SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0656/93 Received:12-JUL-93 Type:FULL

Name: Mr & Mrs R Evenden
25 Penway Drive
Pinchbeck
Spalding
Lincs

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

Description: Single storey extension, alterations and detached garage and new chimney
Location : 25 Penway 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.

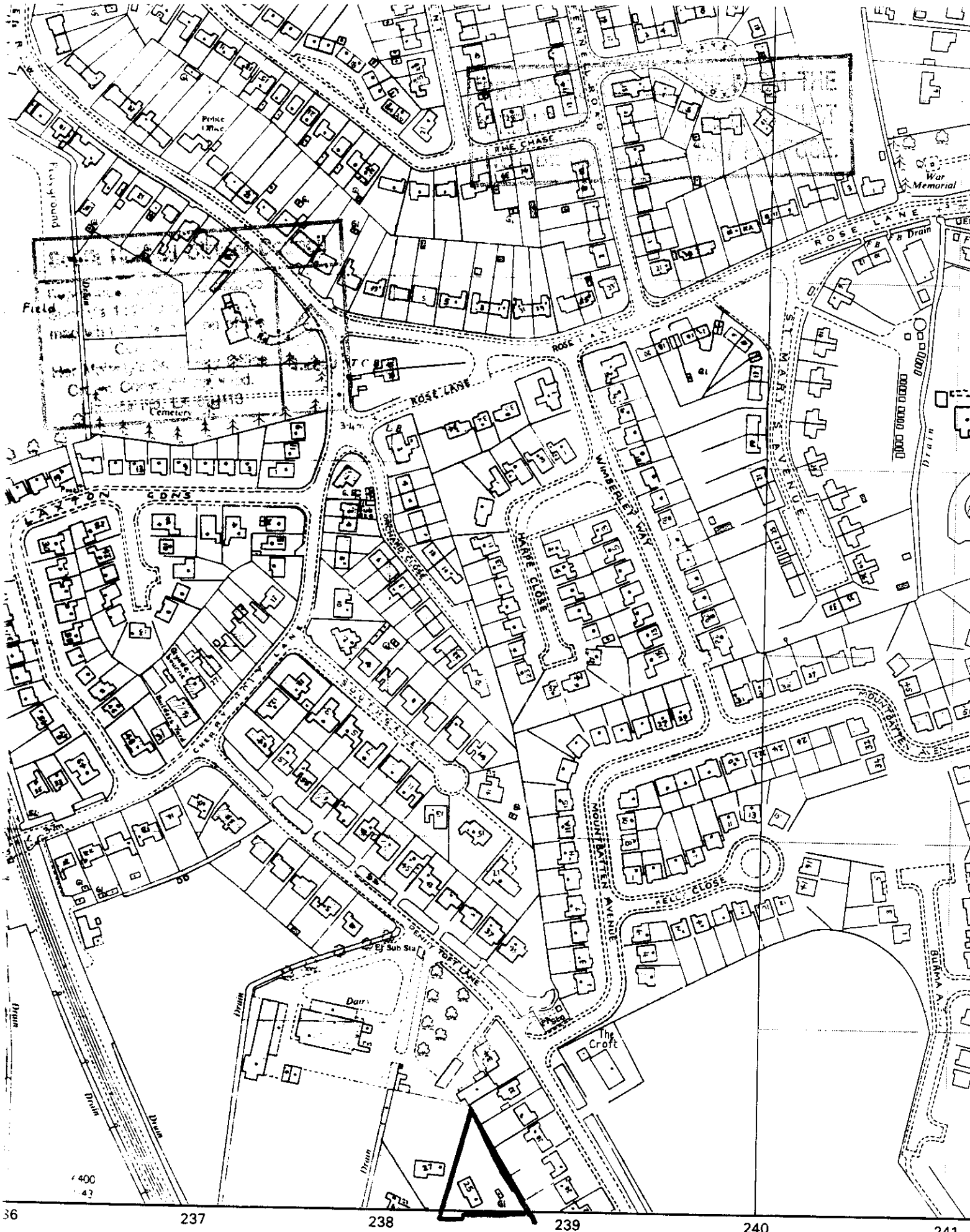
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
20-AUG-93 H14/0656/93

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1993
REF 0656/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0656/93

Date Registered 12 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS R. EVENDEN,
25 PENWAY DRIVE,
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

SINGLE STOREY EXTENSION, ALTERATIONS & DETACHED GARAGE. & NEW CHIMNEY

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £120.00 If you consider no fee is payable include a written explanation instead.

