

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0442/93

Received: 12-MAY-93 Type: FULL

Name: Mrs R Moss
57 Pennytoft Lane
Pinchbeck
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Extension to form dining room and minor alterations

Location : 57 Pennytoft Lane 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
28-JUN-93 H14/0442/93

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.

PLANNING APPLICATION

For office use only

Application No. H14/0442/93

Date Registered 12 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MRS B. MOSS,
57 PENNYTOFT LANE,
PINCHBECK
SPALDING

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

L. A. BUILDING DESIGN
55, HANNAM BOULEVARD
SPALDING. PE11 1LB

TEL: 0775 711437

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 TO FORM DINING ROOM & MINOR
ALTERATIONS.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of £60.00

Signed

PSURAGAN

Date

H/5/93

If you consider no fee is payable
include a written explanation instead.
Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. TYPE OF APPLICATION

This is a **full** application for change of use and/or new building worksor This is an **outline** application

(✓)
☒
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificate

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 previous 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
(ii) Other new building(s)
(iii) Alterations or extension
(iv) Change of use

☐
☐
☒
☐

If so, how many:

4. A. If building works are proposed, please state extra floor space to be created:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

13.00

2.90

6.30

2.71

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No

TO MATCH EXIST
FLAT ROOF T.M.E.
YES

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

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

RESIDENTIAL

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN)Please tick **one** boxA. 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 - SEE DRAWING

TREES Please tick **one** boxA. 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

B. For estate developments, please state how highway surface water will be disposed of

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

Mains sewer

☒

EXTG.

Cesspool

☐

Septic tank

☐

SOAKAWAY
N/A
NO

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

☐

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?

☐

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 PS [Signature] (Applicant / Agent) Date 11/5/93

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 PS [Signature] (Applicant / Agent) Date 11/5/93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

Tenant's Name:

Address of tenant at which notice was served:

State Date notice served:

Signed (Applicant / Agent) Date

APPLICATION ASSESSMENT

H14/0442/98

Notes for Case Officer

No one in an
25-5

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Visited again 26 - just going out at
return on 27 pm

Inspected by *PM*
Date 27-5

Site Notice posted by *PM*
Date 25-5
Expiry 16-6

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

Case Officer Conclusions

Wooden path seems as if neighbour has
cut in behind garage ^{down road} but higher level - also looking
at site, presume ^{has} garage wall is boundary - 2 windows
could be obscured by fence - FTS in behind garage, squares of
higher neighbour has taken all caught to high level - does

RECOMMENDATION

COMMITTEE

Departure from Policy
Ward Member request
Recommend approval against
material objection
Other circumstances
viz:

Change to Committee recorded:

Decision confirmed as agenda: *DE*

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

Notes:

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

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H14 | 0442 | 93

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit

Des

Ext

Acc

Land

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:

Consultation/Publicity Required

Pen 18-5
DL 18/5

	Publicity:	Consultations:
Departure		County
Setting of LB		E Heritage
Public Right of Way		Societies
Discretionary		

Extra Consultations:

Transport	D/Transp A15	 *
	D/Transp A18	
	B Rail	

Note
* Longer expiry
G Group available

Environment	Env Services	
	NRA	
	Env Assess	 G *

Specify:

Conservation	LB Demolish	 G *
	Eng Heritage	
	Archaeology	 G
	Consultant	
	Other	

Standard

Specify:

Specify:

Hazards	HSC Group	 G *
	Specific	 G

Standard
Specify:

Other	
-------	-------

Specify:

Case Officer

Senior Officer Confirmed *PM*

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P2664

Date first Rec'd 12 MAY 1993

Registration

Reference H14/0442/93

Cross-Ref B14/027/93

Date 13/5/93

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 £60

Nil fee

Previous app - ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 144 OS Plots
Grid ref 523750305250

Ward M Parish P1BECK

Inside IBD YES Inside LP area YES

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 -

Dist Bound

Other:

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

Linked to site

Ref

Linked to property

Ref

014 8049

Planning Records:
Earlier apps

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

APPLICATION REFERENCE: H14/0442/93 DATE RECEIVED: 12-MAY-93

TYPE: Full

DESCRIPTION: Extension to form dining room and minor alterations

LOCATION: 57 Pennytoft Lane, Pinchbeck.

