SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H12/0018/93 Received:13-JAN-93 Type:FULL

Name: Mr & Mrs A Whalley
Twyfords Riddle
66 Lowgate
Lutton
Spalding, Lincs

Agent: Loweth Cowling Design
Station House
Station Street
Holbeach
Spalding, Lincs

Description: Erection of detached garage

Location : 66 Lowgate Lutton
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.

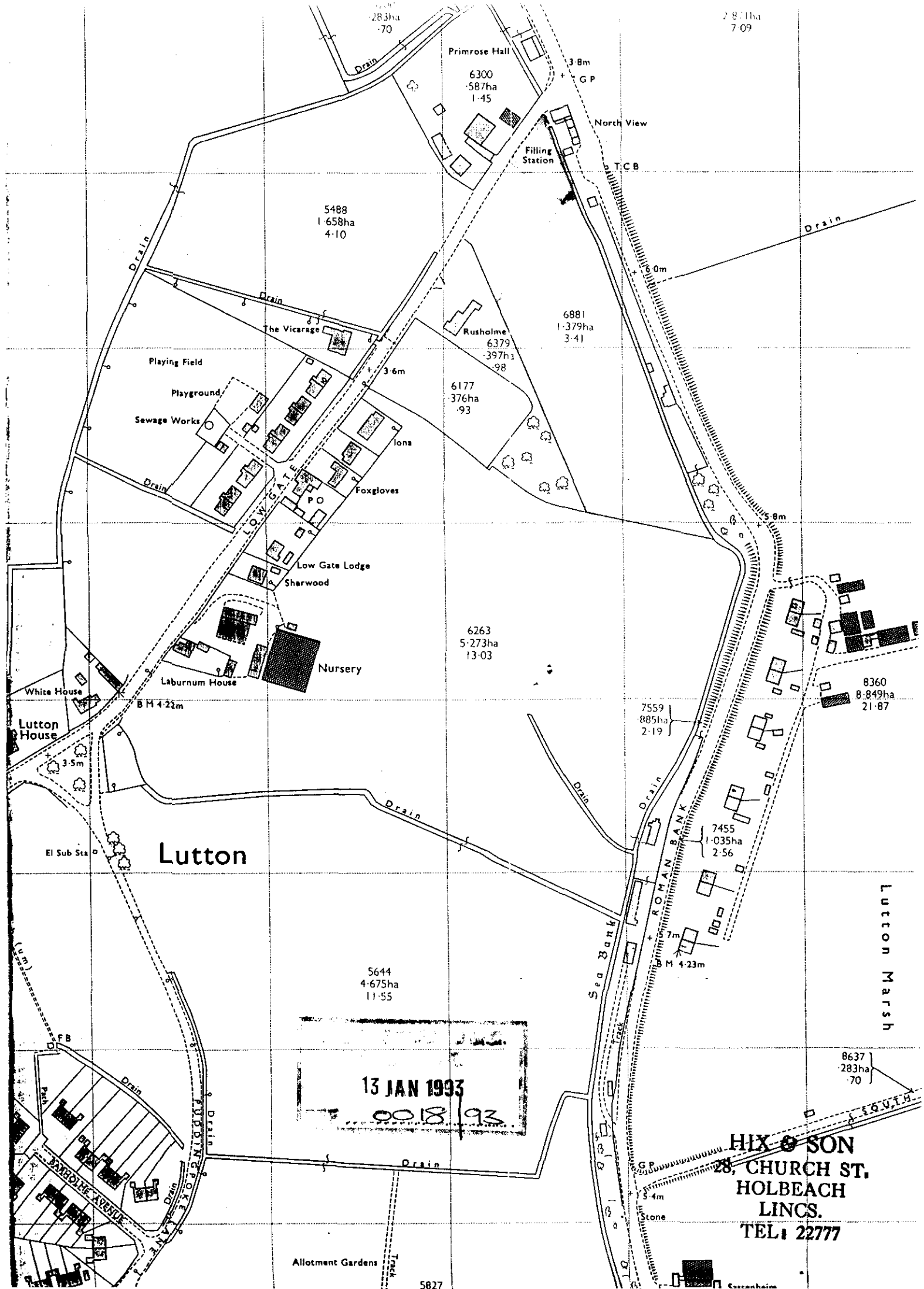
Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
18-FEB-93 H12/0018/93

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)



13 JAN 1993
00 18 93

HIX & SON
28, CHURCH ST.
HOLBEACH
LINCS.
TEL: 22777

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H12/0018/93

Date Registered 13 JAN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. A. WHALLEY.
TWYFORDS RIDDLE.
66 LONGATE.
LUTTON.
SPALDING. LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

LOVETH CONLING DESIGN
STATION HOUSE
STATION STREET
HOLBEACH. LINCS.

