SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0348/94 Received:08-APR-94 Type:FULL

Name: Mr & Mrs F H Burton
Quadra House
6 Mawford Close
Moulton Seas End
Spalding Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Granny flat extension to existing house

Location : 6 Mawford Close Moulton Seas End
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 dwelling.

Reason: In the interests of visual amenity.

3 The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

Reason: The extension would constitute a sub-standard unit of living accommodation because there would be insufficient land about the building to provide for a satisfactory standard of private open space. The outlook and privacy could not be safeguarded for both residential buildings.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
18-MAY-94 H13/0348/94

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. H13/0348/94

Date Registered 08 APR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR + MRS. F. H. BURTON
QUADRA HOUSE
6 MANFORD CLOSE
MOULTON SEAS END
SPALDING. LINCS.

Tel. No.

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

KENNETH CARLING DESIGN
4 VICTORIA STREET
HOUGHTON
SPALDING. LINCS.

Tel. No. 0406 422126
(Personal contact name) KENNETH

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6. MANFORD CLOSE. MOULTON SEAS END SPALDING LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT GRANNY FLAT EXTENTION TO EXISTING HOUSE, CONTINUATION OF H13/1031/89.

Please complete

Signed. ..... Date 7/4/94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00. 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)

		If so, how many:
(i) New Dwellings		
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	17'0" (to ridge) as existing house ~~metres~~
(b) max. length:	~~metres~~
(c) max. width:	22'0" ~~metres~~
D. Please state type and colour of materials for facing external walls:	facing brick to match house
E. Please state type and colour of roofing materials.	concr. tiles to match house
F. 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 ✓

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?

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:
Mains sewer ☐ Cesspool ☐ Septic tank ✓ (EXISTING)

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?	YES	➡ Application No. H13/1031/89

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. Application is for continuation of detailed P.P. ref. H13/1031/89.

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 ..... ~~(Applic~~ant / Agent) Date 7/4/94

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 7/4/94

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 .....

D INSTRUCTION SHEET

APPLICATION No: H13/0348/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) All ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

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 (See separate sheet)	
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:

Case Officer: DAVID GEDNEY 13/5/94

Senior Officer Confirmed ..... Date.....

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Relatively new estate.
Neighbours :
Boundaries : Dorket fencing or Honeygold brick.
Site Features : Part of small wall to be removed. Roman tile Houses adjacent. No 5 has blank wall facing site.

Inspected by DMG
Date 20/4

Site Notice posted by
Date
Expiry DMG 20/4

Individual Resident Notices required:

Addresses to be sent to –	**Addresses delivered to –**
—	

Telephone/Visitor Record

Date	**Conversation with**	**Conclusion**

Case Officer Conclusions DMG. 13/5.

Appears to be improvement upon previous scheme (H13) 1031/89).
Materials to match existing.
Neighbours not materially affected in my opinion.

ECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

Approve (or equiv) — Refuse (or adverse)

Signed ..... Date.....

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1. Sc 80 Reason Standard.
2. The extension of the dwelling shall be used and occupied in conjunction with the existing dwelling and shall not be used as a separate unit of living accommodation.

Reason: The extension would constitute a sub-standard unit of living accommodation because there would be insufficient land about the building to provide for a satisfactory standard of private open space. [illegible] the outlook and privacy could not be safeguarded for both residential buildings.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Works have started

Determined plans indicated

Departure approval confirmed

Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70

Receipt No P4145

Date first Rec'd 1994

Registration

Reference H13/0348/94

Cross-Ref R

Date 11-APR-94 JAC

Validation

TYPE ~~R03~~ FULL

Site area
No of dwellings
Floorspace

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded: Granny Flat Extension to Existing House

Invalid — Site plans ☐ Certificate ☐ — Fee ☐ Fee (not free) ☐ — Inaccurate ☐ Incomplete ☐ Unclear ☐

Fees — Correct fee £ 70. — Nil fee ☐ Discounted ☐ — Previous app – ref: Type of app Reason:

Additional £ Refund £ — Receipt No Voucher No — Date Date

Information

Index sheet 115 OS Plots
Grid ref 533080 173200

Ward L Parish MOULTON

Inside IBD YES Inside LP area NO

Constraints:

