SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0544/93 Received:18-JUN-93 Type:FULL

Name: Mr & Mrs A W Vere
19 Independence Drive
Pinchbeck
Spalding
Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Second storey extension over existing garage for additional bedrooms
Location : 19 Independence Drive 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.

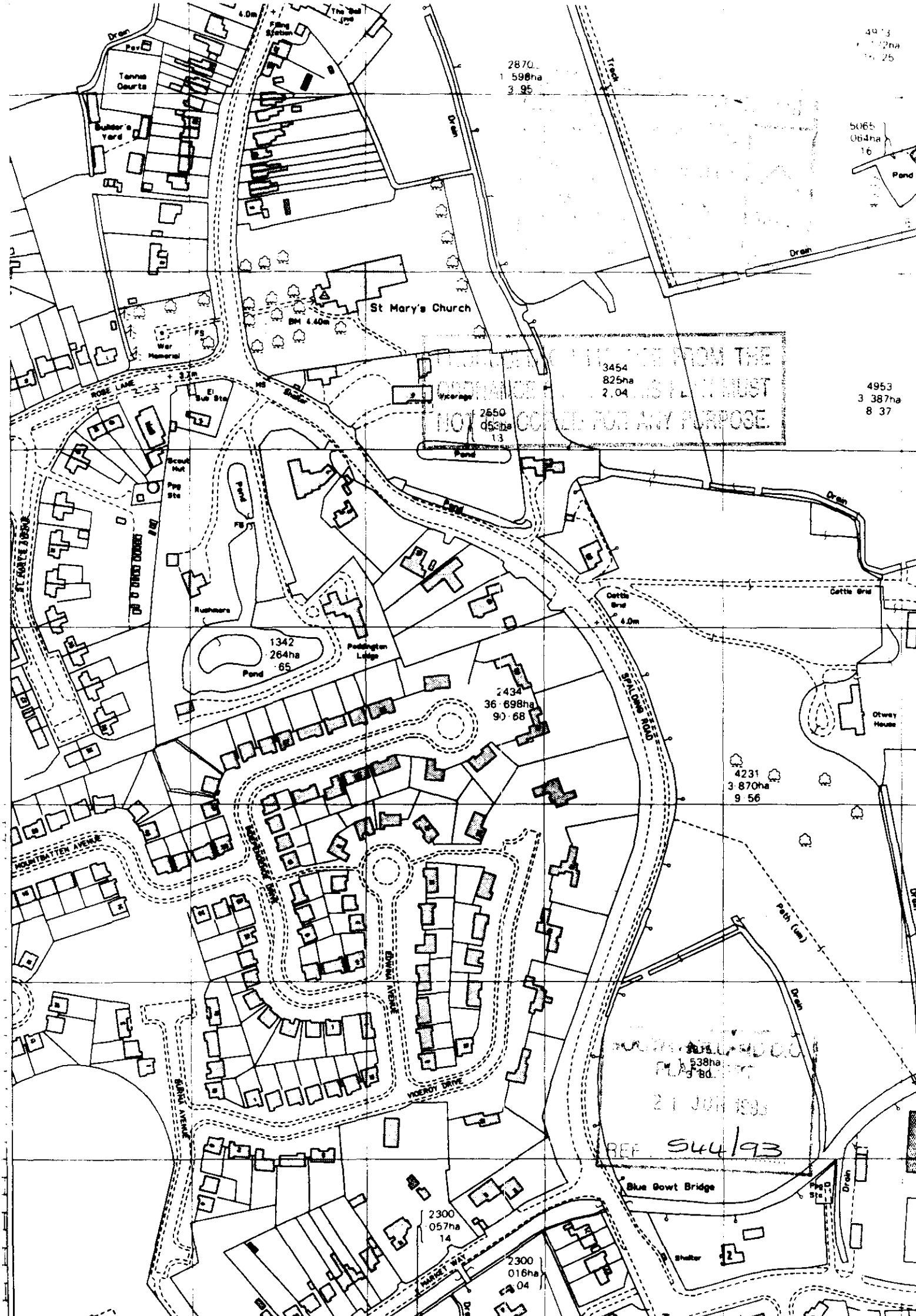
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
23-JUL-93 H14/0544/93

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)