Tel. No. 0406 22126

(Personal contact name) LOVETH

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

66 LONGATE, LUTTON, SPALDING LINCS.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

ERECTION OF FREE STANDING GARAGE.

Please complete

Signed. ..... Date 7/1/93

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.

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:	16.2 sq. metres
B. Please state size of any new structure:- (a) max. height:	11' 0" ~~metres~~
(b) max. length:	19' 0" ~~metres~~
(c) max. width:	9' 9" ~~metres~~
C. Please state type and colour of materials for facing external walls:	FACING BRK TO MATCH DWELLING
D. Please state type and colour of roofing materials.	TILES TO MATCH DWELLING
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. — 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 — ✓ NO

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? — to be provided.

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 — to comm hapsleve to soakaway

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: 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.	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).

owners'

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 7.1.93

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.
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 7.1.93

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.
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

Inspected by DMG
Date 20/1

Notice posted by DMG
Date 20/1

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 11/2

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 15/2

Case Officer Recommendation

~~Approve~~ Refuse

Signed

Conditions/~~Reasons~~
(continue overleaf) (1) TL1

(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.

SCH

In the interests of visual amenity.

~~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 DMG 15

		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 DMG Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P3118

Date first Rec'd 13 JAN 1993

Registration

Reference H12 | 0018 | 93

Cross-Ref N/A

Date 14 | 1 | 93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 16.2 m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee _____

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 154

OS No's

Grid ref 543650 330110

Ward H

Parish LOTTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property

Ref 030735

Planning Records:
Earlier apps

B Reg Records:
Already submitted – Ref
Request
Requested

E .N 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: H12/0018/93 Type: FULL

Applicant: Mr & Mrs A Whalley
Tel:

Agent: Loweth Cowling Design
0406 22126

Description: Erection of detached garage

Location: 66 Lowgate
Lutton
Spalding
Lincs

Valid date: 13-JAN-93
Target dates:
To case officer 20-JAN-93
Inspected by 23-JAN-93
Extra contacts 27-JAN-93
Report if not clear by 17-FEB-93

Terminal date: 10-MAR-93
Target Committee: 09-MAR-92
Report deadline: 24-FEB-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 16.2 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Lutton PC	0775 724941	19-JAN-93	02-FEB-93
Cllr D A Tennant		19-JAN-93	02-FEB-93
Cllr E J Clarey	0406 363141	19-JAN-93	02-FEB-93
Cllr M D Booth	0406 350034	19-JAN-93	02-FEB-93
Site/Press Advert MIN		22-JAN-93	12-FEB-93

L.C.C - No objections JC 21/1/93

SOUTH HOLLAND
Internal Drainage Board

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 8 FEB 1993 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-K/18/93/JAM **Your Ref.**

Date 22 January 1993

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. A. WHALLEY
GARAGE AT 66 LOWGATE, LUTTON

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 and prospective purchasers attention.

Your clients will be aware that the watercourse along the Eastern side of their property is my Board's Gedney Roman Bank Drain 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 garage conforms with my Board's requirements but I must be informed when works are due to commence in order the indicated clearance can be verified on site.

With regard to the indicated roof water soakaway, I would be glad to meet your clients contractor in order to determine the position that gives the maximum possible clearance from the Board's watercourse.

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

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

Loweth Cowling Design,
Station House,
Station Street,
Holbeach,
Spalding, Lincs.