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

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

Linked to site Ref

Linked to property Ref 030057

Dist Bound

Other:

Planning Records:
Earlier apps 1031/89

B Reg Records:
Already submitted – Ref:
Request needed
Requested

'AN 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

H13/0348/94

FULL

Applicant: Mr & Mrs F H Burton
Tel:

Agent: Loweth Cowling Design
0406 422126

Description: Granny flat extension to existing house

Location: 6 Manford Close ✓done 14/4
Moulton Seas End
Spalding
Lincs

Valid date:	08-APR-94	Terminal date:	03-JUN-94
Target dates:		Target Committee:	11-MAY-94
To case officer	15-APR-94	Report deadline:	27-APR-94
Inspected by	22-APR-94	Agreed TD Ext:	
Extra contacts	29-APR-94	Case Officer:	
Report if not clear by	13-MAY-94		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		20 ~~14~~-APR-94	11 ~~05~~-MAY-94
Clerk to Moulton PC	0733 210404	13-APR-94	27-APR-94
Cllr J Clark	0406 370785	13-APR-94	20-APR-94
Cllr A E Naylor	0406 370323	13-APR-94	20-APR-94

L.C.C - No Objections /t as 20/4/94.

AN SMITH Dip TP MRTPI
or 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: H13/0348/94

Applicant: Mr & Mrs F H Burton
Quadra House
6 Manford Close
Moulton Seas End
Spalding Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Granny flat extension to existing house

Location: 6 Manford Close Moulton Seas End
Spalding Lincs

Type: FULL

Date received: 08-APR-94

13-APR-94

Dear Cllr A E Naylor

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is D M GEDNEY

As applications can be determined under delegated powers in many cases, please let me know by 20-APR-94 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

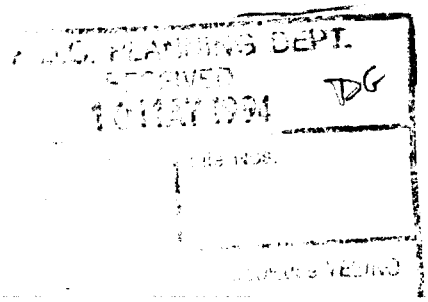
Cllr A E Naylor
161 Broad Lane
Moulton
Spalding Lincs
PE12 6PW

I request that this application be considered by Planning Committee, because

No objections

This was granted a few years ago

Signed: A E Naylor



1026

AN SMITH Dip TP MRTPI
[illegible]tor of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

Telephone: (0775) 761161
Fax: (0775) 710772

MOULTON PARISH COUNCIL
14 APR 1994
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/0348/94

Applicant: Mr & Mrs F H Burton
Quadra House
6 Manford Close
Moulton Seas End
Spalding Lincs

Agent: Loweth Cowling Design
4 Victoria Street
Holbeach
Spalding
Lincs

Description: Granny flat extension to existing house

Location: 6 Manford Close Moulton Seas End
Spalding Lincs

Type: FULL

Date received: 08-APR-94

13-APR-94

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 27-APR-94. 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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

S.H.D.C. PLANNING DEPT.
RECEIVED
27 APR 1994
DG

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed:

Date:- 20th April, 1994

IAN 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4145
Date received : 08-APR-94