Tennis Courts
Builder's Yard
Filling Station
The Bell Inn
Drain
Track
2870
1 598ha
3 95
5065
064ha
16
Pond
St Mary's Church
BM 4.40m
War Memorial
FS
ROSE LANE
El Sub Sta
Vicarage
3454
825ha
2.04
4953
3 387ha
8 37
2550
053ha
13
Scout Hut
Ppg Sta
Pond
Rushmere
1342
264ha
65
Paddington Lodge
Cattle Grid
4.0m
2434
36 698ha
90 68
SPALDING ROAD
Otway House
4231
3 870ha
9 56
MOUNTBATTEN AVENUE
EDWINA AVENUE
VICEROY DRIVE
Path (um)
1 538ha
3 80
REF 544/93
Blue Gowt Bridge
2300
057ha
14
2300
016ha
04
MARKET WAY
Shelter

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0544/93.

Date Registered 10 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs A.W. Vigle
19 Independance Drive
Pinchbeck Spalding

Tel. No.

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

M. D. FOULKES
Building Design & Construction Services
34 CHURCH STREET, DONINGTON, SPALDING, LINCS.
TEL: 0775 - 820 - 045

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

19 Independance Drive Pinchbeck Spalding

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

2nd Story Extension Over Existing Garage For Additional Bedrooms

Please complete

Signed... M.D. Foulkes ..... Date... 5th JAN. 93 .....

I attach * Four copies of all plans ✓
*an ownership certificate (see back page) ✓
*a fee of £60.00.. If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ✓ → **Now complete Parts 3, 4 and 5 and an Ownership Certificate**

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 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 building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many:

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: sq. metres

B. Please state size of any new structure:- (a) max. height: 7·0 metres

(b) max. length: 9·0 metres

(c) max. width: 3·0 metres

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

D. Please state type and colour of roofing materials. REDLAND CONC. PANTILES (TERRACOTA)

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 FACILITIES REMAIN INTACT.

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 of more trees ☐ → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of TO EXISTING RUN-OFF

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 ☐

OTHER MATTERS Please complete

	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 footpath	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices or shopping 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. ☐ → Date: Consultee(s):

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.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST** Please state interest (e.g. owner, prospective purchaser)	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.** You can use the notice at the bottom of the form to send to the owner. (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 MD Foulkes (~~Applicant~~/Agent) Date 5th Jan 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.

State Name and address of owner: 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 there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). 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 MD Foulkes ~~Applicant~~/Agent) Date 5th Jan 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.

State Name and address of tenant: State Date notice served:

Signed ..... (Applicant/Agent) Date .....

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

APPLICATION ASSESSMENT

Notes for Case Officer

Landing window seems to be floor to ceiling

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJY
Date 29-6

Site Notice posted by PJY
Date 29-6
Expiry Lamppost

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Neighbouring house has garage on boundary
neighbour has 1.8m fence to boundary with shrubs
large garden views per rear window will be distant over 3-4m
Legislative hedge

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 Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PJY Date 21-7

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

Pon 23-6
D 24/6

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

Extra Consultations:

WP Note –
G Group available
G* Group essential
(longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC	Specify:
	Eng Heritage	.....	
	Consultant	.....	Order No:
	Other	.....	Specify:
Hazards	HSC Group	..... G* HAZ	
	Specific	.....	Specify:
Other PLA		.....	Specify:

Case Officer

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

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P 2808

Date first Rec'd 10 JUN 1993

Registration

Reference H14/0544/93.

Cross-Ref B14 340/93

Date 11/6/93.

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 ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 145 . OS Plots 3
Grid ref 5

Ward M Parish Punchbeck.

Inside IBD No ? Inside LP area YES.

Linked to site Ref

Linked to property Ref 0142494

Constraints: ?

