FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0115/94 Received:31-JAN-94 Type:FULL

Name: Mr & Mrs V James
26 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing bungalow

Location : 26 Mountbatten Avenue Pinchbeck
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
08-MAR-94 H14/0115/94

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. H14 | 0115 | 94

Date Registered 31 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS V. FAMILY
246 MOUNTBATTEN AVE.
PINCHBECK, SPALDING,
LINCS.

Tel. No.

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

M. WATSON
13 WIMBERLEY WAY
PINCHBECK, SPALDING,
LINCS.

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS ABOVE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION ONTO EXISTING BUNGALOW

Please complete

Signed. M Watson

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.

Date 24/1/94

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) — 0.224 hectares
   B. If building works are proposed, please state extra floor space to be created: — 21 sq. metres
   C. Please state size of any new structure:- (a) max. height: — 3.4 metres
   (b) max. length: — 9.477 metres
   (c) max. width: — 4.000 metres
   D. Please state type and colour of materials for facing external walls: — BUTTERLY BUFF
   E. Please state type and colour of roofing materials. — MENDIP RED
   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. — 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? — DRIVE

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 — /

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		➡ If so, **please give details in Part 6**
The proposal affects a listed building		
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land		
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.		➡ 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.	/	➡ 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 M J Wilson (Applicant / Agent) Date 24/1/94

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 M J Wilson (Applicant / Agent) Date 24/1/94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H14/0115/94

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 PM 2-2 RECONSULTS (revalidated) ☐

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

All

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/ Drainage	Env Services	.....
	NRA	.....
WAT	IDB	.....
	Env Assess	☐ G ENV (See separate sheet)
Conservation LB	LB Demolish	..... G* DEM
	Archaeology	..... G ARC Specify:
	Eng Heritage	.....
	Consultant	..... Order No:
	Other	..... Specify:
Hazards	HSC Group	..... G* HAZ
	Specific	..... Specify:
Other PLA		..... Specify:

Case Officer: PM

Senior Officer Confirmed PM Date 2-2 Recorded DC....

APPLICATION ASSESSMENT

~~~es for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PDH
Date 10-7

Site Notice posted by PDH
Date 10-7
Expiry lamppost opposite No 24 most affected neighbour

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions

2m leylandii hedge to side boundary
rear boundary open wire mesh fence
bungalow next door
new dwg accesses footway / neighbour has brick wall
distance ~ 2½m over two footpaths
No 28 has similar existn
~~~

RECOMMENDATION/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 PM Date 4-3-94

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

CONDITIONS/REASONS:

Condition monitoring:

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

Determined plans indicated ✓

Departure approval confirmed ☐

Flag for on-site review ☐

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0115/94

Applicant: Mr & Mrs V James
26 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing bungalow

Location: 26 Mountbatten Avenue Pinchbeck
Spalding Lincs

Type: FULL

Date received: 31-JAN-94

04-FEB-94

Dear Cllr Mrs P J Buffham

NOTIFICATION TO WARD MEMBER

I have received an application for the above proposal in your ward. The officer dealing with this application is P J UDY

As applications can be determined under delegated powers in many cases, please let me know by 11-FEB-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 Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 FEB 1994
PJU

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

I have no serious objection providing the proposed extention does not block too much light from the neighbouring propeds (no 24) There seems to be rather a lot of windows ~~brickwork~~ and I would be happier to see another window put into the rear elevation (overlooking the back garden)

Signed:

7/2/94

BRIAN TH 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

H14/0115/94

FULL

Applicant: Mr & Mrs V James
Tel:

Agent: M Watson

Description: Extension onto existing bungalow

Location: 26 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Valid date:	31-JAN-94	Terminal date:	28-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	07-FEB-94	Report deadline:	22-FEB-94
Inspected by	14-FEB-94	Agreed TD Ext:	
Extra contacts	21-FEB-94	Case Officer:	
Report if not clear by	07-MAR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 21 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	07-FEB-94	28-FEB-94	
Clerk to Pinchbeck P 0775 723838	04-FEB-94	18-FEB-94	Ok
Cllr T Bray 0775 723794 (Of	04-FEB-94	11-FEB-94	Comments
Cllr Mrs P J Buffham	04-FEB-94	11-FEB-94	