Received from

F H & M K Burton

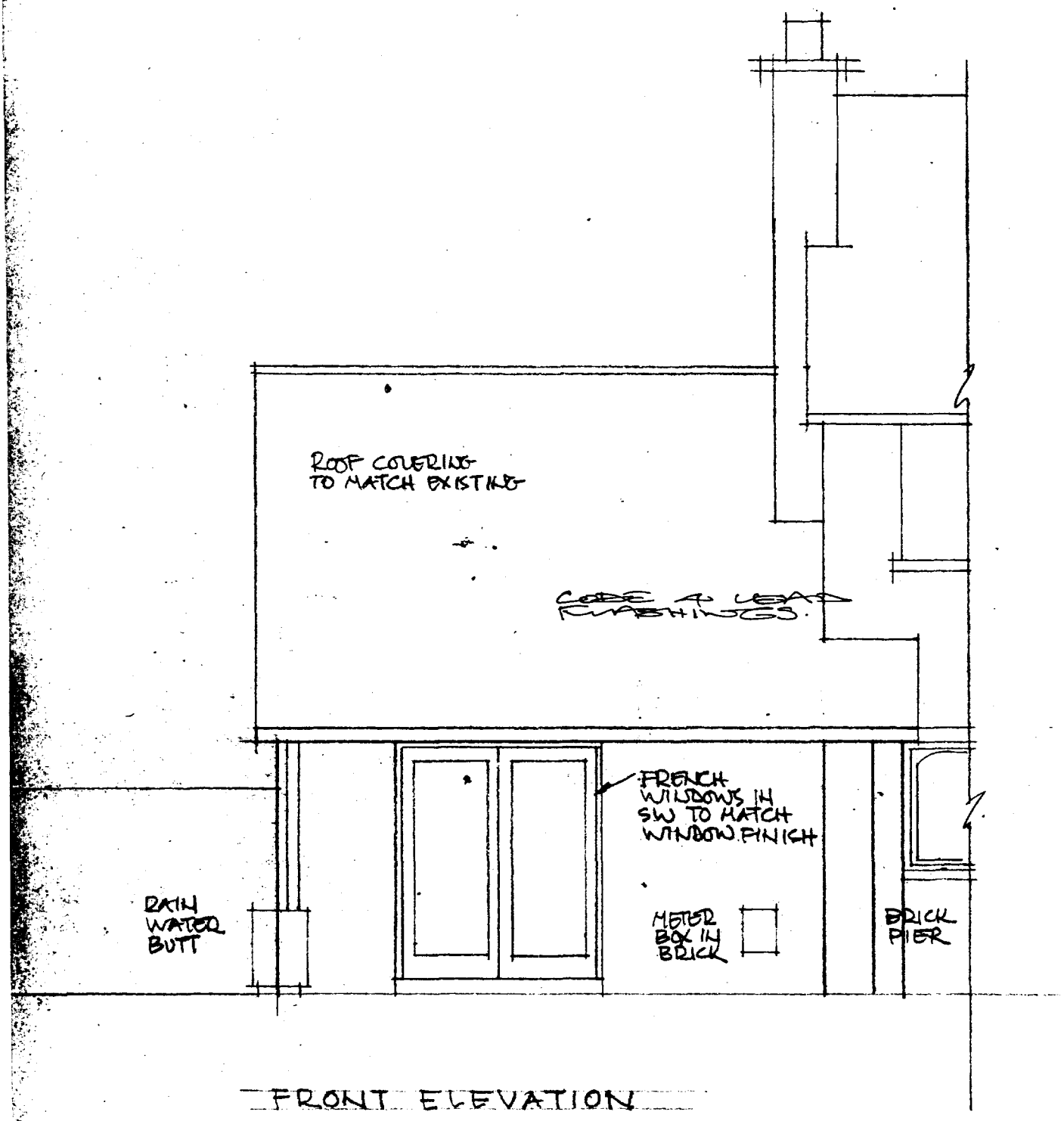
Address

Quadra House
6 Mawford Close
Moulton Seas End
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

