SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/0516/93 Received:03-JUN-93 Type:FULL

Name: Mr & Mrs Crane
Sunset Cottage
Hall Gate
Moulton
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to dwelling to provide shower facility

Location : Sunset Cottage Hall Gate
Moulton 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.

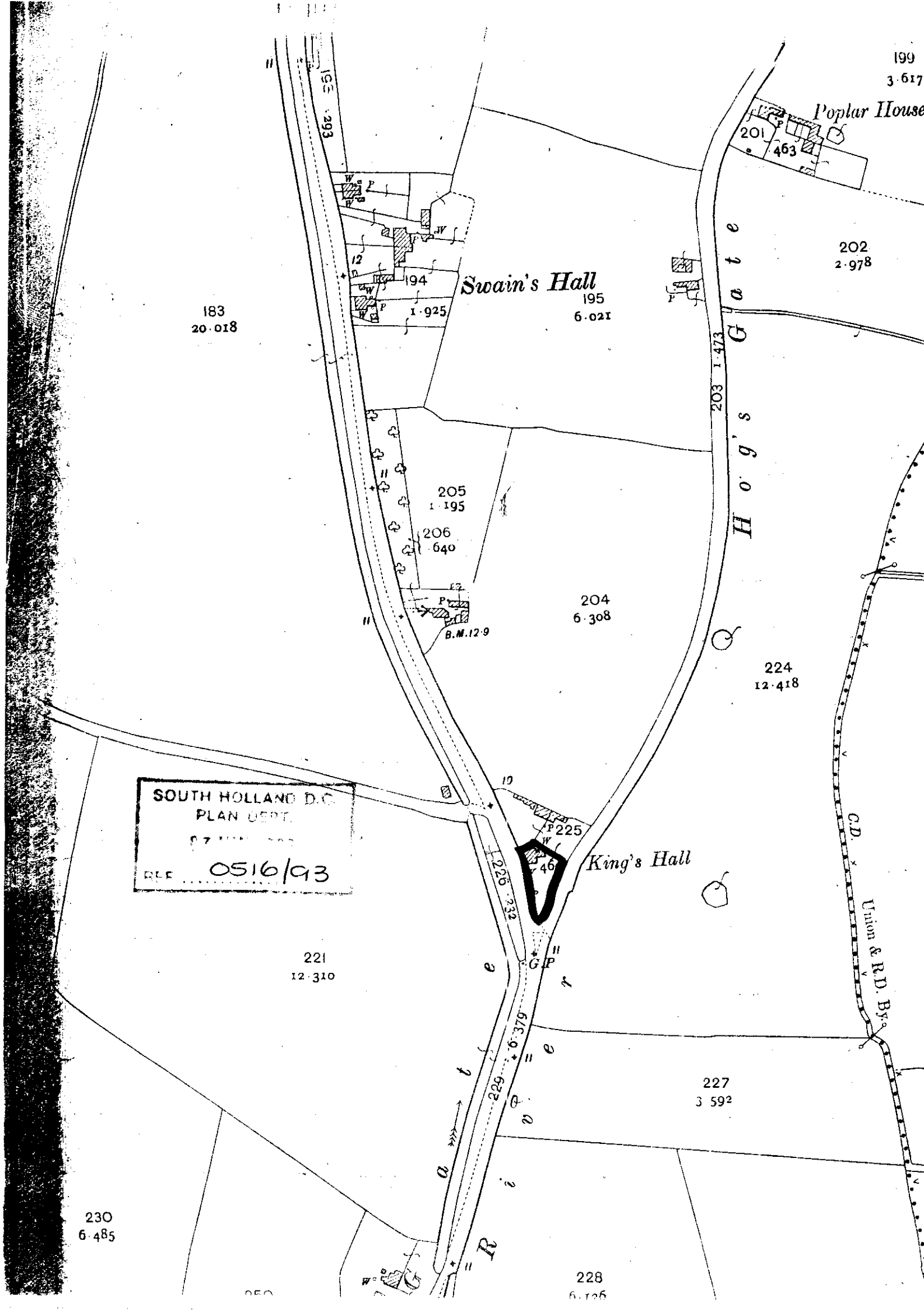
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
07-JUL-93 H13/0516/93

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)


Swain's Hall
King's Hall
Poplar House
Hog's Gate
River Ouse
C.D.
Union & R.D. By°
183
20·018
194
1·925
195
6·021
199
3·617
201
463
202
2·978
203
1·473
204
6·308
205
1·195
206
·640
224
12·418
221
12·310
225
46
227
3 592
228
230
6·485
B.M.12·9
SOUTH HOLLAND D.C.
PLAN DEPT.
RLE 0516/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/0516/93

Date Registered 03 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. CRANE
Sunset cottage HALLGATE
MOULTON
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EPDT MIDLANDS DESIGN ASSOC
"WILLOW LODGE"
HORSESHOE RD, SPALDING. LINCS
PE11 3JA.

