SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H13/1190/92 Received:26-NOV-92 Type:FULL

Name: Mr & Mrs P Denney
Windsigh Cottage
54 Church Lane
Moulton
Spalding, Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Conversion of detached garage to self-contained domestic annexe.
Location : Windsigh Cottage 54 Church Lane
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.

2 The development hereby permitted 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 annexe would be unacceptable as an independant dwelling since it would constitute an undesirable form of backland development and also a sub-standard unit of living accommodation in terms of shared residential amenity and access/parking with the existing dwelling.

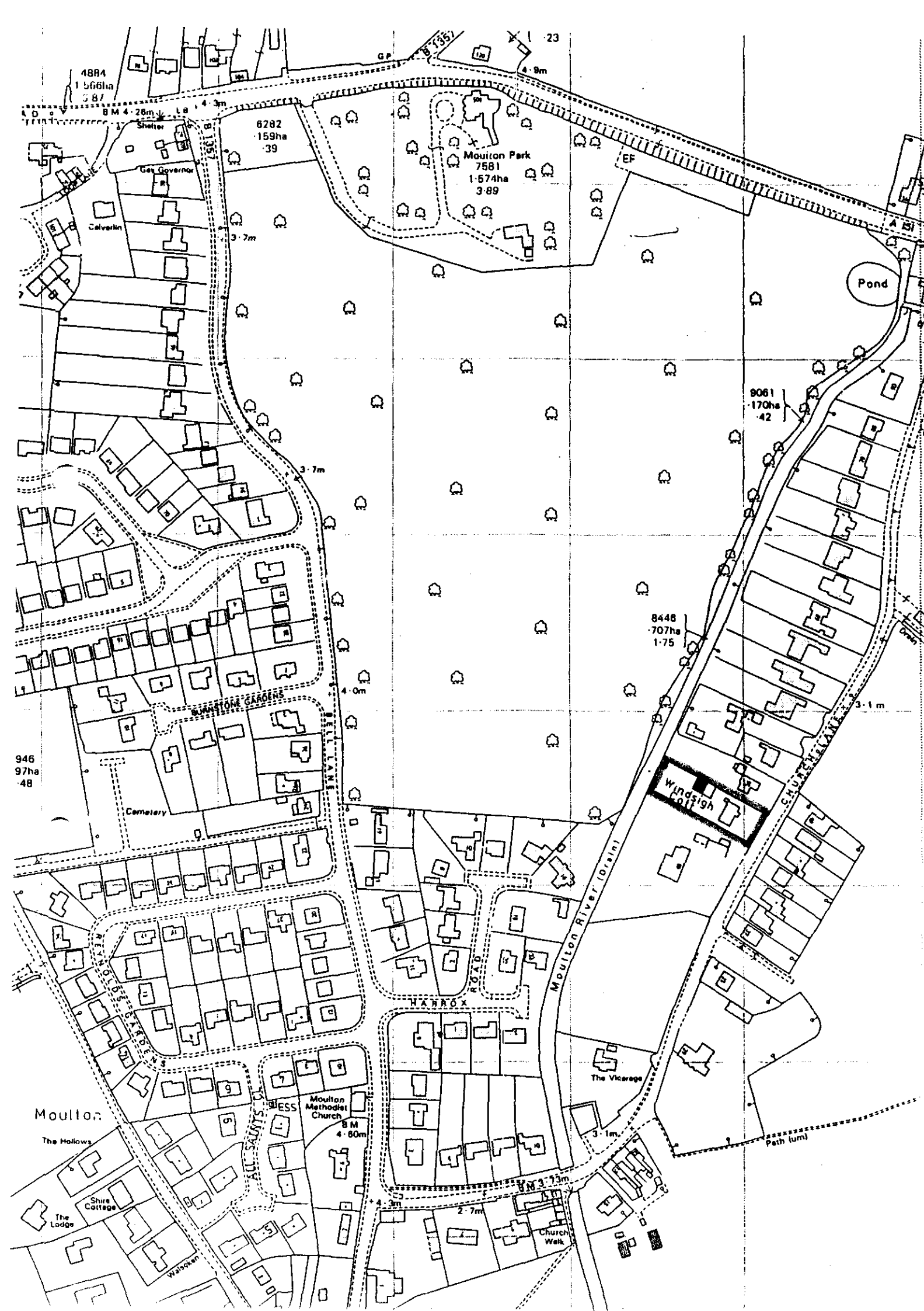
Your attention is drawn to the existence of a Section 106 agreement regulating the development hereby permitted.

Director of Planning and Building Control Services
14-MAY-93 H13/1190/92

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)



4884
1·566ha
·87
B M 4·28m
Shelter
Gas Governor
Calverlin
6282
·159ha
·39
Moulton Park
7581
1·574ha
3·89
EF
Pond
9061
·170ha
·42
8446
·707ha
1·75
Drain
3·1 m
Windsigh Cott
CHURCH LANE
Moulton River (Drain)
BURNSTONE GARDENS
BELL LANE
Cemetery
946
97ha
·48
REYNOLDS GARDENS
HARROX ROAD
ALL SAINTS CL
ESS
Moulton Methodist Church
B M 4·60m
Moulton
The Hollows
Shire Cottage
The Lodge
Walsoken
The Vicarage
Church Walk
Path (um)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H13/1190/92

Date Registered 13 NOV 1992

SUPERSEDED 26/1/93

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr and Mrs P Denney
Windsigh Cottage
54 Church Lane
Moulton, Nr Spalding

Tel. No.

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

John D Lynch Partnership
65 Pinchbeck Road
Spalding PE11 1QF

Tel. No. 0775 724187

(Personal contact name) Mr A M Wright

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Windsigh Cottage, 54 Church Lane, Moulton, Nr Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Conversion of Garage into additional Living Accommodation

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Signed pp John D Lynch Partnership

Date 13th November 1992

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:	N/A sq. metres
B. Please state size of any new structure:- (a) max. height:	N/A metres
(b) max. length:	metres
(c) max. width:	metres
C. Please state type and colour of materials for facing external walls:	Red multi-facings to match existing
D. Please state type and colour of roofing materials.	N/A
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.

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?

Existing drive and car port

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	As existing
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 pp John D Lynch Partnership (Applicant / Agent) Date 13.11.92

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 pp John D Lynch Partnership (Applicant / Agent) Date 13.11.92

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

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other Proposing a garage/store. Located in rear garden. 1m Post + rail fence on southern boundary. Large house to S. 1m fence on northern. House to W.

Inspected by DMG
Date 4/12

Notice posted by DMG
Date 4/12

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 5/1

Previously a domestic garage/store.
Acceptable in terms of appearance.
Neighbours not materially affected in my opinion.
Overall acceptable subject to condition stating that it shall only be used as an annexe and not as an independent dwelling.

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 [illegible] 5/1

Case Officer Recommendation

~~Approve~~ Refuse

Signed P.A. Cahey

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

(1) The development hereby permitted shall be used only occupied in conjunction with the existing dwelling, and shall not be used as a separate unit of living accommodation.