APPLICANT: Mrs R Moss

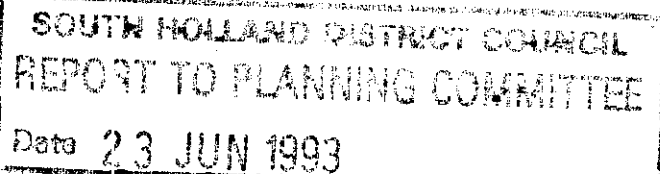
AGENT: L A Building Design

REASON FOR COMMITTEE CONSIDERATION

Ward Member request.

RECOMMENDATION

Grant Permission.



COMMENTS

- 1 Proposal to square off existing bungalow with small extension to rear of garage. Flat roofed but slightly higher than the adjoining garage.
- 2 Neighbour has similar extension with high level window which looks onto applicant's property. This will therefore be shaded by the proposal but it could have been if a tree or leylandii were planted in front of it since the boundary appears to run contiguous with the neighbours side wall.
- 3 Distance between proposed extension and neighbours property will be one metre.

REPRESENTATIONS

Parish Council:

Recommend approval.

Ward Member:

No objections providing the extended wall does not block any side windows in the neighbouring bungalow.

Public:

The publicity period expires on 15 June 1993. Any comments will be verbally reported.

BR 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



H14/0442/93

FULL

Applicant: Mrs R Moss
Tel:

Agent: L A Building Design
0775 711437

Description: Extension to form dining room
and minor alterations

Location: 57 Pennytoft Lane
Pinchbeck
Spalding
Lincs

Valid date:	12-MAY-93	Terminal date:	07-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	19-MAY-93	Report deadline:	09-JUN-93
Inspected by	26-MAY-93		
Extra contacts	02-JUN-93	Case Officer:	
Report if not clear by	16-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 13 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Clerk to Pinchbeck P 0775 723838	19-MAY-93	02-JUN-93
Cllr T Bray 0775 723794 (Of	19-MAY-93	26-MAY-93
Cllr Mrs P J Buffham	19-MAY-93	26-MAY-93

LCC - No objections for CB 28/5/93

On sub to call out
broking and

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

OK



Application no: H14/0442/93

Applicant: Mrs R Moss
57 Pennytoft Lane
Pinchbeck
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Extension to form dining room and minor alterations

Location: 57 Pennytoft Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 12-MAY-93

19-MAY-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 02-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 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:

M. H. Smith

S.H.D.C. PLANNING DEPT.	
RECEIVED	
- 2 JUN 1993	
Author of	File No.
DDO	104
DDO	95
DC	ADP
Author by	Reviewed YES/NO
Drawn with	by
Checked	the

BRIAN S H 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



Application no: H14/0442/93

Applicant: Mrs R Moss
57 Pennytoft Lane
Pinchbeck
Spalding
Lincs

Agent: L A Building Design
55 Hannam Boulevard
Spalding
Lincs
PE11 1LB

Description: Extension to form dining room and minor alterations

Location: 57 Pennytoft Lane Pinchbeck
Spalding Lincs

Type: FULL

Date received: 12-MAY-93

19-MAY-93

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 26-MAY-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 Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

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

No objections providing the extended
wall doesn't block any side windows
in the neighbouring bungalow.

Signed:

Pauline Buffham

20/3/93

S.H.D.C. PLANNING DEPT. RECEIVED 21 MAY 1993	
Attention of DPO NRM CPO ES JC ADP	File No.
Action by	Acknowledge YES/NO
Issued with	by
Completed	date

BRIAN SMITH Dip TP MRTPI
Dir. of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
Fax: (0775) 710772



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2664
Date received : 12-MAY-93

Received from

P W Pogson

Address

57 Pennytoft Lane
Pinchbeck
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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

COPY

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Wednesday, 23rd June, 1993.