Tel. No. 0775 767968

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Sunset cottage, HALL GATE, MOULTON, SPALDING. LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO DWELLING TO PROVIDE SHOWER FACILITY.

Please complete

Signed ..... Date 3-06-93

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.

Previous application No.

THE APPLICATION IS FOR THE SOLE BENEFIT OF AN AMBULANTLY DISABLED PERSON

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.**	

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 ..... (~~Applicant~~ / Agent) Date 3-06-93

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 3-06-93

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 .....

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. 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:	4.2	metres
(b) max. length:	4.5	metres
(c) max. width:	3.0	metres
D. Please state type and colour of materials for facing external walls:	LBC HEATHER FACING BRICK	
E. Please state type and colour of roofing materials.	MARLEY MENDIP - SMOOTH BROWN	
F. Has a survey of the site been undertaken? State Yes or No		

5. **GENERAL INFORMATION** Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site.

DOMESTIC

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?	EXTG UNAFFECTED BY THIS PROPOSAL	

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.

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Existing building to be demolished
Boundaries : Existing house painted with
Site Features : concrete interlocking tiles on roof.
leylandii along part of boundary

Inspected by DMG
Date 10/6

Site Notice posted by DMG
Date
Expiry 10/6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions DMG 3/7

Replacement of existing.
No objections in terms of appearance.
No neighbours materially affected.

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 DMG Date 5/7 6/7

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)~~

None.

DC INSTRUCTION SHEET

APPLICATION REF: H13/0516/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 Scale drawing.... Highway S/W.... Agric appraisal....

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

		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:

Case Officer DAVID GEDNEY

Senior Officer Confirmed ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ NIL

Receipt No

Date first Rec'd 03 JUN 1993

Registration

Reference H13/0516/93

Cross-Ref B13/0317/93

Date 4/6

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 £

Nil fee
Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 204 OS Plots
Grid ref 531020 322130

Ward L Parish MOULTON

Inside IBD NO 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 012762

Dist Bound

Other:

Planning Records:
Earlier apps 121/82
716/81
819/85

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

H13/0516/93

FULL

Applicant: Mr & Mrs Crane
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Extension to dwelling to provide shower facility

Location: Sunset Cottage
Hall Gate
Moulton
Spalding Lincs

Valid date:	03-JUN-93	Terminal date:	29-JUL-93
Target dates:		Target Committee:	13-JUL-93
To case officer	10-JUN-93	Report deadline:	29-JUN-93
Inspected by	17-JUN-93		
Extra contacts	24-JUN-93	Case Officer:	
Report if not clear by	08-JUL-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		10 11-JUN-93	01 02-JUL-93
Clerk to Moulton PC	0733 210404	08-JUN-93	22-JUN-93
Cllr J Clark	0406 370785	08-JUN-93	15-JUN-93
Cllr A E Naylor	0406 370323	08-JUN-93	15-JUN-93

L.C.C. – No objections JCB 10/6/93

B 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

MOULTON PARISH COUNCIL
9 JUN 1993
RECEIVED

SOUTH HOLLAND DISTRICT COUNCIL

C416

Application no: H13/0516/93

Applicant: Mr & Mrs Crane
Sunset Cottage
Hall Gate
Moulton
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to dwelling to provide shower facility

Location: Sunset Cottage Hall Gate
Moulton Spalding Lincs

Type: FULL

Date received: 03-JUN-93

08-JUN-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 22-JUN-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

Supported.

Signed:

Date 22nd June, 1993

S.H.D.C. PLANNING DEPT.
RECEIVED
28 JUN 1993

B[illegible]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: H13/0516/93

Applicant: Mr & Mrs Crane
Sunset Cottage
Hall Gate
Moulton
Spalding Lincs

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Extension to dwelling to provide shower facility

Location: Sunset Cottage Hall Gate
Moulton Spalding Lincs

Type: FULL

Date received: 03-JUN-93

08-JUN-93

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 15-JUN-93 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

S.H.D.C. PLANNING DEPT.
RECEIVED
25 JUN 1993

Attention of	File Nos.
DPO NPM	
DDPO BB	
JC AGP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	date

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

Support application to demolish present conservatory to be replaced by Larger one - for Easier access for Son in wheelchair making it more helpfull to get the disabled son to the Shower

Signed: A. E. Naylor.