(2) SC24

Reason

(1) The ~~development~~ annexe would be unacceptable as an independent dwelling since it would constitute an undesirable form of backland development and also a sub-standard unit of living accommodation in terms of shared (private) amenity and access/parking with the existing dwelling.

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: Amend description to provide for "Conversion of detached garage to self-contained domestic annexe" JB.

Senior Officer authorised: ..... **Sent:** .....

Revalidation after Direction

Information satisfactory/unsatisfactory **Signed:** .....

Further direction: Precise details:

Amended description:

New valid date: 26.11.92

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

DAVID GEDDES

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 110

Receipt Issued P1924

Date first Rec'd 13 NOV 1992

Registration

Reference H13/1190/92

Cross-Ref 775/92

Date 16/11

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 110

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 167

OS No's

Grid ref 5 30960 3 24450

Ward L

Parish MOULTON

TR Rural
TR Bypass
Level Cross
Footpath

CA YES
LB —
TPO —

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

273/87
655/84
947/84

B Reg Records: 0124981
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: H13/1190/92 Type: FULL

Applicant: Mr & Mrs P Denney
Tel:

Agent: John D Lynch Partnership
0775 724187

Description: Conversion of detached garage to self-contained domestic annexe.

Location: Windsigh Cottage
54 Church Lane
Moulton
Spalding Lincs

Valid date: 26-NOV-92
Target dates:
To case officer 03-DEC-92
Inspected by 06-DEC-92
Extra contacts 10-DEC-92
Report if not clear by 31-DEC-92

Terminal date: 21-JAN-93
Target Committee: 05-JAN-93
Report deadline: 22-DEC-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Convert to dwellings
Listed building:
Conservation Area: MOULTON

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Moulton PC	0733 210404	01-DEC-92	15-DEC-92
Cllr J Clark	0406 370785	01-DEC-92	15-DEC-92
Cllr A E Naylor	0406 370323	01-DEC-92	15-DEC-92
Site/Press Advert CSA		~~04~~-DEC-92	~~25~~-DEC-92

L.C.C - No objections to CB 3/12/92

MEMORANDUM

FROM: The Director of Administration

TO: Director of Planning & Building Control Services

OUR REF: PC/JF/PL.674

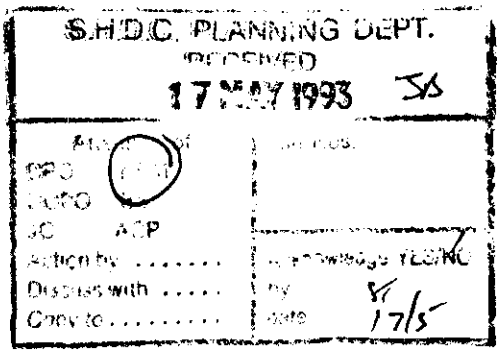
YOUR REF:

DATE: 14th May 1993

SUBJECT: PLANNING APPLICATION NO. H13/1190/92: WINDSIGH COTTAGE, 54 CHURCH LANE, MOULTON (DENNEY)

Would you please note that the Planning Obligation relating to the above has now been completed and a copy is enclosed for your records. Would you please arrange to release the planning permission as soon as possible.

Director of Administration



SOUTH HOLLAND DISTRICT COUNCIL

MEMORANDUM

From: G Smith
Planning and Building
Control Services

To: P Cleghorn
Administration Dept.

Our Ref: GS/JJ H13/1190/92

Your Ref:

Date: 25 Jan 1993

H13/1190/92 - MR AND MRS P DENNEY
CONVERSION OF DETACHED GARAGE TO SELF CONTAINED DOMESTIC ANNEXE, WINDSIGH COTTAGE, 54 CHURCH LANE, MOULTON.

With reference to the above it has been decided under delegated powers that the above be authorised subject to the applicant first entering into a Planning Obligation under the provisions of Section 106.

The agreement is to ensure the development will be used and occupied in conjunction with the existing dwelling and not as a separate unit of living accommodation.

In order that you may prepare the necessary documentation, please find enclosed the following information:-

1) Six 1:2500 site location plans indicating the curtilage of the site, the subject of the Agreement, edged red with the surrounding land which it is to be used and occupied in conjunction with, edged blue.

2) A copy of the planning application form.

3) Confirmation that the applicant is willing to enter into the Agreement.

G Smith
Technical Assistant

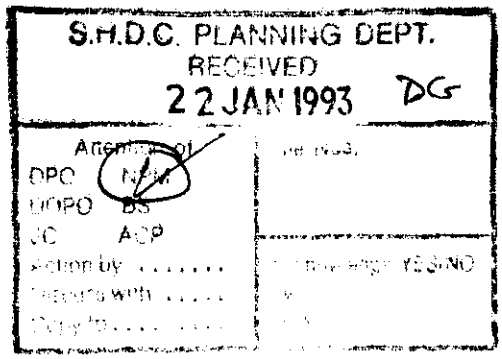
Encs.

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/EE/1183
Your Ref: DMG/JP/H13/1190/92

21st January 1993

South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding



Attn Mr N Midlen

Dear Sirs

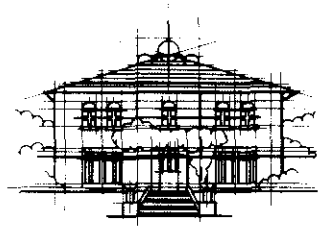
Planning Application H13/1190/92

We acknowledge receipt of your letter dated the 20th January 1993 in respect of the above application.

My client has been consulted and has no objection to entering a Section 106 Planning Obligation in respect of this conversion. We therefore look forward to completion of the Planning process.

Yours faithfully
pp John D Lynch Partnership

John D Lynch



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QE.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

F.A.O. Mr A Wright

Mr D M Gedney

DMG/JP/H13/1190/92

AMW/EE/11834

20 January, 1993

Dear Sirs

Planning Application H13/1190/92 - Conversion of detached garage to self-contained domestic annexe, Windsigh Cottage, 54 Church Lane, Moulton

I refer to the above planning application recently submitted by yourselves on behalf of Mr & Mrs P Denney.

Prior to a decision being made, could you please confirm (or otherwise) that your clients are prepared to enter into a Section 106 planning obligation to ensure that the development hereby permitted will be used and occupied in conjunction with the existing dwelling and not as a separate unit of living accommodation.

I look forward to your response in respect of the above within the next 10 days, therefore, so that I am in a position to proceed with the application.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

E 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

MOULTON PARISH COUNCIL
2 DEC 1992
RECEIVED

S.H.D.C. PLANNING DEPT.
RECEIVED
31 DEC 1992 DG

File Nos.

9491
24

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1190/92

Applicant: Mr & Mrs P Denney
Windsigh Cottage
54 Church Lane
Moulton
Spalding, Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Conversion of detached garage to self-contained domestic annexe.