PRESENT

Councillors:

Mr. B. Alcock - Chairman

Mr. J. R. Pearl	Mr. E.N. Davies	Mr. N.H. Pepper
Mr. T. Barker	Mr. J.A. Dobney	Mr. W.D. Skells
Mr. C.J.T.H. Brewis	Mr. C.F. Fisher	Mr. D.A. Tennant
Mrs. P.J. Buffham	Mr. J. Goodley	Mr. T.G.M. Tyler
Mr. N.I. Capes	Mr. N.P. Judge, M.B.E.	Mr. R.C. West
Mr. B.J. Davies	Mr. A.E. Naylor	Mr. M.C. White
Mrs. D.F. Davies	Mr. B.A. Paul	

The Director of Planning and Building Control Services, the Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councillor D. Dewsberry and the Press

Apologies for absence were received from or on behalf of Councillors Mrs. A.M. Newton, T. Bray, J. Clark and Mrs E.O. Hall-Patch.

452. **MINUTES**

The Minutes of the meeting held on 8th June, 1993 were signed by the Chairman as a correct record.

453. **PLANNING APPLICATIONS**

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

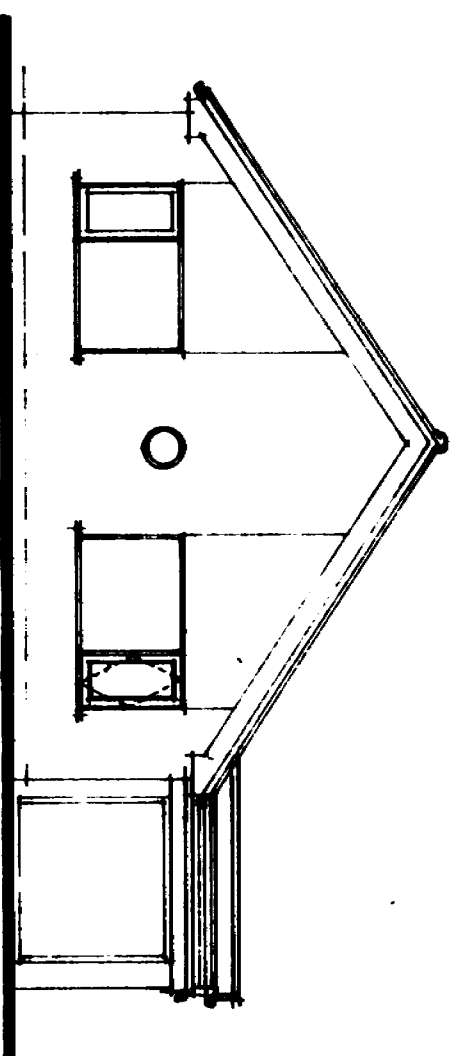
(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

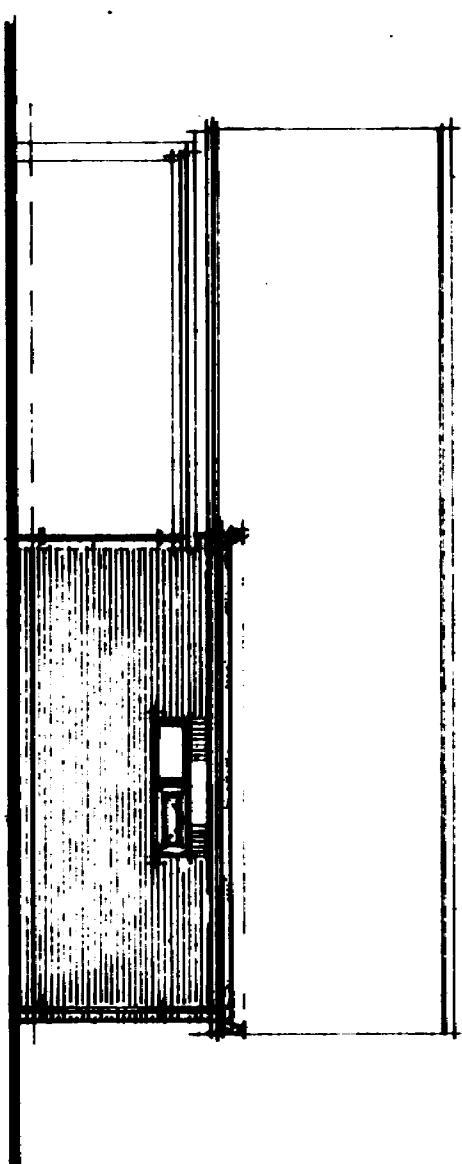
<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0430/93 Mr M Waltham	Swimming pool and enclosure structure at Bridge House Farm, Gosberton Bank.
H14/0442/93 Mrs R Moss	Extension to form dining room and minor alterations at 57 Pennytoft Lane, Pinchbeck.
H05/0455/93 J F & B Hook	O.A. Two dwellings at Branch's Lane, Holbeach.
H16/0459/93 Broadgate Builders (Spalding) Ltd.	House with detached garage at Plot 3, Bramble Grange, Woolram Wygate, Spalding.