L.C.C. - No Objections JCB 10/2/94.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0115/94

Applicant: Mr & Mrs V James
26 Mountbatten Avenue
Pinchbeck
Spalding
Lincs

Agent: M Watson
13 Wimberley Way
Pinchbeck
Spalding
Lincs

Description: Extension onto existing bungalow

Location: 26 Mountbatten Avenue Pinchbeck
Spalding Lincs

Type: FULL

Date received: 31-JAN-94

04-FEB-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 18-FEB-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 P J UDY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Pinchbeck PC
17 Rotten Row
Pinchbeck
Spalding Lincs
PE11 3RQ

FOR PARISH COUNCIL USE ONLY

Comments:

Recommend approval

Signed:

MRL

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3814
Date received : 31-JAN-94

Received from

Cheltenham & Gloucester B S

Address

26 Mountbatten Avenue
Pinchbeck
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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



PROPOSED EXTENSION ONTO EXISTING BUNGALOW FOR MR & MRS V. JAMES, 26 MOUNTBATTEN AVE., PINCHBECK, SPALDING, LINCS.

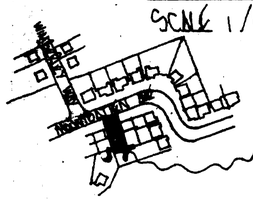
DRWG 1 of 1

PLAN DEPT.
31 JAN 1994
REF. 615/94



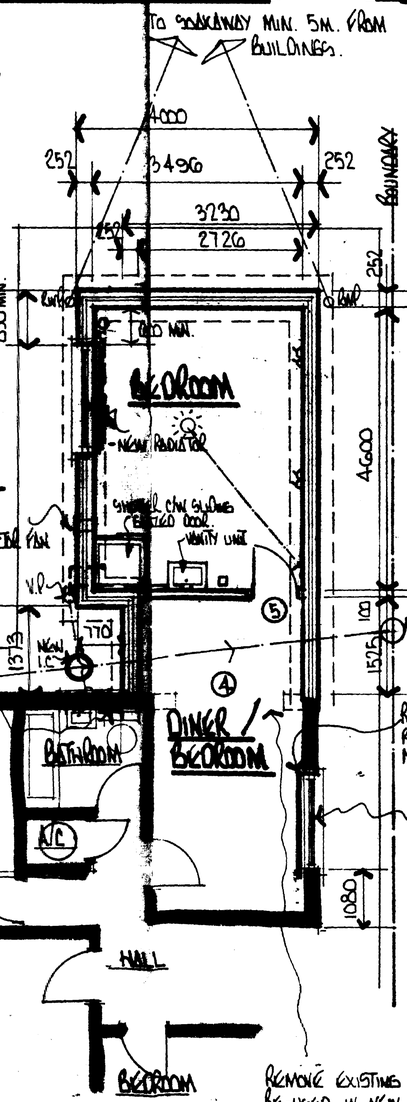
SIDE ELEVATION

SCALE 1/50



LOCATION PLAN

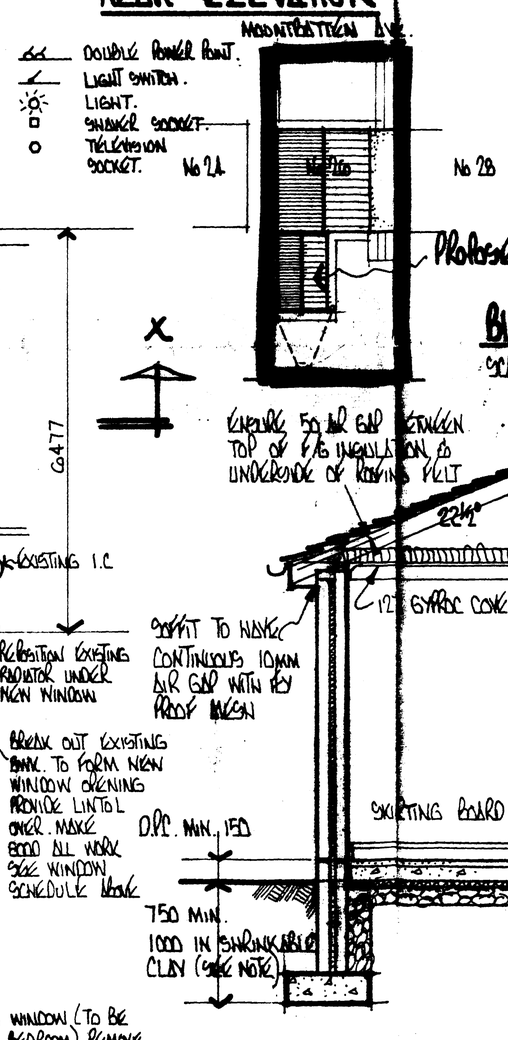
SCALE 1/2500



FLOOR PLAN

REMOVE EXISTING WINDOW (TO BE RE-USED IN NEW BEDROOM) REMOVE BWK. EITHER SIDE BACK TO EXISTING WALLS. EXISTING LINTOL TO BE REMOVED & NEW LINTOL BUILT IN. LINTOL MUST BE ABOVE CEILING LEVEL SO NEW & OLD CEILINGS MATCH