Location: Windsigh Cottage 54 Church Lane
Moulton Spalding Lincs

Type: FULL

Date received: 26-NOV-92

01-DEC-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 16-DEC-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 Moulton PC
75 Postland Road
Crowland
Peterborough
PE6 0JB

FOR PARISH COUNCIL USE ONLY

Comments:

The Council supports the application.

Signed: [signature]

14th December, 1992

DPC

SOUTH HOLLAND
Internal Drainage Board

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

DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1190/92/JAM **Your Ref.** AMW/EE/1183 **Date** 25 November 1992

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. DENNY
CONVERSION AND EXTENSION TO GARAGE - 54 CHURCH LANE, MOULTON

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.

As I am sure your clients will be aware, the watercourse along the sites Western boundary is my Board's Moulton River 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 proposed works conform with my Board's requirements but I must be informed when works are due to commence in order the clearance can be verified on site.

I understand roof water disposal will be via existing gutters and soakaways which I would suggest are checked for capacity to ensure they will be adequate for the additional run-off.

In the eventuality that roof water soakaways are not to be utilised, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

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 Ebsy

ENGINEER TO THE BOARD

John D. Lynch Partnership,
Mercia Lodge,
Pinchbeck Road,
Spalding,
Lincs. PE11 1QF

B 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

SHDC PLANNING DEPT
REC'D 1 DEC 1992 DG

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1190/92

Applicant: Mr & Mrs P Denney
Windsigh Cottage
54 Church Lane
Moulton
Spalding, Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Conversion of detached garage to self-contained domestic annexe.

Location: Windsigh Cottage 54 Church Lane
Moulton Spalding Lincs

Type: FULL

Date received: 26-NOV-92

01-DEC-92

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 11-DEC-92 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

[redacted]

Permanent Building is already there, -
I support application

Signed: A E Naylor

SOUTH HOLLAND
PLAN DEPT
REC

PLANNING APPLICATION

Notice is hereby given that application has been made to the Council in respect of the following:

PROPOSAL IN CONSERVATION AREAS

The proposal may affect the character or appearance of the Conservation Area of MOULTON .

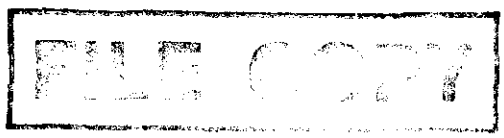
Reference No: H13/1190/92
Description: Conversion of detached garage to self-contained domestic annexe.

Location: Windsigh Cottage
54 Church Lane
Moulton
Spalding Lincs

Applications and plans showing the proposal(s) may be seen during office hours at the Planning Department, Council Offices, Priory Road, Spalding. Any observations should be sent to me by 25-DEC-92 quoting the above reference number.

B Smith
Director of Planning and Building Control Services

04-DEC-92



SOUTH HOLLAND DISTRICT COUNCIL

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

AMW/EE/1183

24th November 1992

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

Attn Mrs Maxwell

Dear Sirs

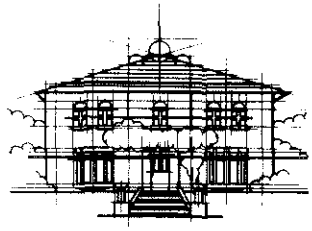
Ref: H13/1190/92 - Mr and Mrs Denney

Further to your letter dated 20th November 1992, we enclose four revised copies of the planning application form amending the description of the proposed development, together with the copy of your letter - as requested.

Yours faithfully
pp John D Lynch Partnership

Andrew M Wright

SOUTH HOLLAND D.C.
PLAN DEPT
26 NOV 1992
REF .....



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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H13/1190/92

Applicant: Mr & Mrs P Denney
Windsigh Cottage
54 Church Lane
Moulton
Spalding, Lincs

Agent: John D Lynch Partnership
65 Pinchbeck Road
Spalding
Lincs
PE11 1QF

Description: Conversion of garage into additional living accommodation

SOUTH HOLLAND D.C.
PLAN DEPT
26 NOV 1992
REF.....

Location: Windsigh Cottage
54 Church Lane
Moulton
Spalding Lincs

Type: FULL

Date received: 13-NOV-92

20-NOV-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands.

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

Amend description to provide for "Conversion of detached garage to self-contained domestic annexe".

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

JDL/EE/1193

17th November 1992

Mrs Maxwell
South Holland District Council
Planning Department
Council Offices
Priory Road
Spalding
Lincs

Dear Mrs Maxwell

Ref: H13/1190/92 - Mr and Mrs Denney

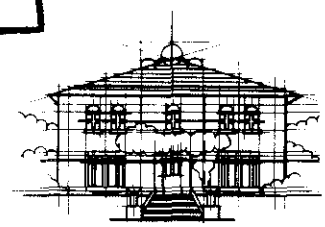
Further to my telephone conversation with you, I am writing to confirm that the purpose of the conversion of the garage is to extend the living accommodation of the existing house for the purpose of Mr and Mrs Denney's son's occupation when he is at home. This living accommodation will be an integral part of the existing dwelling and there is no intention to separately service this accommodation.

Regarding the other matter, we now enclose four copies of the block plan outlined in red as requested.

Yours sincerely
pp John D Lynch Partnership

John D Lynch

SOUTH HOLLAND D.C.
PLAN DEPT
18 NOV 1992
REF .....1190/92.....



MERCIA LODGE, PINCHBECK ROAD,
SPALDING, LINCOLNSHIRE PE11 1QF.
TELEPHONE 0775 724187, FACSIMILE 0775 762212
John D. Lynch, Dip Arch (Dundee) ARIBA, Partner.
Trevor A. Clay, RIBA Associate.

JOHN D LYNCH
partnership
CHARTERED
ARCHITECTS

AMW/EE/1183

13th November 1992

South Holland District Council
Planning and Building Control Dept
Council Offices
Priory Road
Spalding

Dear Sirs

Conversion of Garage into additional Living Accommodation,
Windsigh Cottage, 54 Curch Lane, Moulton - Mr & Mrs P Denny

We wish to make the following applications for Planning Permission and Building Regulation Approval in respect of the above, and enclose the following:

1. Planning Application

a) 4 copies of Planning Application forms
b) 4 copies of drawings numbered 1183/AS1 and AB1
c) Cheque for fees in the sum of £110.00

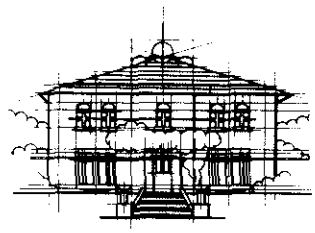
2, Building Regulations Approval Application

a) 1 copy of Application form
b) 4 copies of drawings numbered AS1 and AB1
c) Cheque for fees in the sum of £12.92

Yours faithfully
pp John D Lynch Partnership

SOUTH ... D.C.
13 NOV 1992
1190/92

Andrew M Wright



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Trevor A. Clay, RIBA Associate.