(It was reported that the development was for a senior officer of the Council's department of Planning and Building Control Services.)

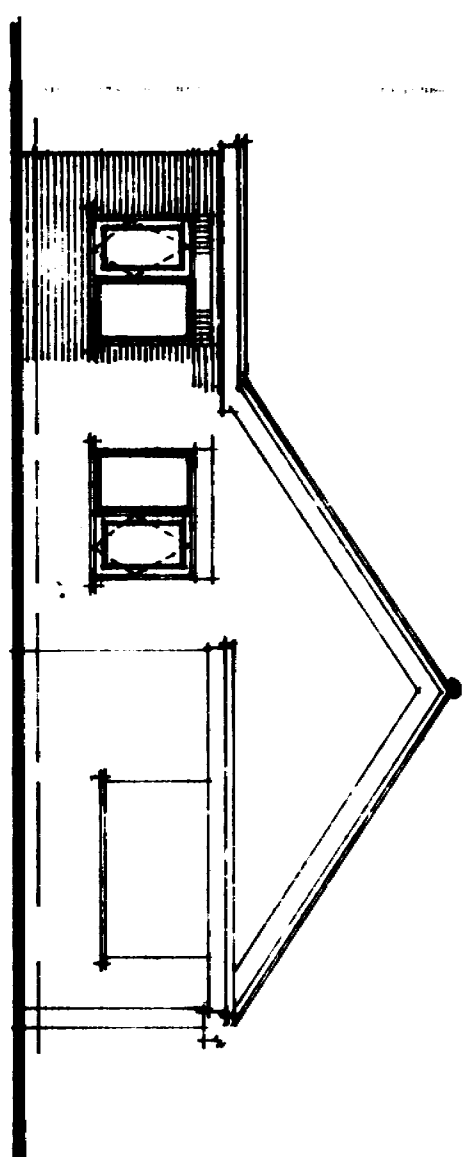
ELEVATIONS



FRONT

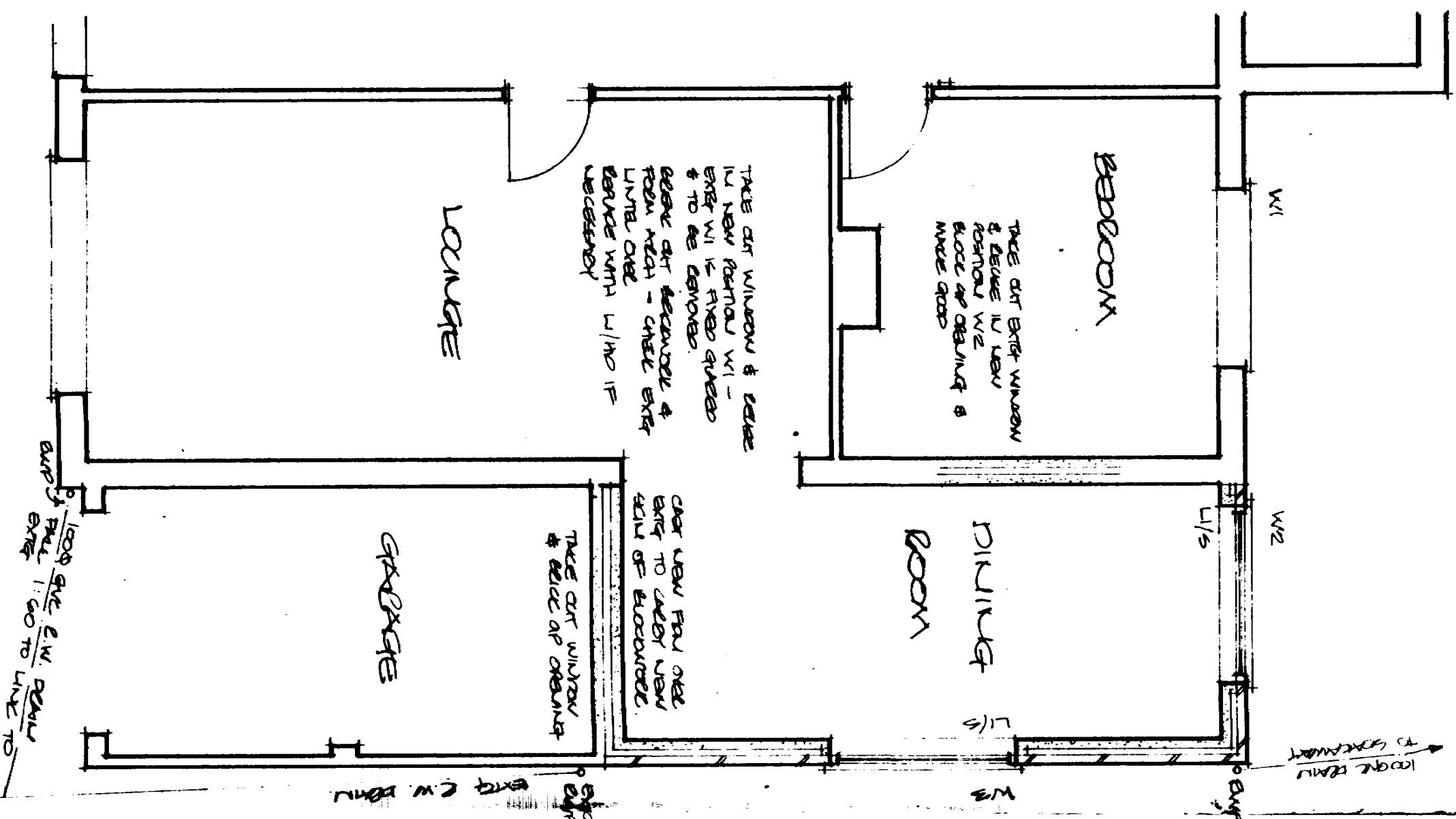


SIDE

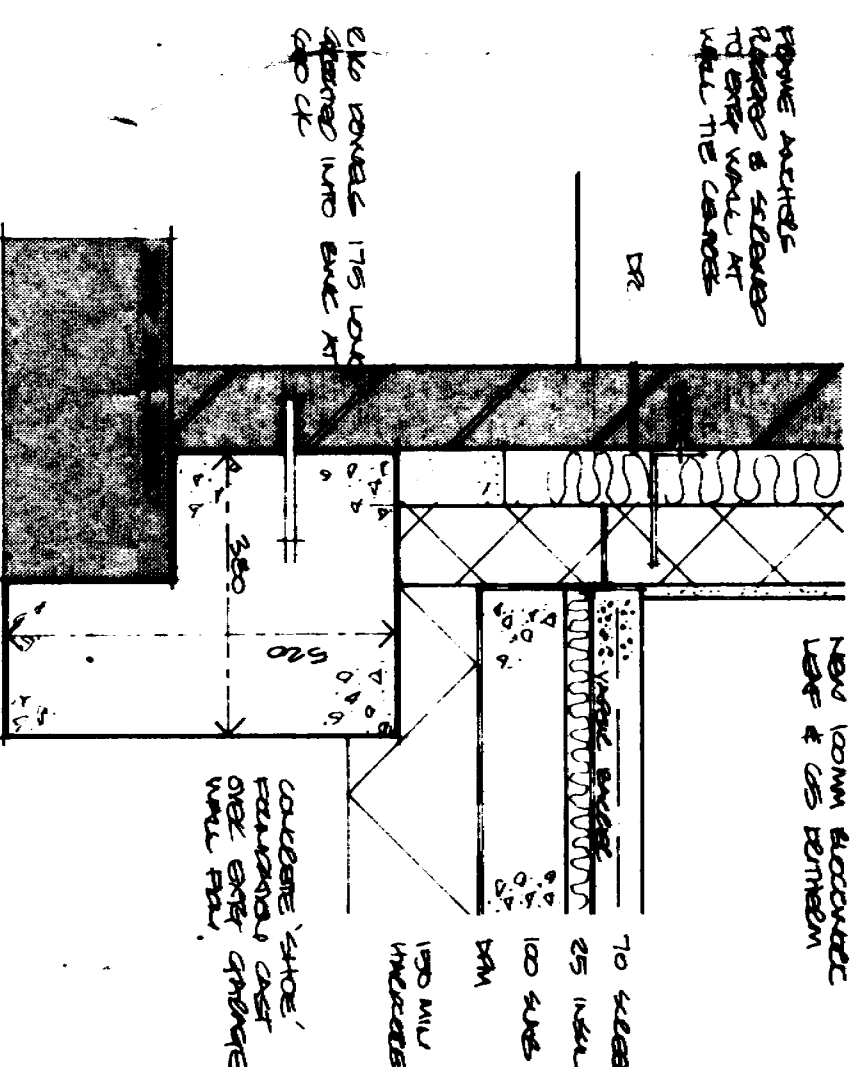


BACK

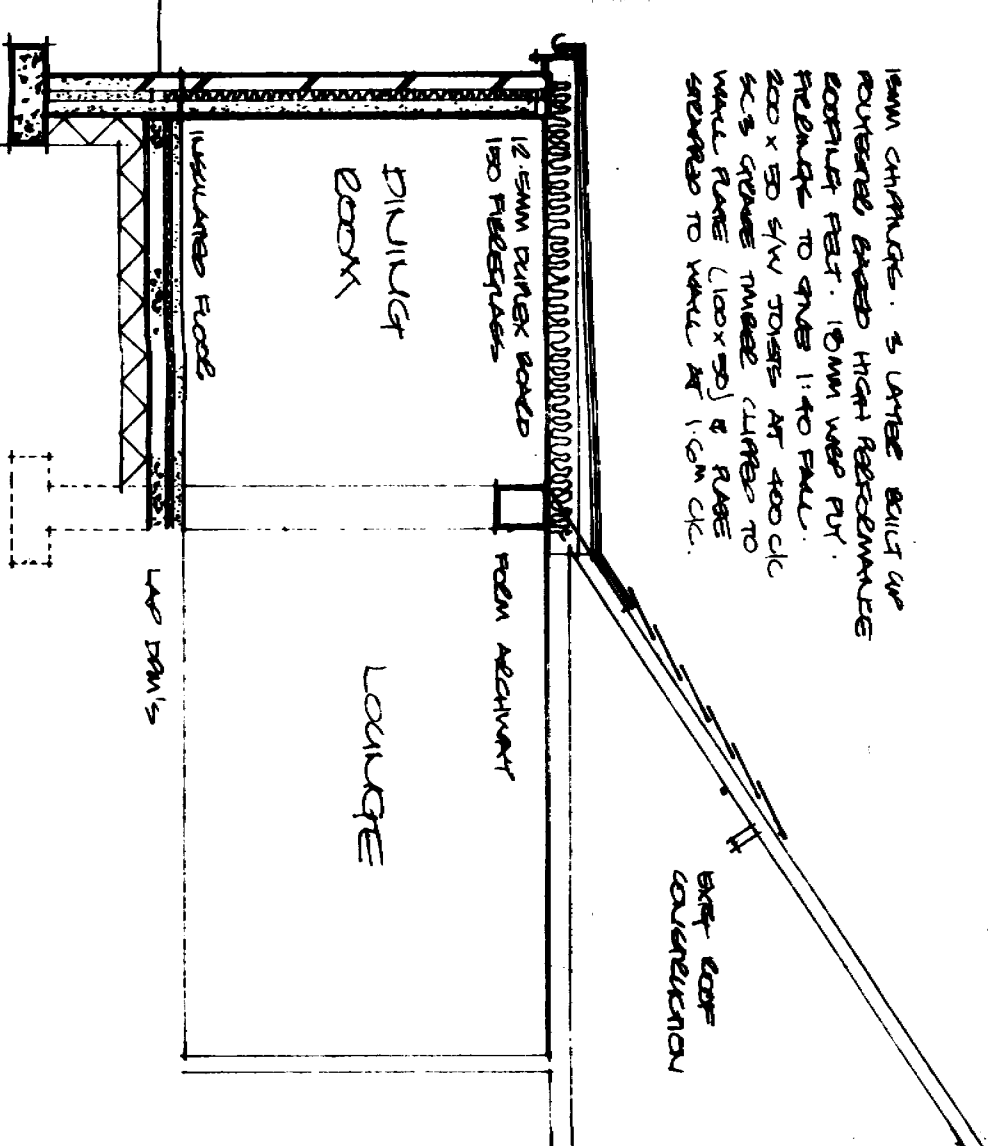
PLAN



DETAIL AT GARAGE WALL/FLOOR AND FOUNDATION JUNCTIONS



SECTION



FOUNDATIONS
Generally to be in 12" concrete 12"4 strip 600mm wide x 230mm thick under cavity walling. Foundations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer. Should any adverse soil conditions be encountered, the foundations