Signed. P S Evenden Date 10 JULY 1993

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:	EXTENSION 22.20 sq. metres GARAGE 20.61 sq. metres
B. Please state size of any new structure:- (a) max. height:	5.40 , 3.90 metres
(b) max. length:	7.60 , 6.50 metres
(c) max. width:	4.20 , 3.70 metres
C. Please state type and colour of materials for facing external walls:	TO MATCH EXTG.
D. Please state type and colour of roofing materials.	TO MATCH EXTG
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.

DWELLING

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?

SEE DRAWING.

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 — SOAKAWAYS

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 ✓ EXTG. 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).

owners

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 P S Rathgan (~~Applicant~~ / Agent) Date 10/7/93

~~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 P S Rathgan (~~Applicant~~ / Agent) Date 10/7/93

~~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

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJH
Date 20-7

Site Notice posted by PJH
Date 20-7
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

garage to be converted Bay Lodge
Leylandii & Privets to border, where garage to be built neighbour has flank roofed double garage adjacent 1.8m trellis topped fence &
Privets & clematis to alter border neighbour has single garage flat roof

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PJH Date 13-8

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H 14/0056/93

Directions

Art 7 (Outlines) ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std Precise details:

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

Revalidation after Direction

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

Valid date:

Amended description

Reconsultations:

All.....
Specified:

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

Precise details:

Additional Consultation/Publicity Required

PDM 15-7

	Publicity: >>	Consultations: D/T&E/7
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 TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
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

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

ADMIN RECORD SHEET

Initial

Submitted Fee £120

Receipt No P2967

Date first Rec'd 12 JUL 1993

Registration

Reference H14/0656/93

Cross-Ref B14/0415/93

Date 13/7/93

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 £120
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 144
Grid ref 523840
OS Plots 3425030.

Ward M.
Parish Punchbeck.

Inside IBD YES
Inside LP area YES.

Constraints:

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

Hazards –

Dist Bound ☐
Other: ☐

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 ☐

Linked to site Ref

Linked to property Ref 0148323

Planning Records:
Earlier apps 0038/71.
0045/83.

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

BRIAN IITH 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

H14/0656/93
FULL

Applicant: Mr & Mrs R Evenden
Tel:

Agent: L A Building Design
0775 711437

Description: Single storey extension, alterations and detached garage and new chimney

Location: 25 Penway Drive
Pinchbeck
Spalding
Lincs

Valid date: 12-JUL-93
Target dates:
To case officer 19-JUL-93
Inspected by 26-JUL-93
Extra contacts 02-AUG-93
Report if not clear by 16-AUG-93

Terminal date: 06-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Site/Press Advert MIN	23-JUL-93	13-AUG-93	
Clerk to Pinchbeck P 0775 723838	19-JUL-93	02-AUG-93	ok
Cllr T Bray 0775 723794 (Of	19-JUL-93	26-JUL-93	
Cllr Mrs P J Buffham	19-JUL-93	26-JUL-93	ok

L.C.C – No objections 22/7/93

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

S.H.D.C. PLANNING DEPT.
RECEIVED
- 3 AUG 1993

Action of	File Nos.
DPO NSM	
DOPO DS	
HO AGP	
Action by	Acknowledge YES/NO
Discuss with	by
Copy to	Date

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0656/93

Applicant: Mr & Mrs R Evenden
25 Penway Drive
Pinchbeck
Spalding
Lincs

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

Description: Single storey extension, alterations and detached garage and new chimney

Location: 25 Penway Drive Pinchbeck
Spalding Lincs

Type: FULL

Date received: 12-JUL-93

19-JUL-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-AUG-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 Cunningham

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

S.H.D.C. PLANNING DEPT.
RECEIVED
23 JUL 1993

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0656/93

Applicant: Mr & Mrs R Evenden
25 Penway Drive
Pinchbeck
Spalding
Lincs

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

Description: Single storey extension, alterations and detached garage and new chimney

Location: 25 Penway Drive Pinchbeck
Spalding Lincs

Type: FULL

Date received: 12-JUL-93

19-JUL-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-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

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

No objections. ~~Hope it can be determined~~. Happy to support.