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

Hazards – ☐
Dist Bound ☐
Other:

Y TR Rural
– BP TR proposed 67m
– LC Level Cross
– FP Footpath
☐ TPO Tree Pres
☐ HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps 0160/88

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

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

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

SOUTH HOLLAND DISTRICT COUNCIL

H14/0544/93

FULL

Applicant: Mr & Mrs A W Vere
Tel:

Agent: M D Foulkes
0775 820045

Description: Second storey extension over existing garage for additional bedrooms

Location: 19 Independence Drive
Pinchbeck
Spalding
Lincs

Valid date:	18-JUN-93	Terminal date:	13-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	25-JUN-93	Report deadline:	21-JUL-93
Inspected by	02-JUL-93		
Extra contacts	09-JUL-93	Case Officer:	
Report if not clear by	23-JUL-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TR

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	29-JUN-93	20-JUL-93	
Clerk to Pinchbeck P 0775 723838	25-JUN-93	09-JUL-93	CR
Cllr T Bray 0775 723794 (Of	25-JUN-93	02-JUL-93	
Cllr Mrs P J Buffham	25-JUN-93	02-JUL-93	CR

L.C.C – No objections JCB 1/7/93

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

2

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0544/93

Applicant: Mr & Mrs A W Vere
19 Independence Drive
Pinchbeck
Spalding
Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Second storey extension over existing garage for additional bedrooms

Location: 19 Independence Drive Pinchbeck
Spalding Lincs

Type: FULL

Date received: 18-JUN-93

25-JUN-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 09-JUL-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:

W H C

S.H.D.C. PLANNING DEPT.
RECEIVED
- 7 JUL 1993

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

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0544/93

Applicant: Mr & Mrs A W Vere
19 Independence Drive
Pinchbeck
Spalding
Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Second storey extension over existing garage for additional bedrooms

Location: 19 Independence Drive Pinchbeck
Spalding Lincs

Type: FULL

Date received: 18-JUN-93

25-JUN-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 02-JUL-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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 1 JUL 1993
PU

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

I am happy with the [illegible] for a straight forward extension [illegible] house I feel [illegible] reference to Committee for consideration.

Signed:

[illegible]

Mrs P J Buffham
[illegible]

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 : P2808
Date received : 10-JUN-93

Received from

A W & S Vere

Address

19 Independence Drive
Pinchbeck
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0544/93

Applicant: Mr & Mrs A W Vere
19 Independence Drive
Pinchbeck
Spalding
Lincs

Agent: M D Foulkes
34 Church Street
Donington
Spalding
Lincs

Description: Second storey extension over existing garage for additional bedrooms

Location: 19 Independence Drive
Pinchbeck
Spalding
Lincs

Type: FULL

Date received: 10-JUN-93

11-JUN-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

Four copies of a 1:2500 site location plan with the site outlined in red, copies of these can be purchased from this office.

REF Valid

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

M.D.FOULKES Building Design & Construction Services Church St. Donington Spalding

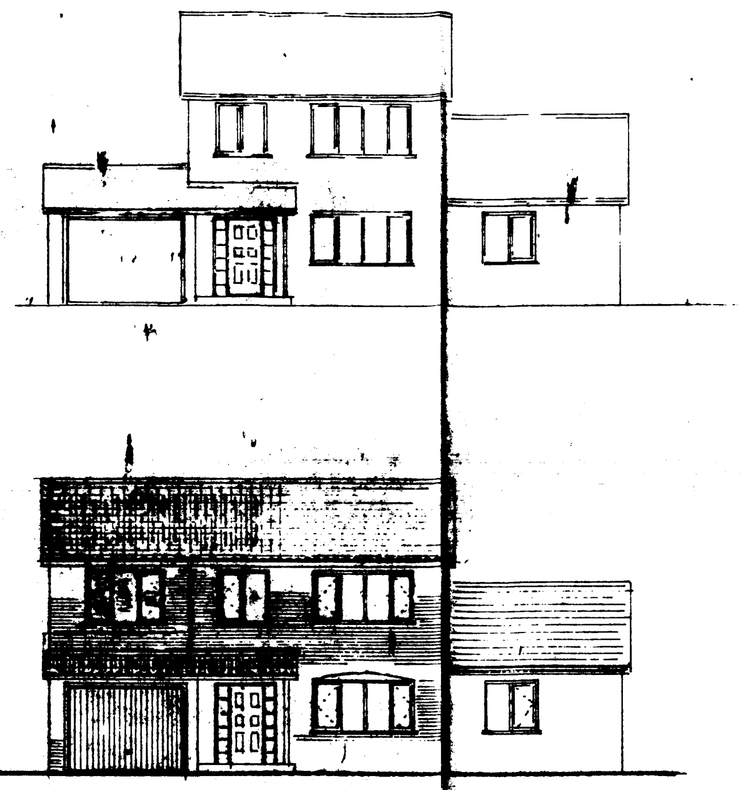
Job N° 92/8 Drg N° 1.