SOUTH HOLLAND DISTRICT COUNCIL

DEED

Creating Planning Obligation

under Section 106 of the

Town and Country Planning Act 1990

between

SOUTH HOLLAND DISTRICT COUNCIL

and

PETER DENNEY

and

IDA ELIZABETH DENNEY

and

MIDLAND BANK Plc

re

Conversion of detached garage
to self contained domestic annexe,
land at Windsigh Cottage,
Church Lane, Moulton.

I hereby certify that this
is a true copy of the
Planning Obligation relating
to land at Windsigh Cottage,
Church Lane, Moulton.

.....

Director of Administration

THIS DEED is made the 14th day of May One thousand nine hundred and ninety-three BETWEEN THE SOUTH HOLLAND DISTRICT COUNCIL of Council Offices Priory Road Spalding in the County of Lincolnshire (hereinafter called "the Council") of the one part PETER DENNEY AND IDA ELIZABETH DENNEY of Windsigh Cottage 54 Church Lane Moulton in the County of Lincoln (hereinafter called "the owners") of the second part and MIDLAND BANK PLC whose registered office is situate at EC2P 2EX Poultry London ~~41 Silver Street Head Sheffield S1 3GG~~ (hereinafter called "the Bank") of the third part

RECITALS

(1) The Council is the local planning authority for the area within which the land described in the First Schedule ("the Land") is situated

(2) The Owners are the owners in fee simple in possession (free from incumbrances) of the Land subject to a mortgage dated 20th August 1990 in favour of the Bank

(3) The Owners have by application by their agents dated the twenty fourth day of November one thousand nine hundred and ninety two applied to the Council for planning permission for the conversion of a detached garage on the land shown coloured red on the plan annexed hereto to a self contained domestic annexe in accordance with the plans and particulars supplied therewith under planning reference H13/1190/92 ("the Development")

(4) The obligation created by this Deed is a planning obligation for the purposes of section 106 of the Town and Country Planning Act 1990.

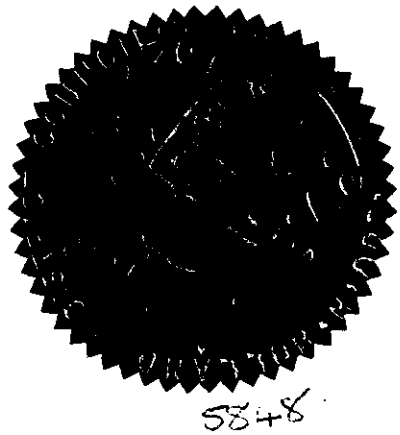
(5) The Council has decided to grant conditional planning permission for the Development subject to the creation of this obligation without which planning permission for the Development would not have been granted.

(6) The Council is the local planning authority by whom the planning obligation is enforceable.

THE COMMON SEAL of THE SOUTH)
HOLLAND DISTRICT COUNCIL was)
hereunto affixed in the presence of)

A M Nattrass
Chairman of the Council

Director of Administration



SIGNED AS A DEED by the said
PETER DENNEY

in the presence of:-

Witness MARGERY M. WILKINSON

Address Abbey Fields, The Close,
Crowland, Peterborough.

Occupation Secretary.

SIGNED AS A DEED by the said
IDA ELIZABETH DENNEY

in the presence of:-

Witness MARGERY M. WILKINSON

Address Abbey Fields, The Close,
Crowland, Peterborough.

Occupation Secretary.

NOW THIS DEED made in pursuance of section 106 of the Town and Country Planning Act 1990 WITNESSETH as follows

1. The Owners hereby agree to enter into the planning obligation specified in the Second Schedule hereto

2. This planning obligation is a local land charge and shall be registered as such

3. The expressions "the Council" "the Owners" and "the Bank" shall include their successors in title.

IN WITNESS whereof the parties hereto have executed this Deed the day and year first before written

FIRST SCHEDULE

(Details of "the Land")

The land situate at Windsigh Cottage, 54 Church Lane, Moulton shown edged blue on the plan attached hereto

SECOND SCHEDULE

(The Planning Obligation)

The Owners with the consent of the Bank evidenced by its execution hereof hereby covenant with the Council that the Development shall not at any time be occupied as a separate unrelated dwelling to Windsigh Cottage but shall permanently remain part of and within the curtilage of the land

SIGNED AS A DEED AND DELIVERED by)
[redacted] as the Attorney and on behalf)
of Midland Bank Plc in the presence of:-)

JENNIFER BURTON
MIDLAND BANK PLC
[illegible]

BANK OFFICIAL

...aregless quilt, 15 mm

...ass quilt between ceiling

Gypsum skim.

...ts with min. 150 mm
...s. Lintels to be installed
...ations.

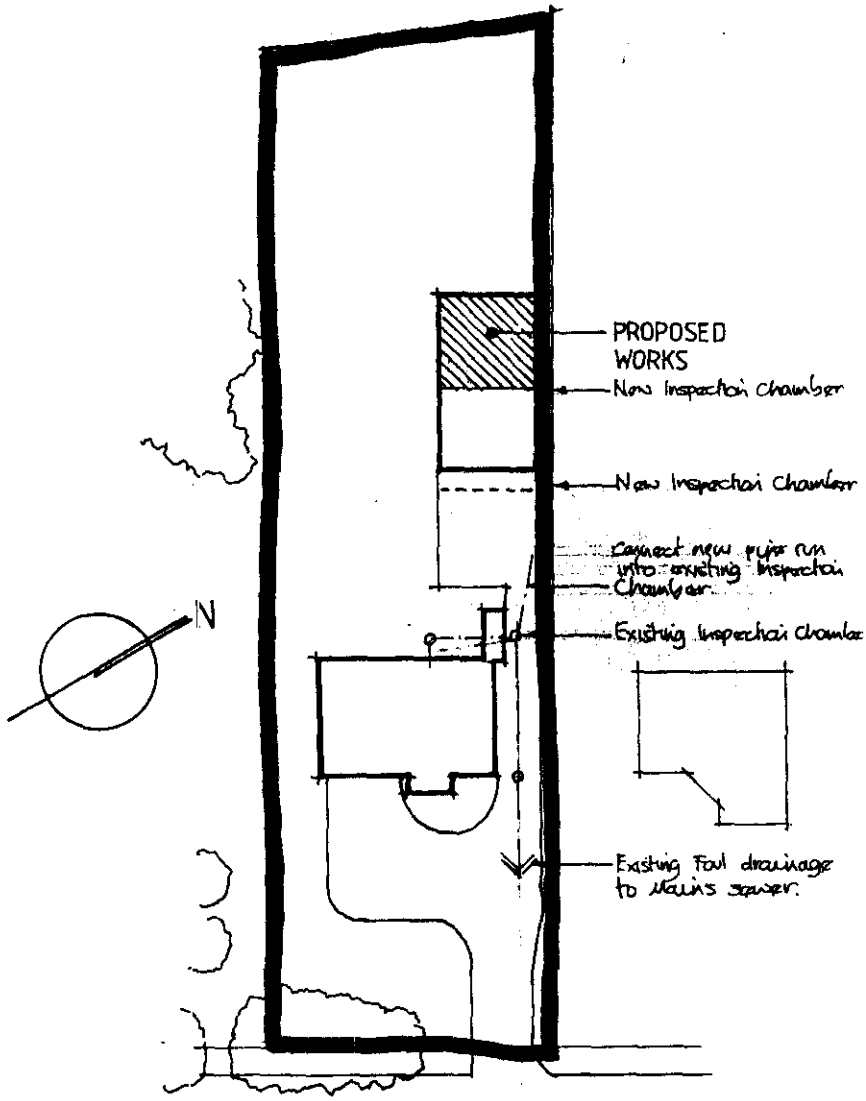
...to give 4000 mm²

...ust be laminated or

... capable of extracting at
... be operated intermittently.
...pable of 30 litres / sec.
...tently during cooking.

