per 1m², closed at roof and reveals with blockwork. Install wire ties up reveals min. 225mm c-cs. Inner leaf as above, rendered and skimmed internally. Use forfix profiles or cut, toothe and bond new to existing. Ensure continuous cavity. Build up 215mm wide piers off of garage piers to support roof overhang. Corbel out top courses. Corbelling to be max 150mm per 4 courses, tied back to main brickwork with brick tie reinforcement every 2nd course.

D.p.c.
Install ingtes or similar d.p.c. to sides of openings in cavity walls. Incorporate tray d.p.c. to external I.B. Lintels.

Frames and Joinery.
Standard Boulton & Paul internal frames and doors, skirtings, mouldings and architraves. Windows to be U.P.V.C. type/double glazed to match existing.

Lintels.
Install I.B. type steel lintels to manufacturers instrs. Min end bearing 150mm. (See I.B. calc sheets for 100mm end bearings). All external lintels to have d.p.c. installed in accordance with B.S. 5268 which should extend to the edge of the toe and at least 100mm beyond each end of the lintel to shed moisture clear of the reveals in accordance with B.S. 5977 Part 2. 1983.

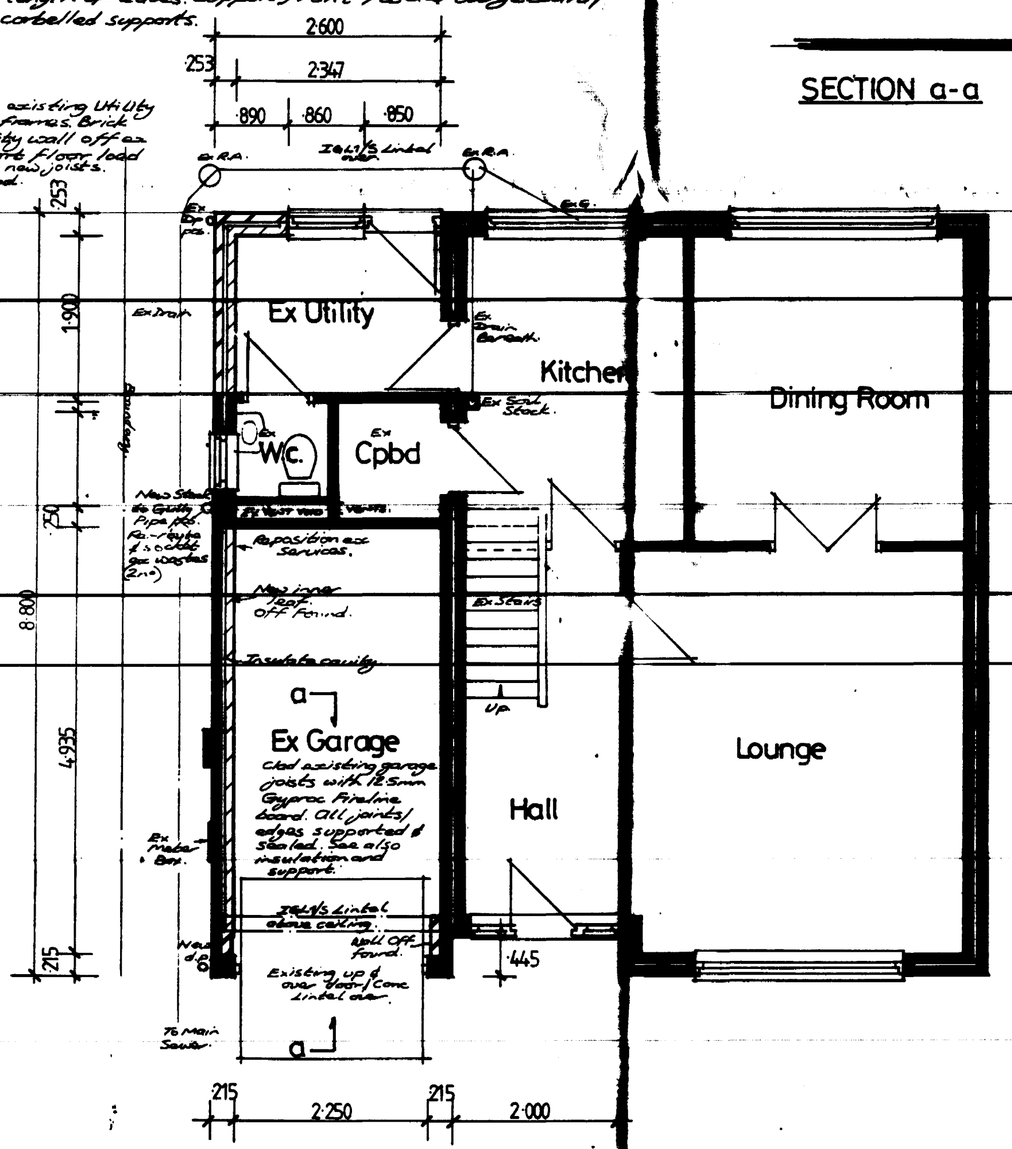
First Floor.
Install additional floor joists between existing 125x38mm roof joists. New joists to be of 125x38mm to match, and enable centres to be @ 200mm to provide floor stiffening. Support new joists at existing in m/s joist hangers mechanically fixed to brickwork. Outer ends supported in new block inner leaf. Double up joists beneath studwork partitions. Bolt together with M10 bolts and toothed timber connectors. Lay 18mm T&G chipboard, screw fixed to floor joists. Water-resistant grade to be laid in ensuite area. (See section for insulation & ½hr fire ceiling.