scale 1:100 1:50

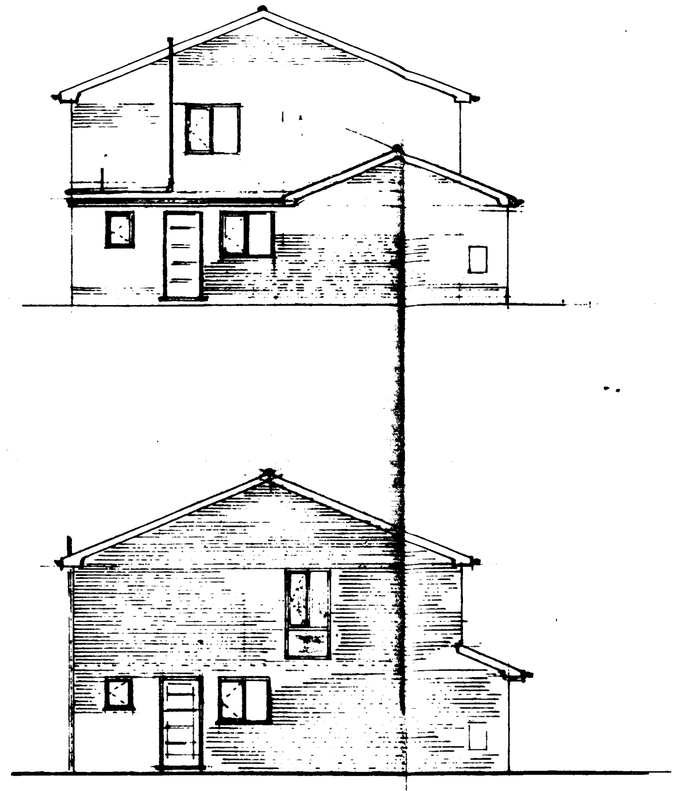
Proposed extension to provide additional bedrooms at N°19 Independance Drive Pinchbeck Spalding for Mr. & Mrs A.W. Vere.

existing elevations

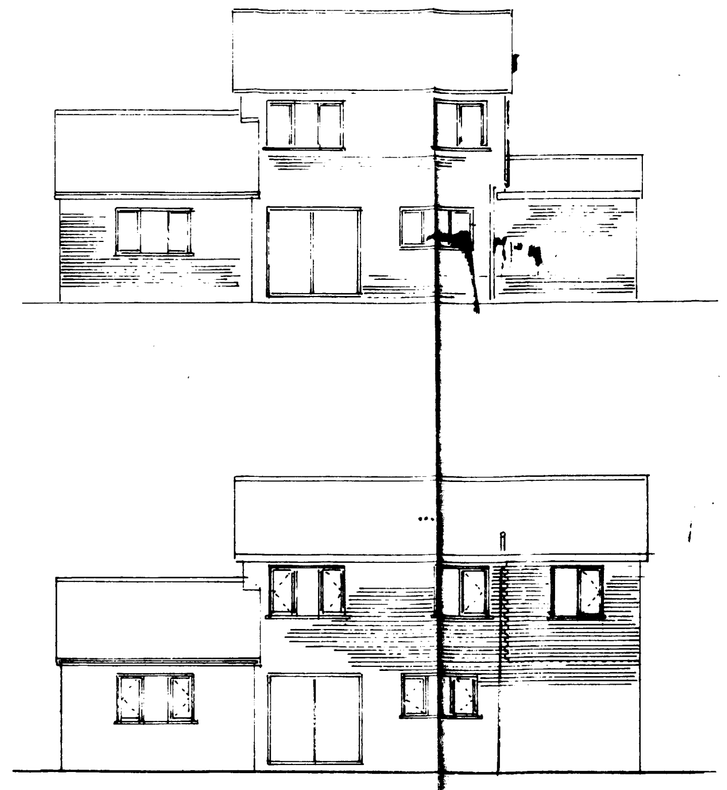
proposed



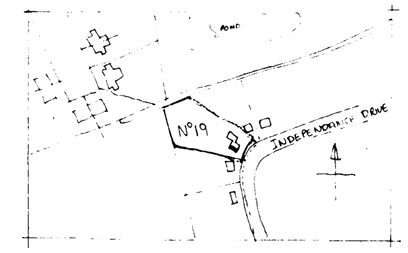
Front Elevation



Side Elevation To Adjacent Property



Rear Elevation



Location Plan 1:2500

Roof Tiles. Redland Groveburry (MkII) Smooth

N.B. Match Front Roof Pitch With Selected Tiles From Rear of Main Roof Slope.