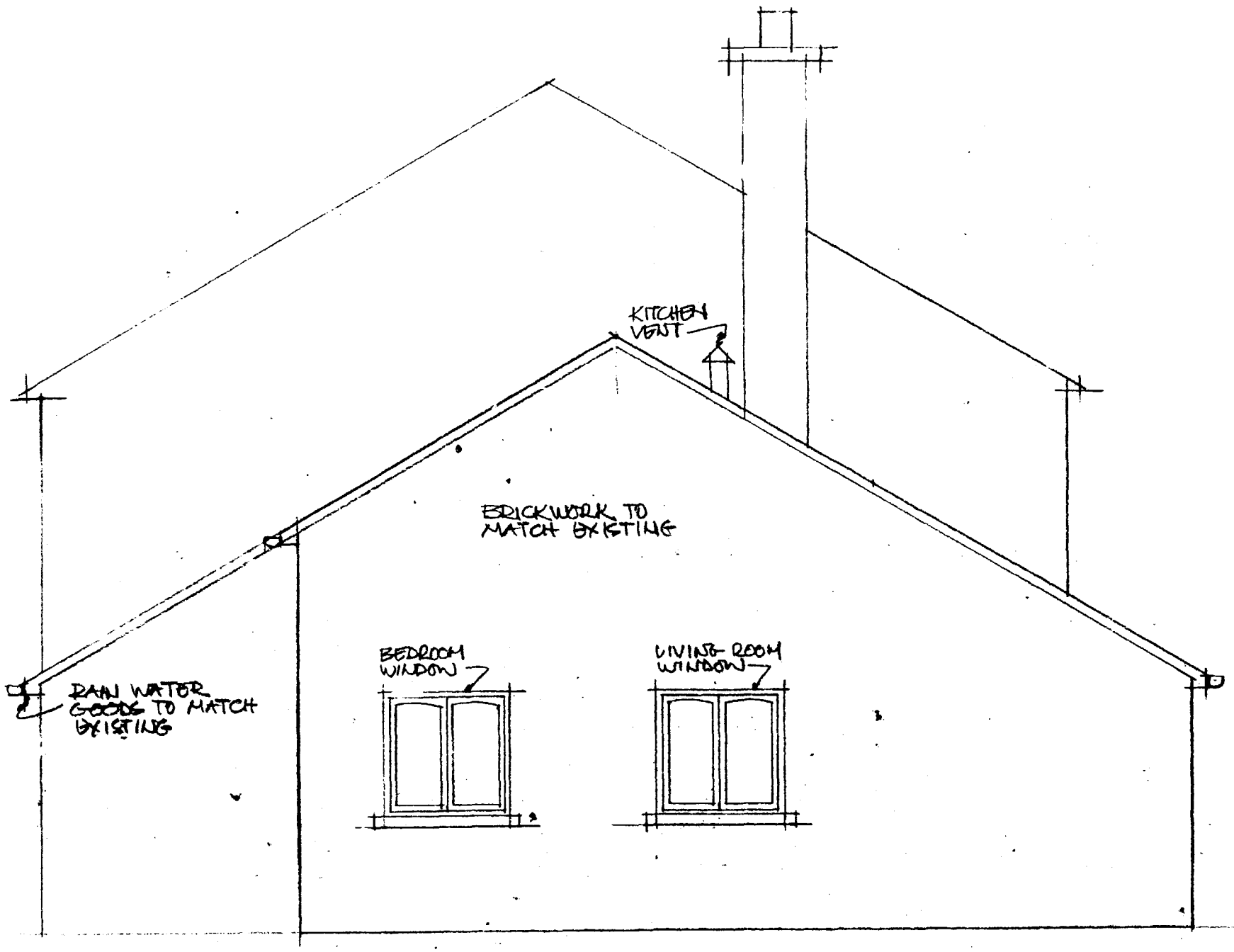
Signed.....K. Lowe....
(Authorised Collector)