East
Midlands
Design
Associates

ARCHITECTURAL DESIGN CONSULTANTS

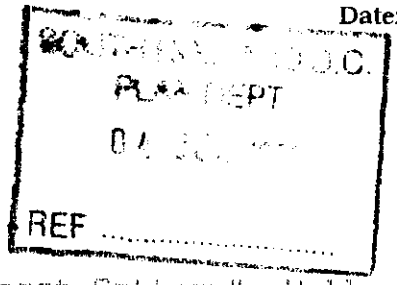
"Willow Lodge", Horseshoe Road, Spalding, Lincolnshire PE11 3JA
Telephone: (0775) 767968

Our Ref: 93/72

Your Ref:

Date: 04/06/93

South Holland District Council
Planning Dept
Council Offices
Priory Road
Spalding
Lincs



Dear Sir/Madam

Re : Extension to Dwelling at "Sunset Cottage", Hallgate, Moulton for Mr & Mrs M Crane.

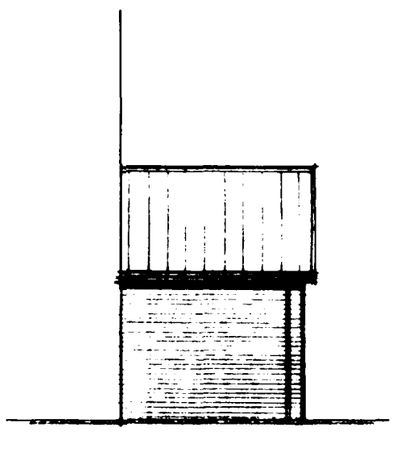
In reply to your request we confirm that the proposal is for the benefit of a disabled person.

The applicants' son is confined to a wheel chair and whilst toilet facilities are available on the ground floor the washing facilities are totally unsatisfactory. The purpose of the external door is to provide the son with as much freedom as possible.

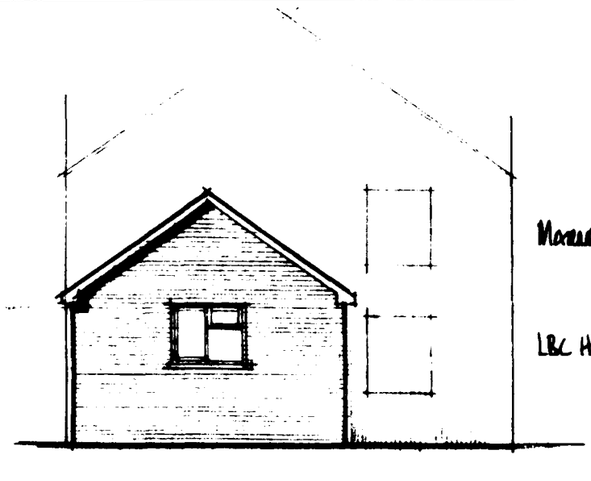
We trust that this meets with your approval.