Bricks. Butterley Red Wirecuts. To Match.

Windows. Generally From Boulton & Paul Metric P.i Range or Purpose Made To Match.

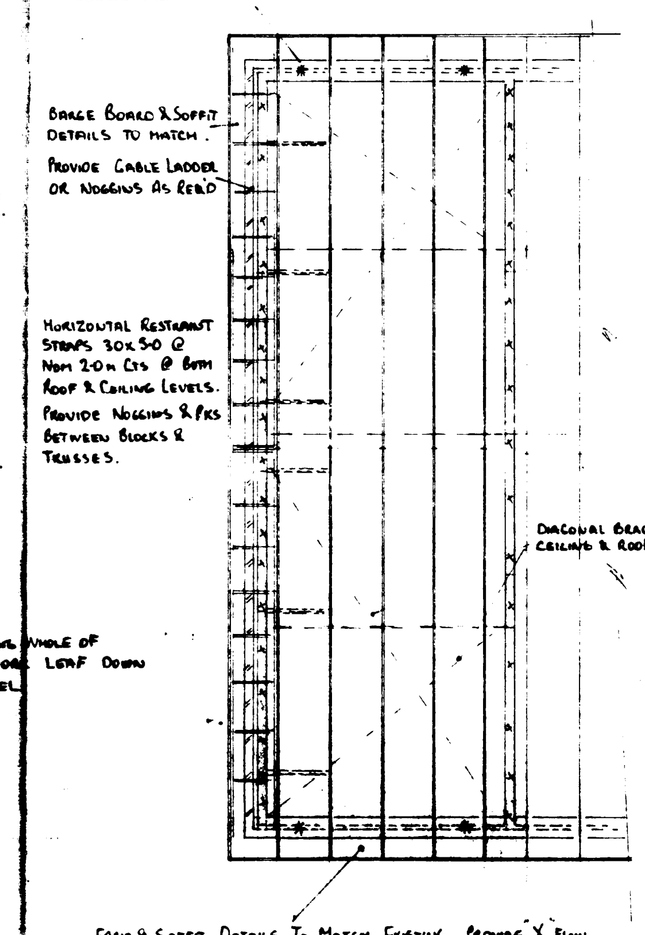
Other Details. eg Gutters etc. All To Match Existing.

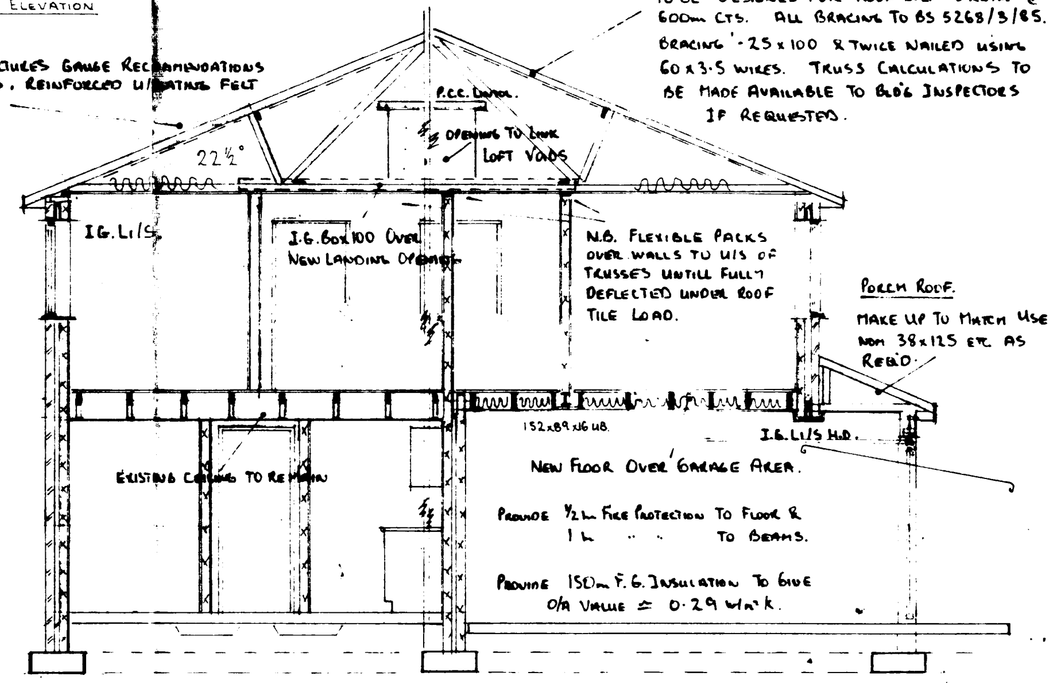
Wall Construction.
Facing Bricks To Match Existing with 50m Dritherm Cavity Batts. 100m Thermalite "Shield" Lt. Wt. Blocks S/c Render & Skim Finish.
O/A Value ≤ 0.45 w/m²k.