...U of 1:60 on main
...lar material to be
...0 mm wide each side
... mm compacted
...rers recommendations.
...y relieving arches or
...led opening to give 50mm
...h rigid sheet material
... pass under buildings
...d backfill up to the
... accordance with
... not under a road
...have concrete paving
... mm of granular
... underside of the slabs.
... area and have less
... should be used

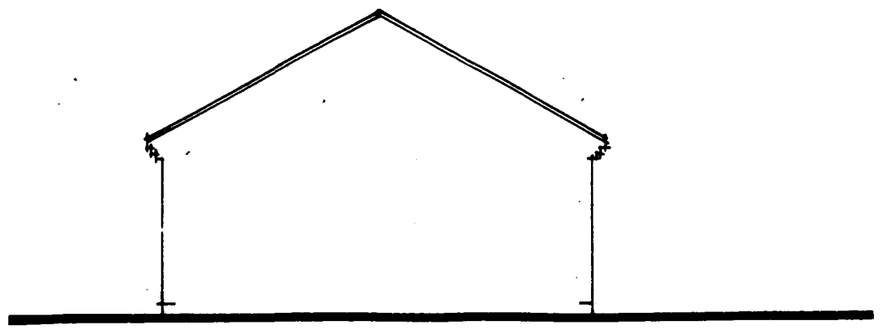
...versal, fitted with
...a 100 mm bed of
...rs to have 150 mm
... frame.



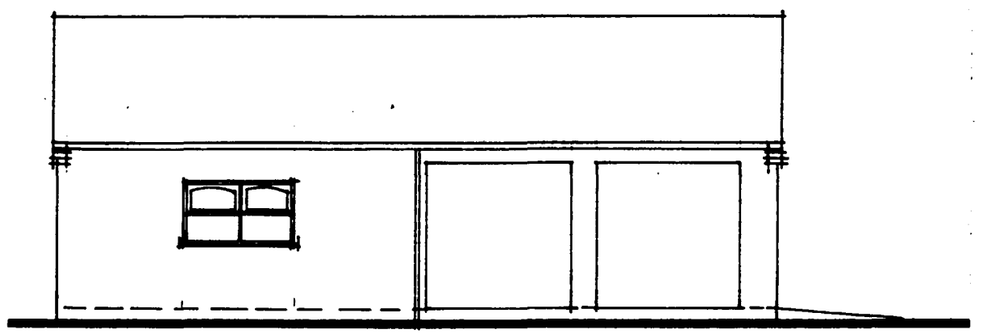
SITE PLAN (1:500)

SOUTH HOLLAND D.C.
PLAN DEPT
18 NOV 1992
REF 1190/92

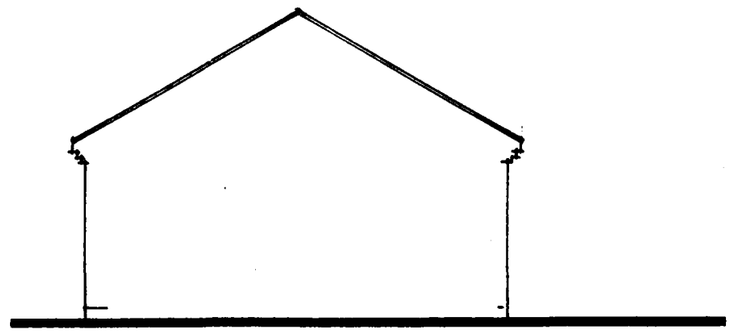
JOHN ... YNCH



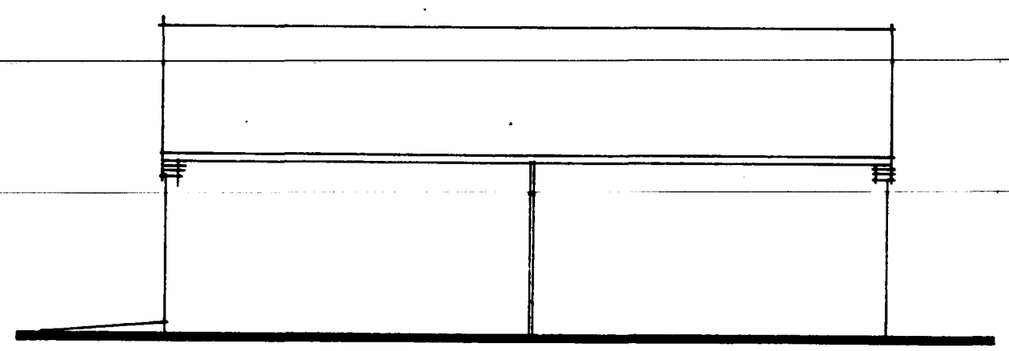
SOUTH EAST ELEVATION (1:100)