(~~I know~~ Applicant's wife)

Signed:

Pauline Buffham.

Phone ✓ 900560 Otte

23/7/93

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2967
Date received : 12-JUL-93

Received from

R G Evenden

Address

25 Penway Drive
Pinchbeck
Spalding

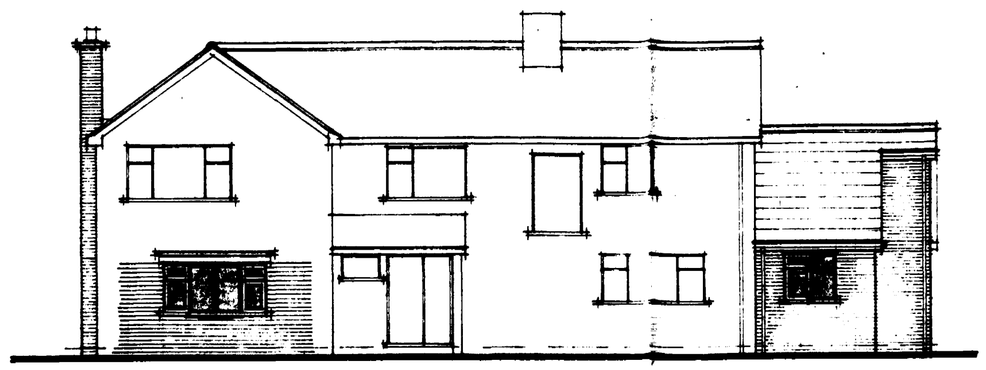
Fee paid	£	120.00
VAT	£	0.00
Total received	£	120.00

Cash/Cheque : Cheque

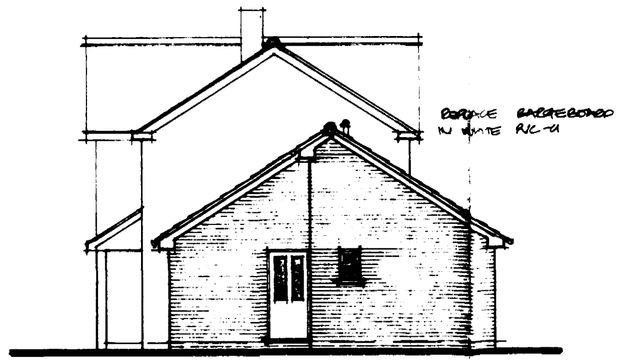
Signed.....K. Lowe.....
(Authorised Collector)

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.