B. .J 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 : P2118
Date received : 13-JAN-93

Received from

A & L A Whalley

Address

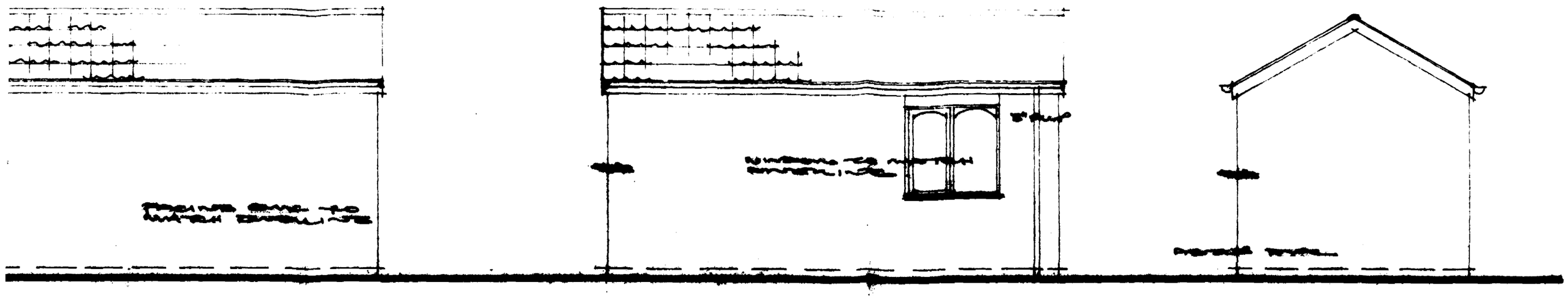
Twyfords Riddle
66 Lowgate
Lutton
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

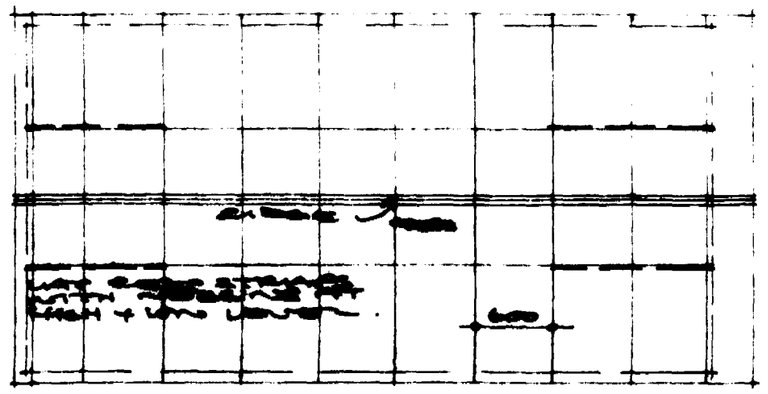
Signed.....K. Lowe...
(Authorised Collector)

IF IN DOUBT PLEASE ASK.



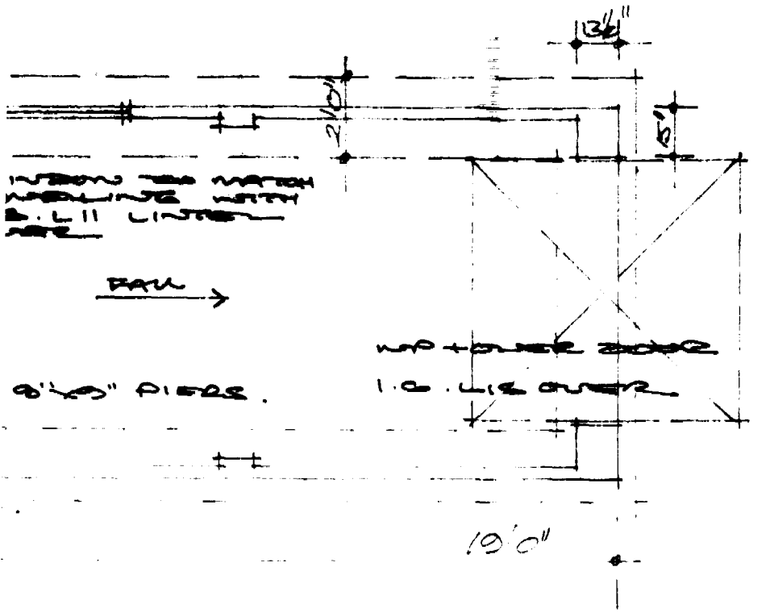
SIDE.