Studwork walls.
100x38mm studs @ 400mm c-cs off 100x50mm head & sole plates. Incorporate 2 rows of horizontal noggins between studs. Install doors and frames as indicated. Clad both sides with 9.5mm plasterboard & skim.

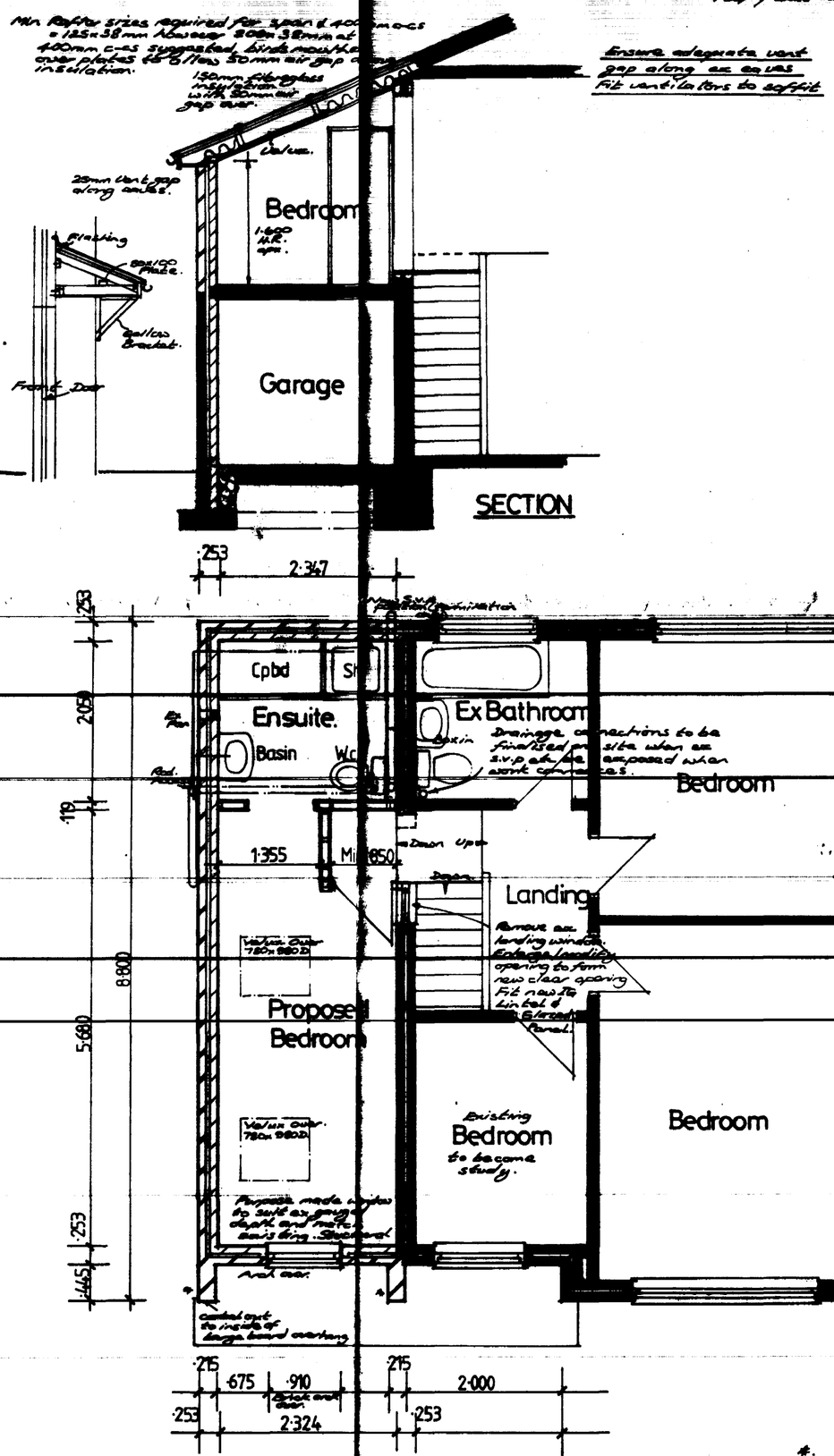
Timber.
All timber to be SC3 Grade.

Ventilation.
All habitable rooms to have background ventilation of not less than 4,000mm² located as to avoid draughts. (Window sliding vents). Velux - ventflaps.
Ensuite to have mechanical extractor fan at a rate of not less than 15 litres per sec ducted to outside air.

Flashings.
Install Code 4 lead flashings to roof/wall abutments.



PROPOSED GROUND FLOOR PLAN.



PROPOSED FIRST FLOOR PLAN.

SITE PLAN 1-200.

* Additional notes to include
Lateral Restraint
Porch notes.
Ceilings.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 SEP 1992
REF 0966/92....

DO NOT SCALE. — IF IN DOUBT ASK. — ALL DIMENSIONS TO BE VERIFIED ON SITE BY B. CONTRACTOR, BEFORE ORDERING MATERIALS ETC.

PROPOSED EXTENSION AND ALTERATIONS AT Nº26 LANCASTER DRIVE, LONG SUTTON, LINCS.
For. MR-MRS. W. MOHR.

S.THROWER. ARCHITECTURAL DESIGN SERVICES. 0945 870022

Scale. 1-50. 1-100. Date. July 92. Drng no 106/LS Drwn J