Yours faithfully

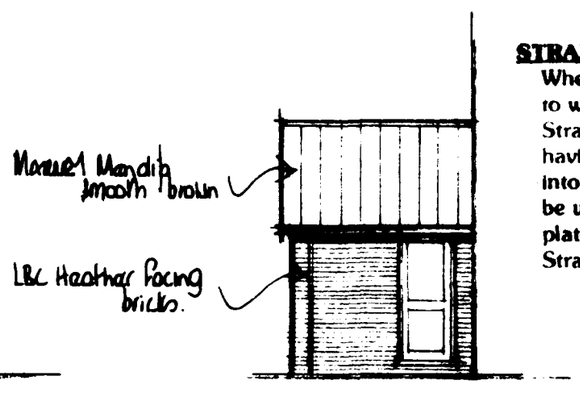
Andrew R Lowther



east



north

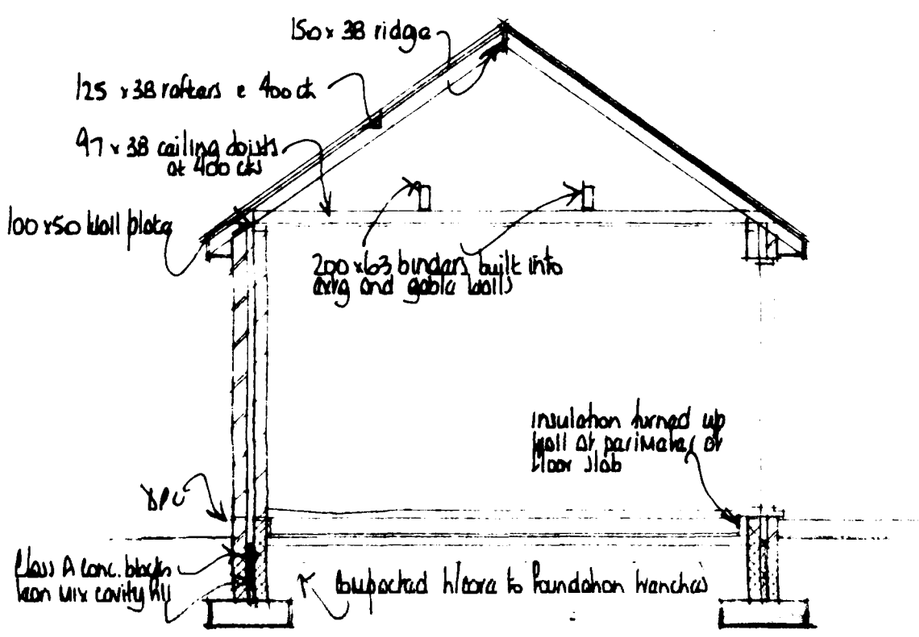


west

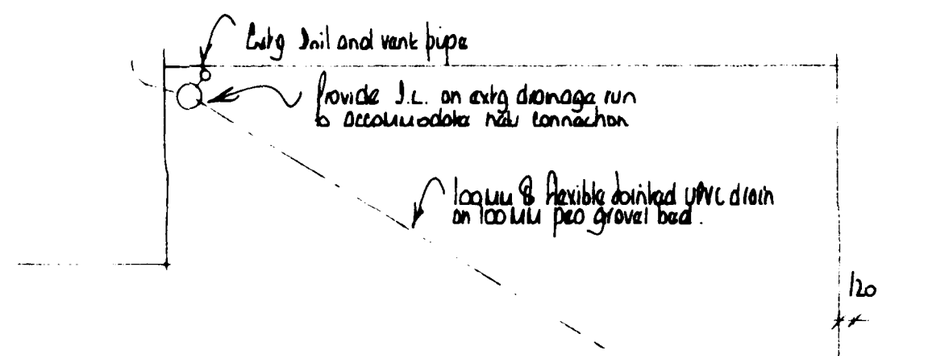
STRAPPING

Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.

Straps to be 30 x 6mm galv m.s.



section



Floor construction

Non slip tiles with waterproof adhesive on sand/cement screed with waterproof additive
100mm thk C15P oversite concrete.
1000g polythene dpc/vapour membrane lapped with dpc in walls
50mm thk flooring grade insulation. to be turned up at the perimeter of the floor.
25mm thk sand blinding
100mm thk. compacted hardcore.

ground floor

FOUNDATIONS

Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

WALL CONSTRUCTION

Below Ground

To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls

To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²°c.

DPC in Walls

To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.

LINTELS

Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over

WINDOWS/DOORS

To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000m².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

HOT WATER SYSTEMS

A room thermostat and thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

DRAINAGE

Surface

Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

Boulton & Paul window ref 210CV – lintel ref L1/S. 1500 long
" " " door fenestration ref FWS– " " L1/S 1200 "
door to client's choice.

SOUTH HOLLAND D.C.
PLAN DEPT.
03 JUN 1993
REF 0516/93

ROOF SPECIFICATION

Tiles

The roof is to be covered with tiles - as specified on elevation accord. with manufacturer's in

Battens

Approved quality tanal s/w ba are to be laid at a gauge to su fixed with 90 x 3.35mm wire should be at least 1.2m in len sufficient length to be support intermediately by at least 3 ra walls. Butt joints over interm should be staggered and the e

Underlay

Approved reinforced roofing f BS747, is to be laid over rafte at joins and secured with clou underlay should extend over f into the eaves gutter. Water fascia should be avoided, if ne continuous fillet to support th be provided.

Eaves

Eaves are to be formed with a and purpose made eave fillers the fascia board. Eave tiles m same pitch as the main body overhang the fascia by an am ensure that water discharges the gutter.

Verges

Verges are to be formed with asbestos cement strip onto wh tiles which form the verge pro 50mm over gables/bargeboar

Ridge

The ridge is to be covered wit [redacted] butt joints. Provision must be the two end tiles at each gabl length of batten at the apex o adjacent trusses. A nail is the batten and the ridge wired to

Abutments

The tiling is to be cut closely weathered by Code 4 lead fl over the tiles and up the abu 150mm.

Mortar

All bedding mortar is to consi sand to 1 part Portland cemen struck off to give a smooth fa one operation.

Insulation

To be min. 150mm glassfibre

Ceilings

12.7mm foil backed plasterb accordance with manuf. instr necessary noggins, and finish finish in accord. with client's

Ventilation

Provide a 10mm continuous insect proof gauze, to the so ventilation to the roof space.

Rainwater Goods

Supply and fix 103mm PVC with all necessary brackets, etc..

Supply and fix 64mm PVC d clipped to walls @ 1800mm necessary offsets, swanneck and taken into 100mm dia. base.