shall be suitably designed and constructed. The design solution can be agreed with the Local Authority.

SBS STRUCTURE WALL
To be in type A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete 1:1:2. Densibility designation FL bricks to be used below dpc.

VALLES
Cavity work to be 25mm overall width. Cavity to be filled with 100mm thick rigid insulation. 100mm lead bearing solid insulation block HERRLITE or similar. Cavity closers to incorporate DMCOR insulated up to give 1.2W/m² K/v. Value. Wall ties in cavity walling to be B.S.1243:1978 at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 250mm centres vertically within 25mm of the openings. Close cavity at eave level.

DAMP PROOF COURSE
Provide 100mm thick heavy duty polythene dpc material at 10mm minimum lap around perimeter in all limits of cavity walling. Dpc to be linked with dpm. Also provide vertical and horizontal dpc around openings for windows and doors in cavity walls and similar external wall cavity trays over lintels. DMCOR to cavity wall closers.

LINTELS
To be 10. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be 10. Box 100 lintel. All lintels to have minimum 150mm end bearing and to be fully supported in accordance with the makers instructions.

FLAT ROOF
First floor to be constructed using G.S. grade timbers to the sizes and spacings shown. Fittings to give fall of 1:40. Decking to be 18mm VAP plywood. Covering to be 3mm layer built up roofing felt. High Performance Polymer based type to B.S. 747. Finish to be minimum 13mm wall rounded granite chip pings bitumen bonded to surface. Roof to be complete with all drips, angles upstands and flashings to make completely weather tight. Carry felt up under tiles, over tiling trivet and under tiling underlay and waterproofing. 100mm SP lay board all hogged and fully supported.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.6metre centres to anchor wallplate to blockwork walling.