grd floor plan.

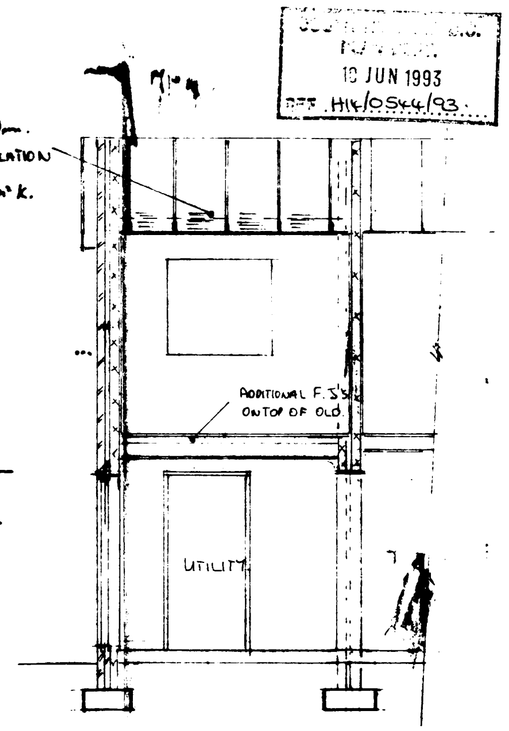
1st. floor plan

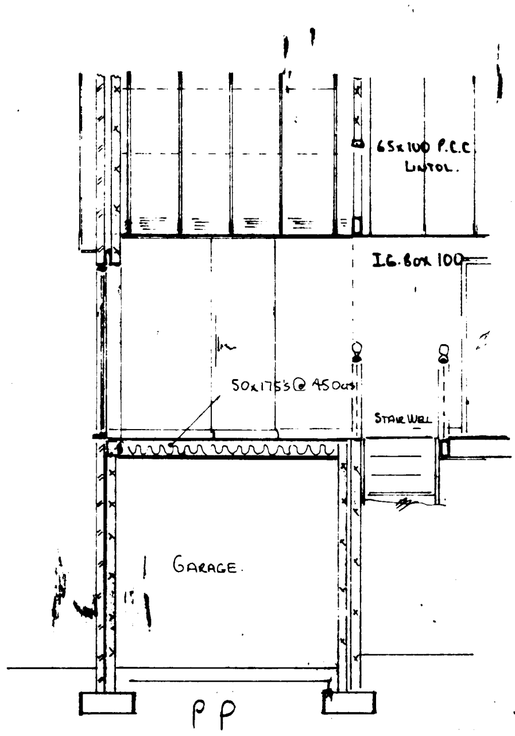
Concrete Roof Tiles Laid To Manufacturers Gauge Recommendations On 38 x 25 Treated Timber Battens, Reinforced Underlining Felt To B.S. 1.F. Min Laps 150m M.A.V.





Roof Construction
Trusses By Specialist Manufacturer, To Be Designed For Roof D.L. 1.5 kN/m² @ 600m Cts. All Bracing To BS 5268/3/85.
Bracing 1.25 x 100 & Twice Nailed using 60 x 3.5 wires. Truss Calculations To Be Made Available To B.C. Inspectors If Requested.





roof layout

1.1.
2.2. | 3.3.

for additional details & notes see drg. n° 92/8/2.

VERE 92/8/1.