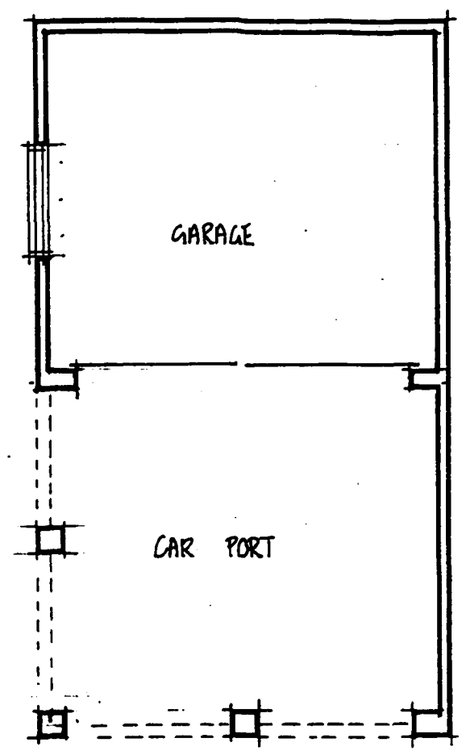
SOUTH WEST



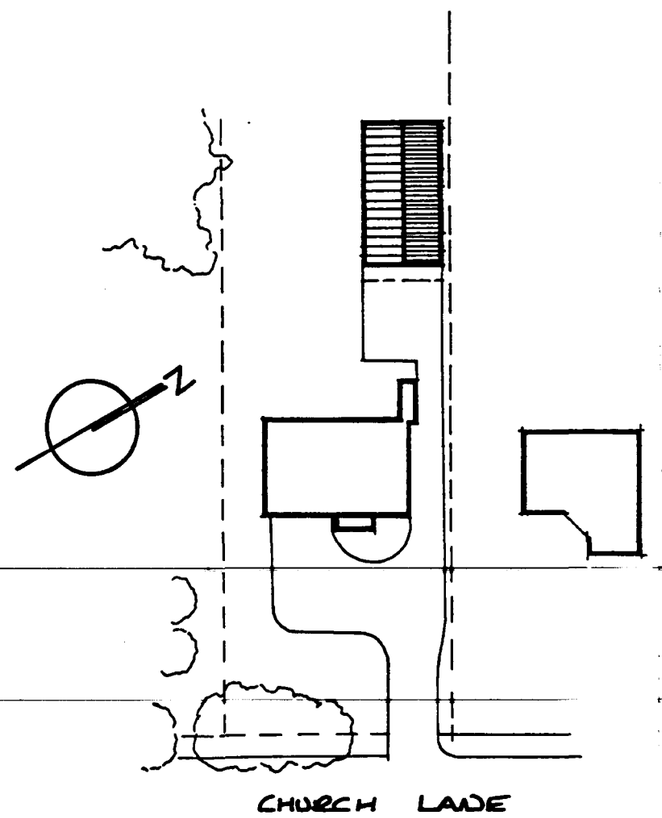
NORTH WEST



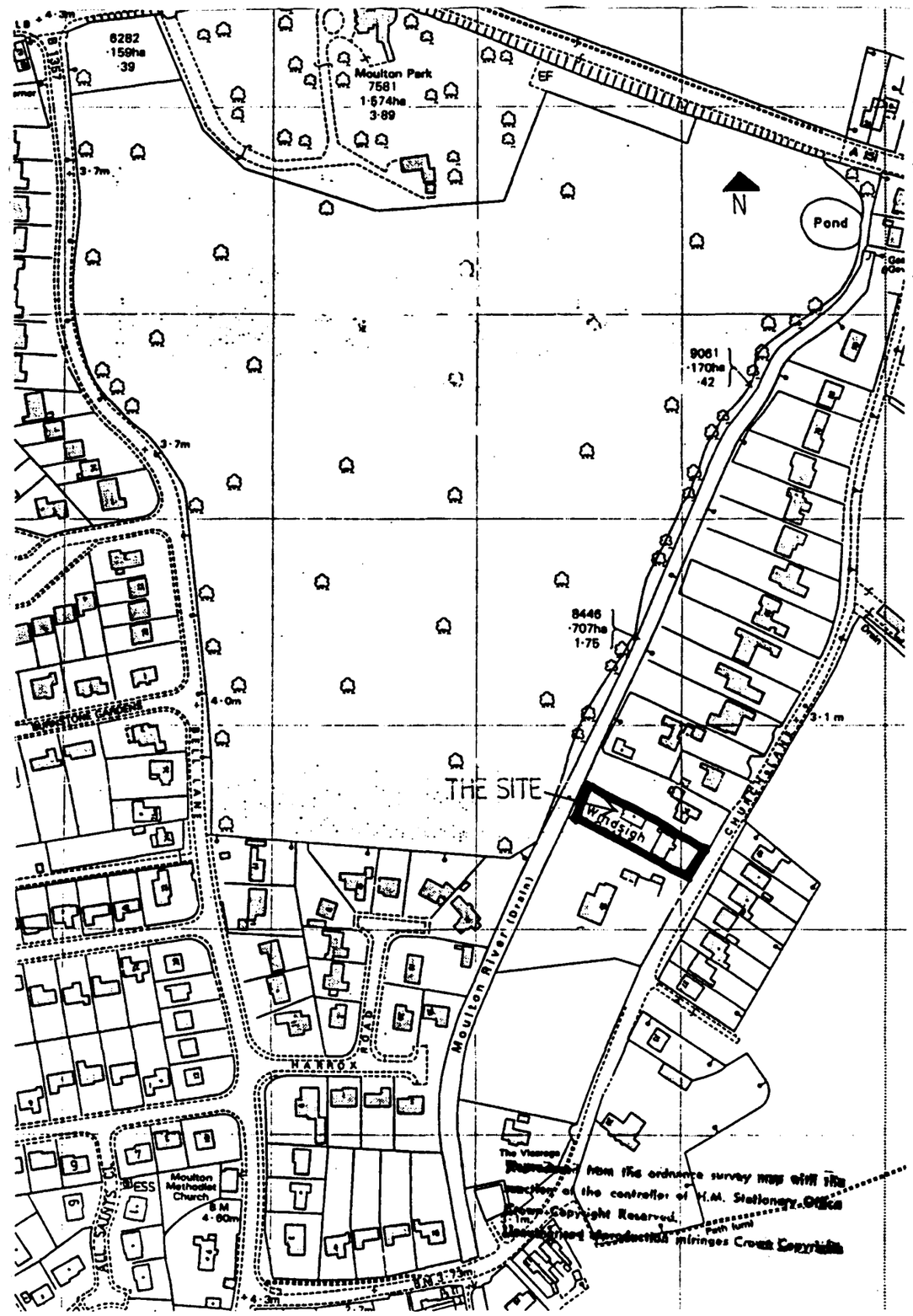
NORTH EAST



PLAN (1:100)



SITE PLAN (1:500)



LOCATION PLAN (1:2500)

Do not scale from this drawing.

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The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architects so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.

revision	*date*

13 NOV 1992
1190/92

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

project/drawing
CONVERSION OF GARAGE INTO ADDITIONAL LIVING ACCOMMODATION, WINDSIGH COTTAGE, 54 CHURCH LANE, MOULTON FOR MR & MRS P. DENNY.
AS EXISTING