REAR ELEVATION



SECTION X-X

SIDE ELEVATION

REF	QTY	WINDOW / DOOR	U.S. INSULATED	LINTOL
1	1	EXISTING WINDOW RE-USED 1110 x 1200	L1 / 63	2100
2	1	NEW WINDOW SIZE 1525 x 1200	L1 / 63	1800
3	1	ROOF SUPPORT ONLY	PRE STRESSED LUDA CONC.	1675
4	1	INTERNAL OPENING	PRE STRESSED LUDA CONC.	2800
5	1	760 WIDE DOOR / FRAME	I.S. INTERNAL DOOR	1100

ALL LINTOLS TO BE LAID TO MANF INSTRUCTIONS. MIN. 150 END BEARING
ALL NEW WINDOWS TO BE HARDWOOD & MUST MATCH EXISTING.
ALL WINDOWS TO HABITABLE ROOMS TO BE FITTED WITH TRICKLE VENTS TO GIVE 4000 mm² AIR FLOW.
ALL NEW / EXISTING DOUBLE GLAZED.
ALL NEW LUDA PRESTRESSED CONC. LINTOLS TO BE 254 WIDE x 67 THK. WITH MIN 2 NO COURSES OF BWK. OVER.

PATHS :-

BUILDER TO AGREE WITH CLIENT ABOUT POSSIBILITY OF RE-USE OF EXISTING CONC. SLABS.

INTERNAL DOOR BETWEEN NEW BEDROOM & DINER / BEDROOM TO MATCH EXISTING A/C DOOR C/W BRASS HARDWARE

SHOWER :-

PROVIDE MIN. 800 x 800 SHOWER TRAY WITH 50Ø P/C WASTE P/E. GLAZED TILES TO 2 NO SIDES TO CLIENTS CHOICE, GLAZED CUBICLE C/W SLIDING DOOR & ELECTRIC SHOWER. VANITY UNIT & WHB

FOUNDATIONS :-

700 WIDE x 225 DEEP CONC. STRIP FOUNDATIONS TO ALL CAVITY BWK. CONC. MIX C20P. ALL TAKEN DOWN TO A SUITABLE LOAD BEARING STRATA. IF ANY NON-LOAD BEARING SUB STRATA IS ENCOUNTERED THE DESIGNER MUST BE INFORMED BEFORE LAYING ANY CONCRETE & THE ADVICE OF A CONSULTING ENGINEER WILL BE OBTAINED. ALL THE ABOVE IS TO THE LOCAL BUILDING INSPECTORS APPROVAL