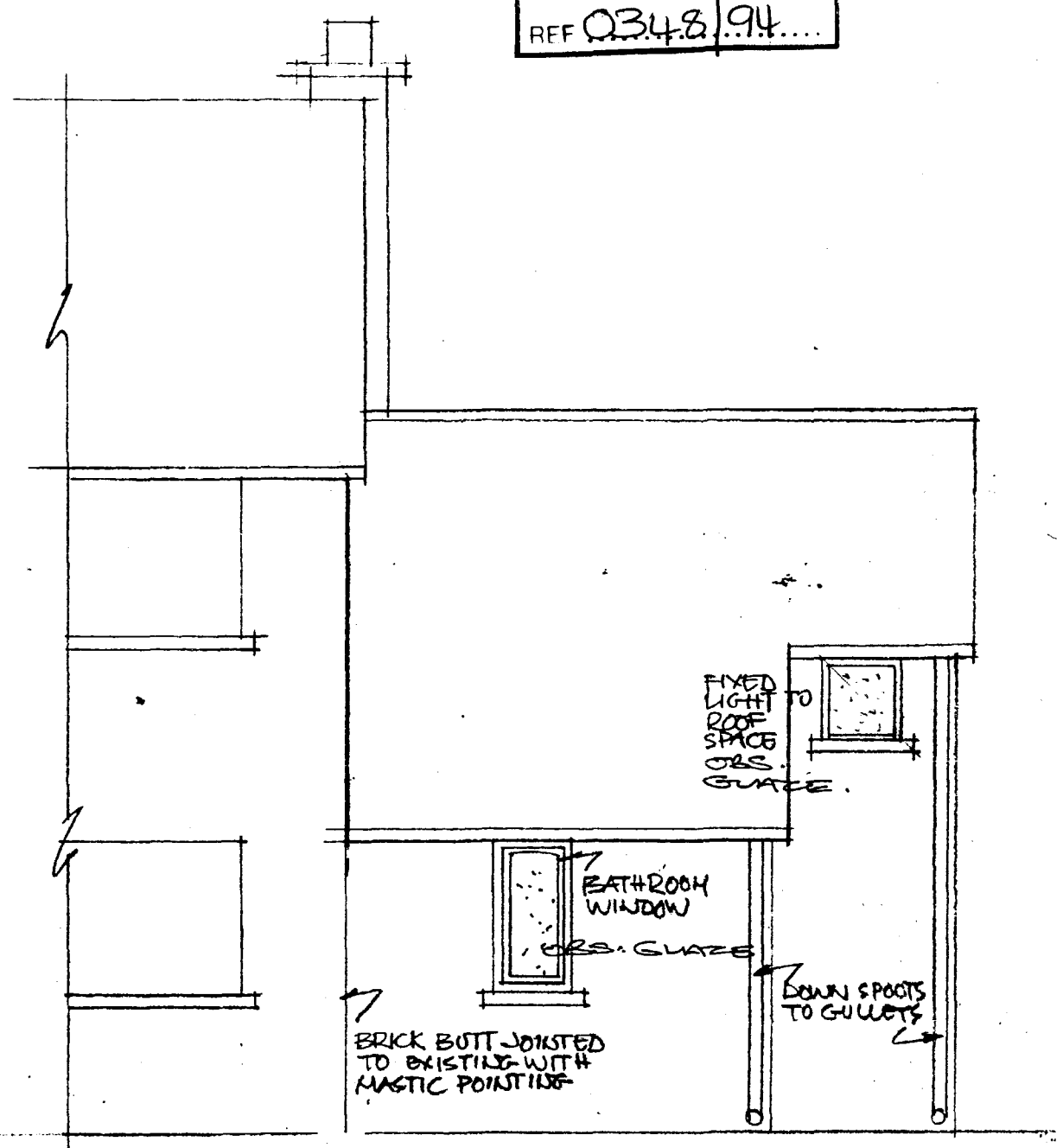
FRONT ELEVATION

DETERMINED
PLAN

SOUTH KESTEVEN
PLAN DEPT.
08 APR 1994
REF 0348/94



SIDE ELEVATION

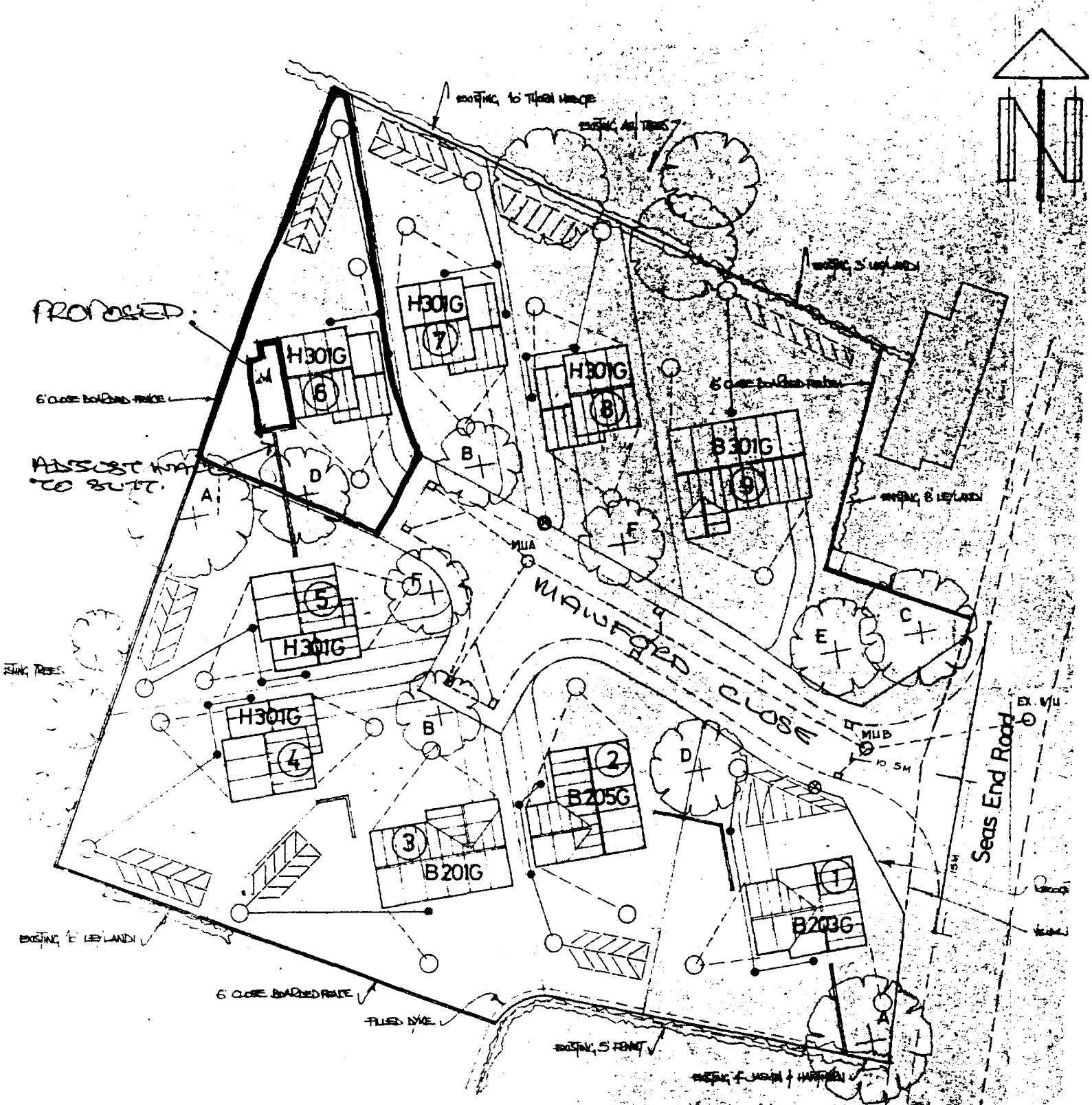


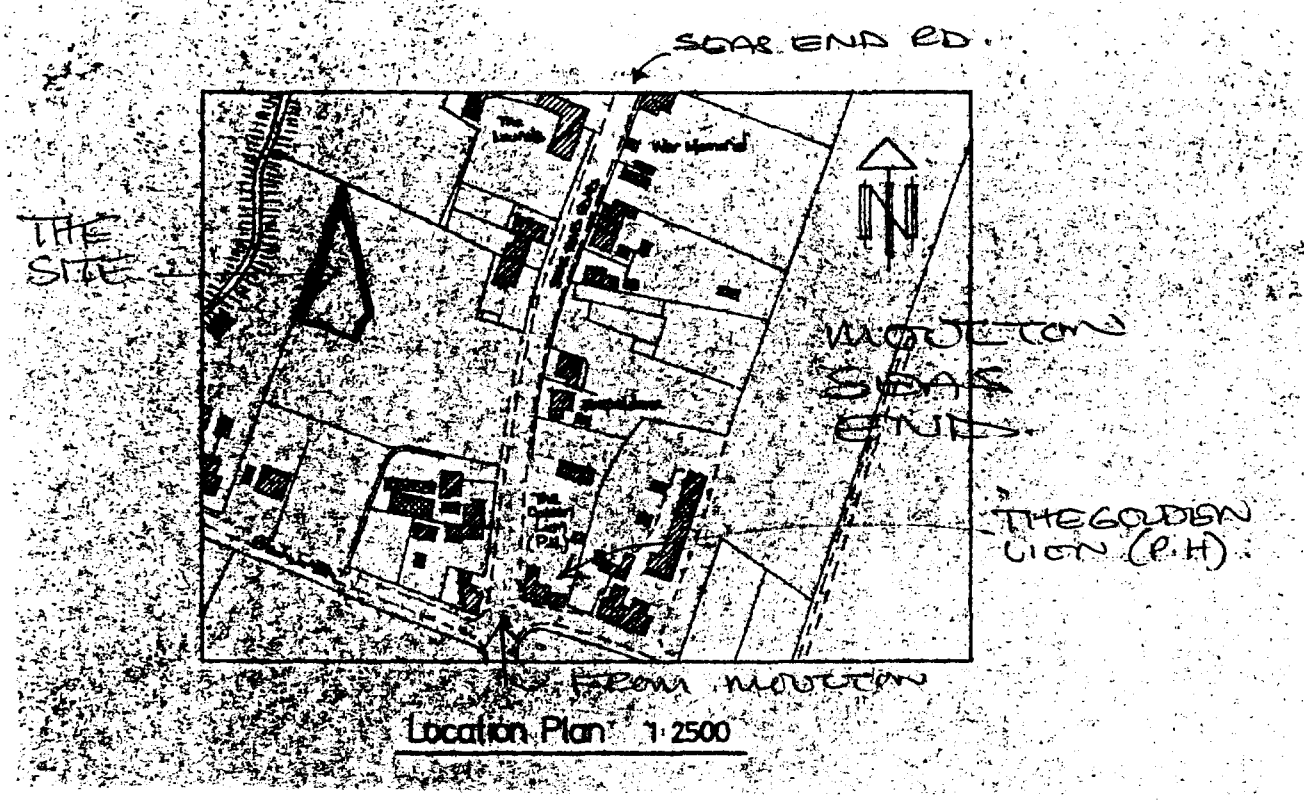
REAR ELEVATION

GRANNY ADDITION FOR
MR & MRS F H BURTON AT
6 MAWFORD CLOSE
MOULTON SEAS END
SPALDING LINCS

SCALE 1:50 MARCH '90

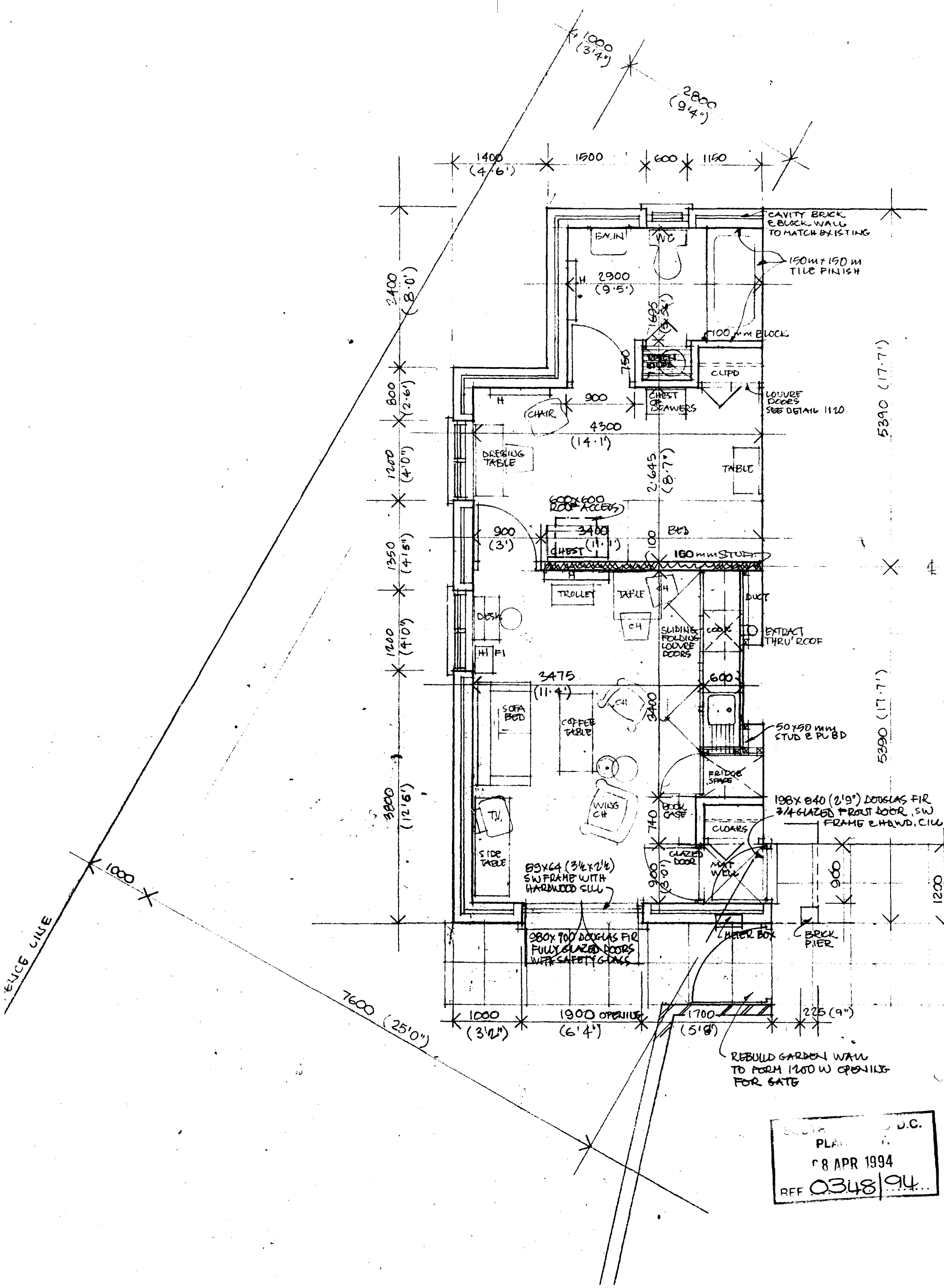