scale	*date*	*drawn*
	10/92	

project no.	*drawing no.*
1183	AS/1

revisions

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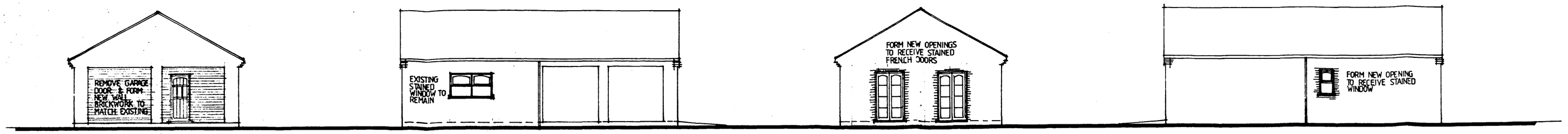
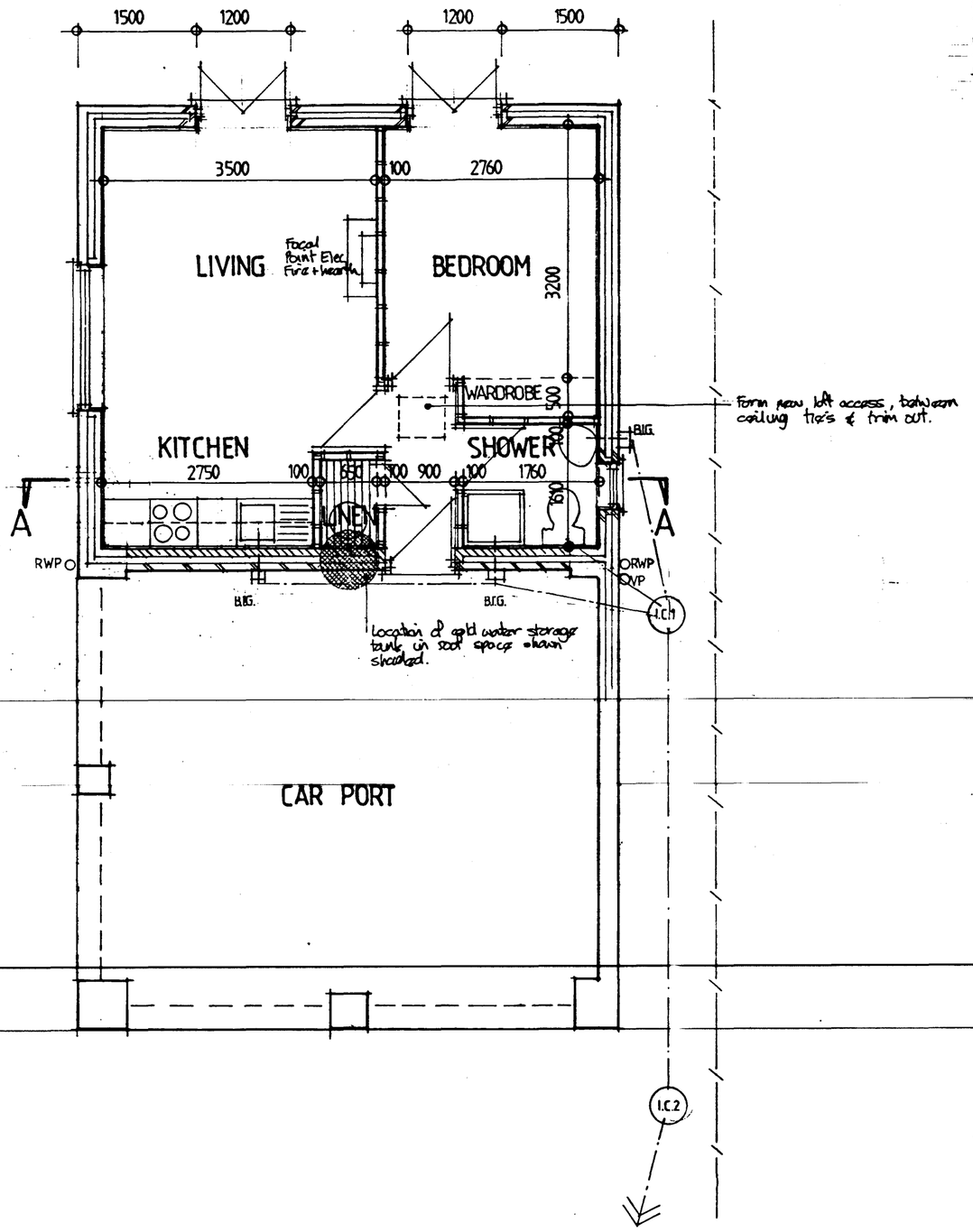
revision | date



SOUTH EAST ELEVATION (1:100) SOUTH WEST NORTH WEST NORTH EAST



PLAN (1:50)

INTERNAL DRAINAGE

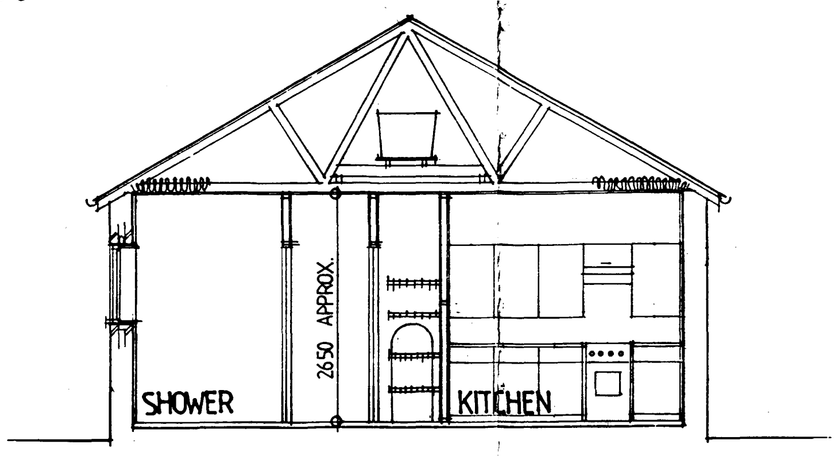
Waste pipes to be osma or equal approved connected to the appliances in the approved manner with 75 mm deep seal traps. Wastes to be:-
wash hand basin 32 mm Ø;
wc, 100 mm Ø;
sink / shower 40 mm Ø.
100 mm Ø vent pipe terminating above eaves to be fitted with plastic balloon & min. 900 mm above opening lights.

RAINWATER DRAINAGE (EXISTING)

The contractor is to ascertain the location of the existing surface water drain from the RWP to the north east side and if found to coincide or obscure a route for the proposed foul drain should be adjusted accordingly, bedded & bayed as per the external drainage note.

COLD WATER STORAGE

To be 25 gallon T&D Flextank supported on 18 mm Plywood on 50x75 bearers on 50x125 bearers on 50x75 bearers supported on wall and one 4 No. trusses.
Note: wall below tank to be built up to underside of plywood to take majority of load. All in accordance with BS5628: Part 3: 1985.
80 mm tank insulation to be provided and to be polyethin covered glass fibre tank lagging to suit tank size.



SECTION A-A (1:50)

FOUNDATIONS

New foundations to new walls to be C15P concrete to BS 5328: Part 4 and to be 225 mm thick. Bed of foundation to line through with existing foundations but may be amended if excavation shows that exposed foundation bed is unsatisfactory or as agreed with local authority. Connect new foundation to existing at each end using 3 No. 16 mm diameter mild steel bars, 400 mm lag. Foundation width to be 750 mm.

FLOOR

Existing floor to be upgraded to give a 'U' value of 0.45 w/m²k. to comprise; 18 mm Wayroc V313 Moisture Resistant Flooring to BS 5669, on 1200 gauge vapour control layer / dpm, turned up at perimeter walls 100 mm, on 90 mm Vandl Rasil Jablite, Grade SD insulation laid directly over existing Power Finished concrete floor slab.
Pipework is to be located within the depth of the insulation as indicated in detail.