DETERMINED PLAN

WALLS :-

252 CAVITY BWK. COMPRISING:- 102 FACING BWK. TO MATCH EXISTING BUNGALOW, 50 CAVITY WITH 50 CELOTEX INSULATION LAID TO MANF. INSTRUCTIONS, 100 CELCON BLOCK OR SIMILAR APPROVED, RENDER & SKIM INTERNALLY. MORTAR TO B.R.E. DIGEST No 178 & C.P. 121 PART 1 1973 & AS RECOMMENDED BY BWK / BLOCK MANF. GALV. OR SIMILAR WALL TIES AT 900 CRS. HORIZONTAL & 450 CRS. VERTICAL STAGGERED & AT 300 CRS. VERTICAL AS NEAR TO DOOR / WINDOW JAMBS AS POSSIBLE. TIES TO BE BUTTERFLY OR TWIST TYPE WITH CENTRAL DRIP & FITTED IN ACCORDANCE WITH BS 5628. D.P.C's AROUND ALL OPENINGS & ABOVE LINTOLS. D.P.M. TO BE JOINED & CONTINUOUS WITH D.P.C. CLOSE CAVITY AT PERIM LEVEL. LEAN MIX TO CAVITY MIN. 150 BELOW D.P.C. CLASS 'A' CONC. BLOCKS BELOW GROUND LEVEL. ALL BWKS. BELOW GROUND LEVEL / D.P.C. TO BE F.L. QUALITY. 50 x 100 WALLPLATES ON MORTAR BED WITH 30 x 5 x 1000 LG. GALV. METAL ANCHOR STRAPS AT MAX. 2 M. CRS. 'EXPLANET' OR SIMILAR APPROVED WALL VENTS FITTED TO MANF. INSTRUCTIONS. PROVIDE THERMAL INSULATION WHERE REQ'D TO AVOID COLD BRIDGING OCCURING IN THE CONSTRUCTION.

FLOOR :-

150 MIN. CONSOLIDATED HARDCORE BLINDED WITH 50 GRADE 'A' SAND LAYED OVER D.P.C., 50 THK. TORVALE FLOORING GRADE S.D. INSULATION WITH PERIMETER INSULATION TO WALLS. ALL LAID TO MANF. INSTRUCTIONS. 100 MIN. CONCRETE C10P MIX. SAND / CEMENT SCREED TO BRING FLOORS LEVEL.

ROOF :-

MARLEY MINERAL SMOOTH CONC. INTERLOCKING TILES TO MATCH EXISTING (OR SIMILAR APPROVED). ALL FIXED TO MANF. INSTRUCTIONS. 75 HEADLAP. 38 x 25 T.T. TILING BATTENS OVER 1 LAYER OF UNDERLAYABLE ROOFING FELT TO BS. 747 TYPE 1/F. WITH MIN. 150 LAPS. 150 F/G INSULATION TO CEILING. 10 FOILBACKED PLASTERBOARD & ARTEX FINISH. 50 x 100 SC3 GRADE RAFTERS AT 400 CRS (DOUBLE UP AT HANGER POSITION) 50 x 100 CEILING JOISTS AT 400 CRS. 50 x 175 BINDER BUILT INTO GABLE BWK AND NAILED TO CEILING JOISTS / HANGERS. 50 x 100 HANGERS AT MAX. 2 M CRS. 100 HR P/C GUTTERS TO MATCH EXISTING. 63Ø R.C. R.W.P's TO MATCH EXISTING. INSULATE ALL HEATING PIPEWORK TO ROOF / CEILING.

DRAINS :-

ALL NEW DRAINS TO BE POLYDRAIN 110Ø U.P.V.C. OR SIMILAR APPROVED LAID TO MANF. INSTRUCTIONS. @ 1 TO 4 SELF CLEANSING GRADIENT. MAIN DRAINS MIN. 1 IN 70. CHECK EXISTING DRAIN PASSING THRO PROPOSED EXTENSION & REMOVE AS REQ'D. WHEN DRAIN PASSES THRO WALLS PROVIDE CONC. LINTOL OVER WITH 50 CLEAR AROUND PIPE WITH GAP BRIDGED ON BOTH SIDES OF WALL WITH RIGID SHEET MATL. ALL JUNCTIONS TO HAVE SLOW BENDS. PROTECT ALL DRAINS WITH LESS THAN 600 COVER WITH CONCRETE