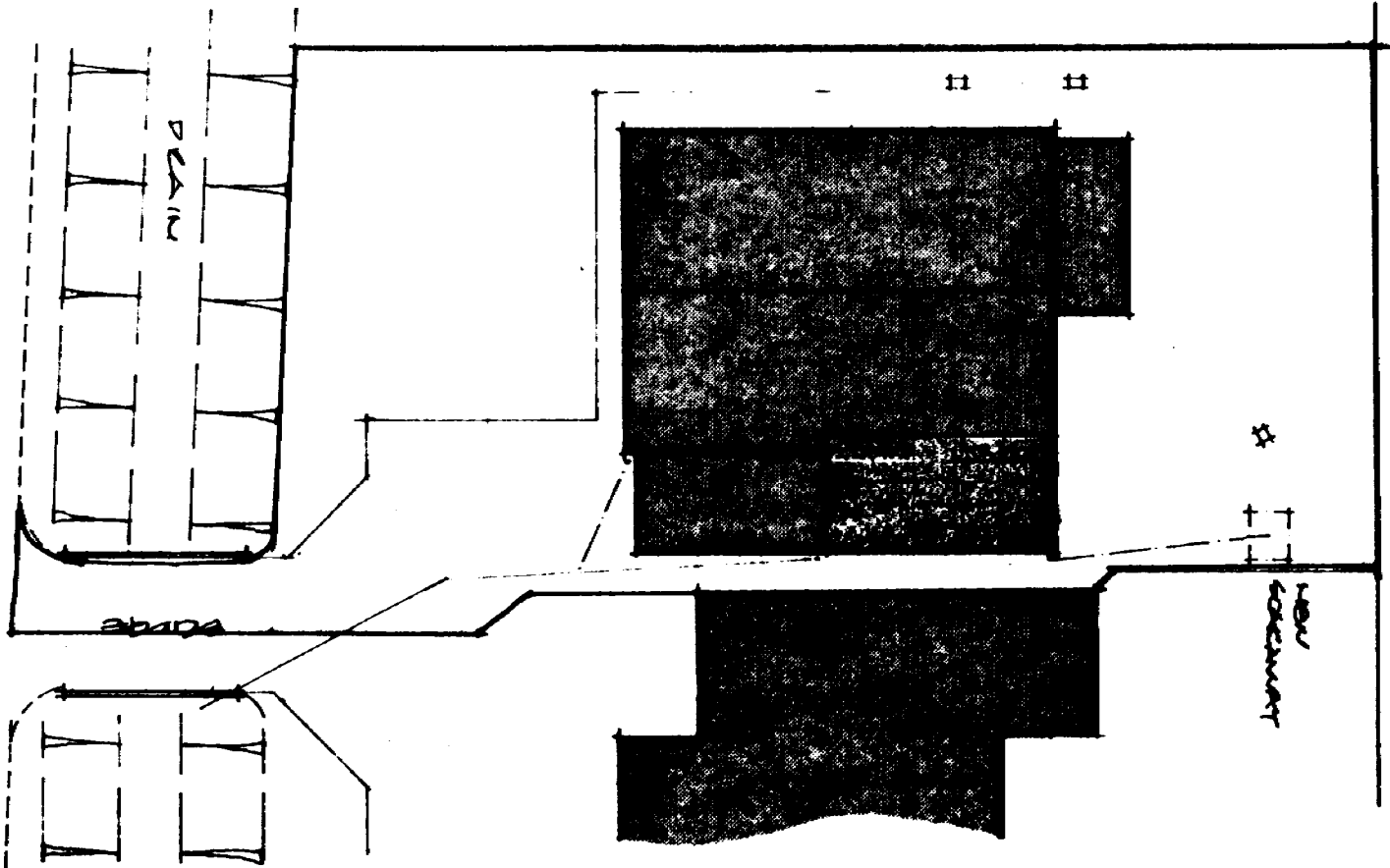
LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BAYSTRAPS or similar at 1.6m centres at joist levels where they run parallel to the walls. Solid wall tie below the straps and tight pack against the walls.

CEILING
Provide and fix 12.5mm DUPLEX plasterboard to all new ceilings. Neg all perssers and board joints prior to fixing plasterboard to fully support slacking. Fix GYPPOC coving and ARTEX finish to ceiling.

GROUND FLOOR CONSTRUCTION
Strip vegetable soil, and any hard surfacing and lay floor as follows: 70mm 1:3 mortar screed with 18mm steel mesh reinforcement. vapour control layer, on 25mm bitumen. 100mm airtruss thickness floor slab 134 six concrete on 120 gauge (300 micron) polythene film dpm lapped with dpc. Hardcore bed with 150mm clean stone wall graded 75mm down and sand blinding all wall compacted in layers not exceeding 150mm. Allow for additional hardcore beds to make up levels as required and as described.

INSULATION
Lay 150mm FIBROGLASS between joists and maintain minimum 50mm gap between top of insulation and underside of roof decking.

1. Builder to check all dimensions on site before work commences.
2. This drawing is the copyright of L A Building Design and shall not be copied or reproduced without written permission.



REAR ELEVATION

BLOCK PLAN

1: 2000

L A BUILDING DESIGN
55 Hannam Boulevard
Spalding
Lincolnshire PE11 1LB
Tel: Spalding (0775) 711437

Project
REAR DINING ROOM
EXTENSION AT
57 REAR ELEVATION
KITCHEN, SPALDING

Client
MRS P. MOSS

Drawing
GENERAL ARRANGEMENT

SOUTH HOLLAND D.C.
PLAN DEPT.
12 MAY 1993
0442 93

date	scale(s)
MAY 93	1:50 1:100 1:200
job no	drg no
93/12	01