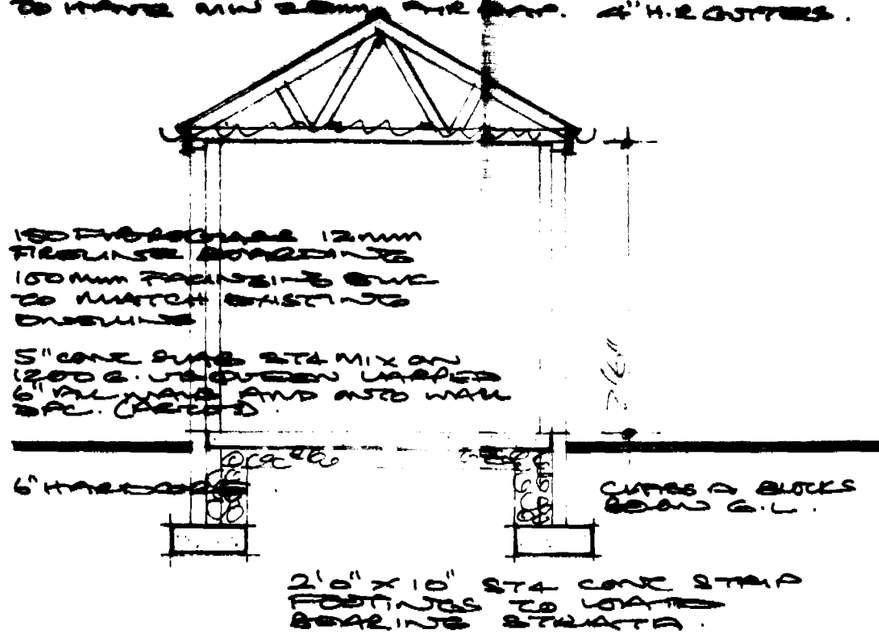
END.

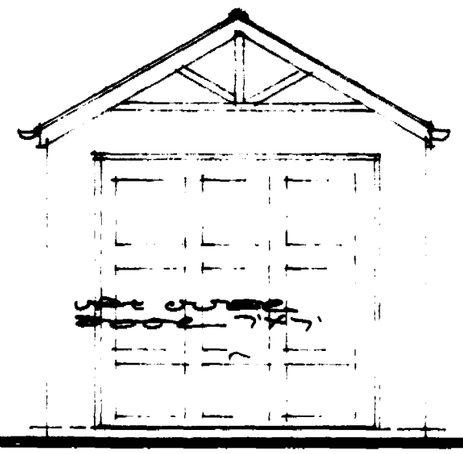


ROOF PLAN.

TO LOWGATE.



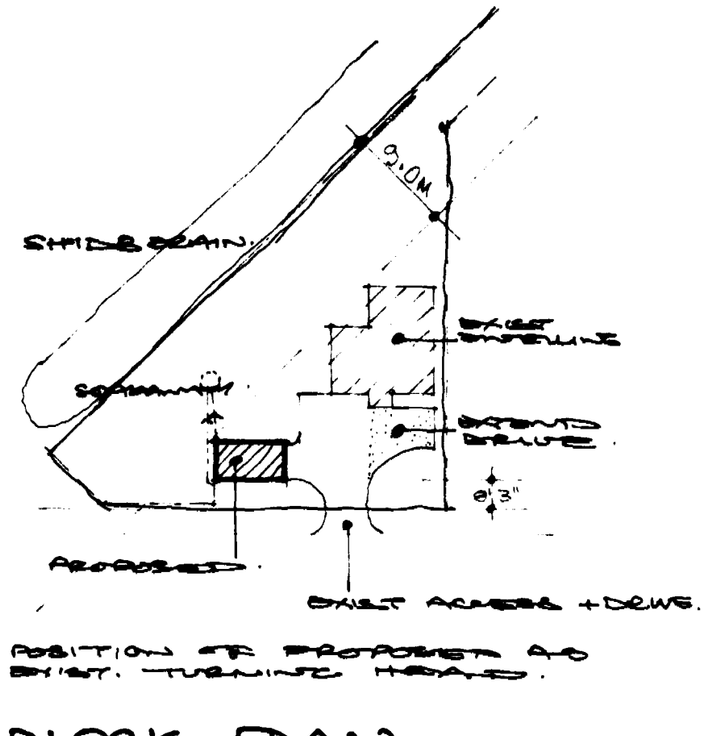




APPLIED TIMBER DETAIL TO MATCH EXISTING OVERLINE.

SECTION.

END.



POSITION OF PROPOSED AND EXIST. TURNING HEADS.

BLOCK PLAN. SCALE 1:500

SCALE 1/4" = 1'0". DWG. 9312/1

LOWGATH CONSTRUCTION DESIGN. 0406 22126.

SED GARAGE AT TWYFORDS RIDDLE 66. LOWGATE. LUTTON. LINCS

R + MRS A. WHALLEY.