DETERMINED PLAN





SOUTH ... DC
PLAN ...
08 APR 1994
REF 0348/94

DETERMINED


1000 (3'4")
2800 (9'4")
1400 (4'6')
1500
600
1150
CAVITY BRICK & BLOCK WALL TO MATCH EXISTING
BASIN
WC
150mm x 150mm TILE FINISH
2400 (8'0')
H 2900 (9'5')
1695 (5'6")
100mm BLOCK
750
CUPD
LOUVRE DOORS SEE DETAIL 1120
800 (2'6')
H
CHAIR
900
CHEST OF DRAWERS
4300 (14'1')
5390 (17'7')
DRESSING TABLE
TABLE
1200 (4'0")
2.645 (8'7")
600x600 ROOF ACCESS
900 (3')
3400 (11'1')
CHEST
100
BED
180mm STUD
1350 (4'5")
TROLLEY
TABLE
CH
DUCT
DISH
SLIDING FOLDING LOUVRE DOORS
COOK
EXTRACT THRU' ROOF
H1 F1
1200 (4'0")
3475 (11'4")
600
SOFA BED
COFFEE TABLE
CH
3400
50x50mm STUD & PLBD
FRIDGE SPACE
3800 (12'6')
T.V.
WING CH
BOOK CASE
198x840 (2'9") DOUGLAS FIR 3/4 GLAZED FRONT DOOR, SW FRAME & HDWD. CILL
740
CLOAKS
SIDE TABLE
89x64 (3½x2½) SW FRAME WITH HARDWOOD CILL
GLAZED DOOR
MAT WELL
900 (3'0')
900
1200 (4'0")
980x900 DOUGLAS FIR FULLY GLAZED DOORS WITH SAFETY GLASS
METER BOX
BRICK PIER
1000 (3'2")
1900 OPENING (6'4")
1700 (5'8")
225 (9")
REBUILD GARDEN WALL TO FORM 1200 W OPENING FOR GATE
1000
7600 (25'0")
D.C.
PLA
8 APR 1994
REF 0348/94