WALL (NEW)

Wall to be to dimensions shown & in strict accordance with BS 5628: Part 3: 1985.
External wall below dpc. to be 270 overall width comprising 100 mm Thermalite High Strength 7 blocks internally, 70 cavity and 100 mm High Strength 7 blocks externally, finishing at concrete level. cavity to be filled with weak mix concrete to within 150 mm of dpc, splayed outwards. Any visible facing brickwork below dpc. level to be engineering brickwork to match existing. Hyload dpc. to be laid in 150 mm above ground level.
Wall above dpc level to comprise 103 facings, 70 cavity, 100 mm Thermalite shield internally. Cavity to have injected RMC Polyboard Plus cavity wall insulation. Wall to be dry-lined internally, all to meet 'U' Value of 0.45 w/m²k.
Jambs to be formed to all openings by closing blockwork (or brickwork to existing walls) onto facing brickwork & building in Hyload dpc with 25 mm polystyrene insulation behind, to meet 'U' Value of 1.2 w/m²k.
Build in stainless steel wall ties at 900 mm cts horizontally, 450 mm cts. vertically, staggered with extra ties at openings at every block course where cavity closed.
Mortar for brickwork & blockwork above grd. level dpc. to be 1:1:6 cement: lime: sand; and for High Strength 7 blockwork below grd. level dpc. 1:4 cement: sand.
Where new walls joins existing use Furfix stainless steel profiles with 10 mm movement joint mastic sealed.

WALLS (EXISTING)

Existing walls comprise 103 brickwork, 70 cavity, 103 brickwork. All walls to conservation areas to have cavity injected with RMC Polyboard Plus cavity wall insulation. Walls to be dry-lined, all to meet 'U' Value of 0.45 w/m²k.

DRY LINING

All external walls to be dry-lined with 15 mm Gyproc Wallboard with tapered edges. Boards fixed to treated s.w. battens @ 400 mm cts and at every board joint. Boards fixed to battens with galvanised nails @ 150 mm cts. Joints to be taped & filled. Boards to be finished with skim. Note: boards next to shower to be 9.5mm Gyproc Moisture Resistant Board with tapered edges. All joints taped & filled using Gyproc Jointex. (cont....)

All in strict accordance with manufacturers recommendations & instructions.

STUD PARTITIONS

To comprise 75x50 mm studs @ 400 mm cts with head & sole plates & noggings at all board joints. Provide 9.5 mm Gyproc Wall Board each side of studs, with tapered edges. All joints to be taped & filled. Boards to be finished with skim. To partition next to shower provide 9.5 mm Gyproc Moisture Resistant Board, with tapered edges. All joints taped & filled using Gyproc Jointex. Voids between studs to be filled with fibreglass quilt, 75 mm thick.

ROOF

To existing ventilated roof space provide 150 mm Fibreglass quilt between ceiling ties.
To existing plasterboard ceiling provide 5 mm neat Gypsum skim.

LINTELS

To new external openings provide I.G. L1/S 70 lintels with min. 150 mm end bearing. Provide cavity trays over all lintels. Lintels to be installed in strict accordance with manufacturers recommendations.

WINDOWS / DOORS

To windows & French doors provide trickle ventilators to give 4000 mm² background ventilation.
Glazing within 1500 mm of floor level to doors must be laminated or toughened safety glass.

VENTILATION

To shower room provide mechanical extract ventilation capable of extracting at a rate not less than 15 litres/sec. which may be operated intermittently.
To kitchen provide mechanical extract ventilation capable of 30 litres/sec. via cooker hood which may be operated intermittently during cooking.

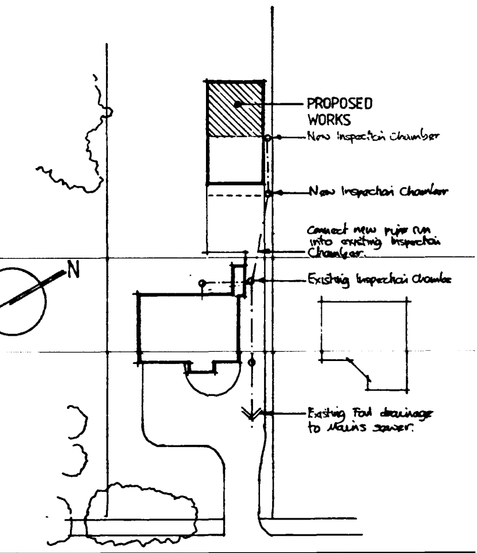
EXTERNAL DRAINAGE

To be 110 mm Osmadrain with flexible joints to a fall of 1:60 on main runs. Drains to be laid on 100 mm imported granular material to be thoroughly compacted & true to gradient. Sidefill 150 mm wide each side of pipe with granular material. Provide min. 300 mm compacted 'as dug' backfill all in accordance with manufacturers recommendations. Where drains pass through walls to be protected by relieving arches or reinforced concrete lintel cast over. Arch or lintelled opening to give 50mm space all around the pipe. Mask opening both sides with rigid sheet material to prevent entry of fill or vermin. Where pipes pass under buildings bed as normal and continue the compound and backfill up to the underside of the dpm sand blinding level, all in accordance with manufacturers recommendations. Where pipes are not under a road and have less than 0.6 m cover they should have concrete paving slabs laid as bridging above the pipe with 100 mm of granular material between the top of the pipe and the underside of the slabs. Where flexible pipes are under the drive / traffic areas and have less than 0.9 m cover reinforced concrete bridging should be used instead of paving slabs.
Inspection chambers to be polypropylene osma universal, fitted with cast iron cover and frame. Chambers to have a 100 mm bed of granular material. Chambers with Grade C covers to have 150 mm concrete around top of shaft to provide bed for frame.

HEATING

All space heating to be Electric. Heating to be as follows:-
Living / Kitchen :- Dimplex Rustic Model 317 LE (focal point fire) with Dimplex Feature hearth.; (2.4 kw output)
Dimplex XT24 Storage Heater. (1.35 kw output).
Bedroom :- Dimplex XT24 Storage Heater. (1.35 kw output).
Shower :- Dimplex TRC90/w towel rail (0.09 kw output);
Dimplex FX20 Tango Heat (2 kw output max.).

Hot water cylinder to have factory applied urethane foam insulation to performance requirements of BS 5615. Hot water pipes to domestic hot water to be surrounded in closed cell elastomeric flexible pipe insulation to BS 5422: 1977. Hot water storage system to be atmospherically vented. All Pipework to be concealed as far as possible in floor accessible ducts.



SITE PLAN (1:500)

RECEIVED
13 NOV 1992
1190/92

JOHN D LYNCH partnership
CHARTERED ARCHITECTS

project/drawing
CONVERSION OF GARAGE INTO ADDITIONAL LIVING ACCOMMODATION, WINDSIGH COTTAGE, 54 CHURCH LANE, MOULTON FOR MR & MRS P. DENNY
PROPOSALS

scale	date	drawn
	10/92	AMW

project no.	drawing no.
1183	AB/1

revisions