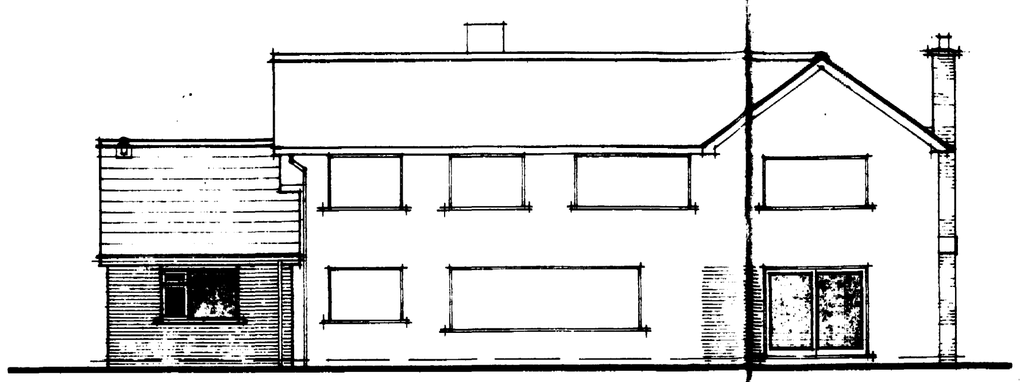
ELEVATIONS



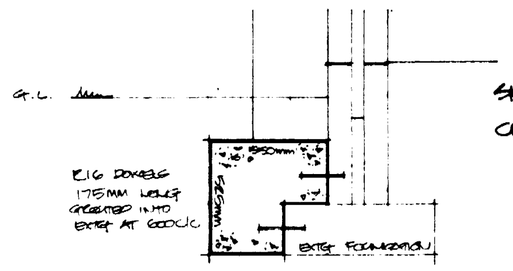
FRONT



SIDE

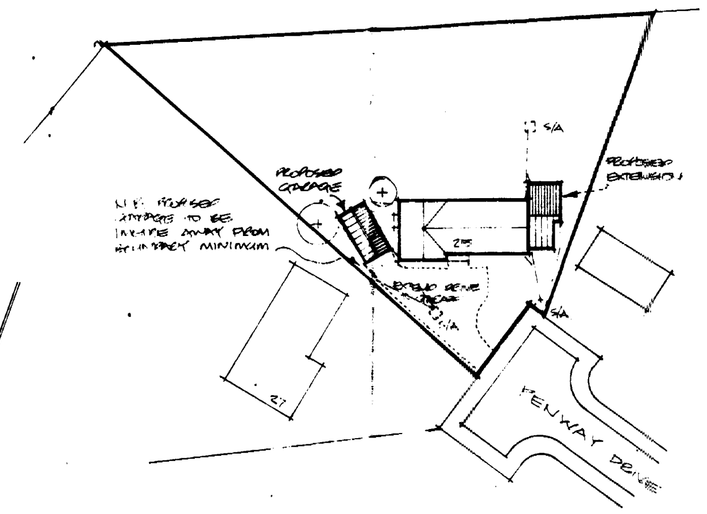


REAR



SKETCH DETAIL OF CHIMNEY FOUNDATION

FLOOR PLAN



BLOCK PLAN 1:500

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1993
REF ..H5510/93

A	CLIENT AMENDMENTS ELECTRICAL FITTINGS EAVES ETC. MOVE GARAGE REWOOD EL.	JULY 93 RL.

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

project
PROPOSED EXTENSION AND ALTERATIONS AND GARAGE
255 PENWAY DRIVE
PINCHBECK
SPALDING

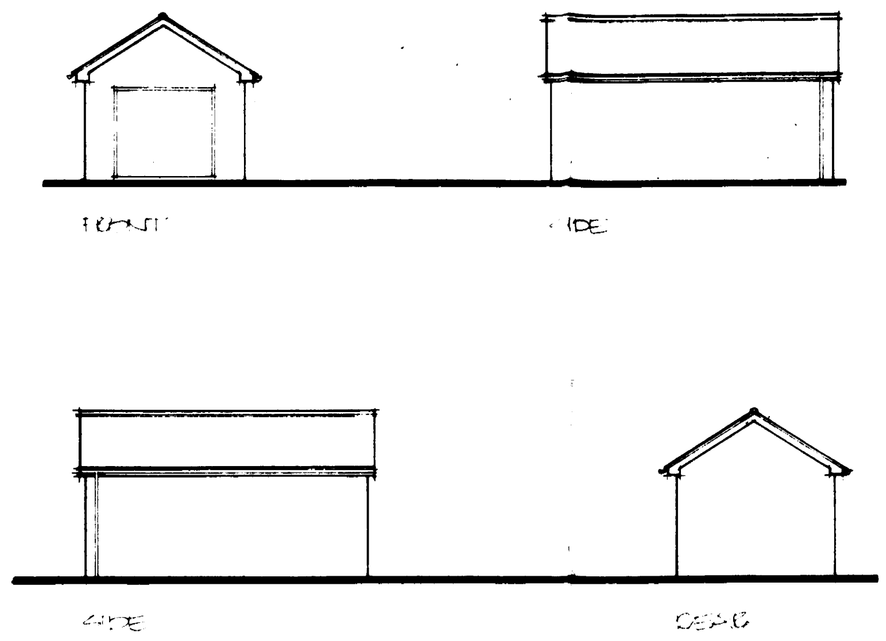
client
MR & MRS R. EVENDEN

drawing
SKETCH

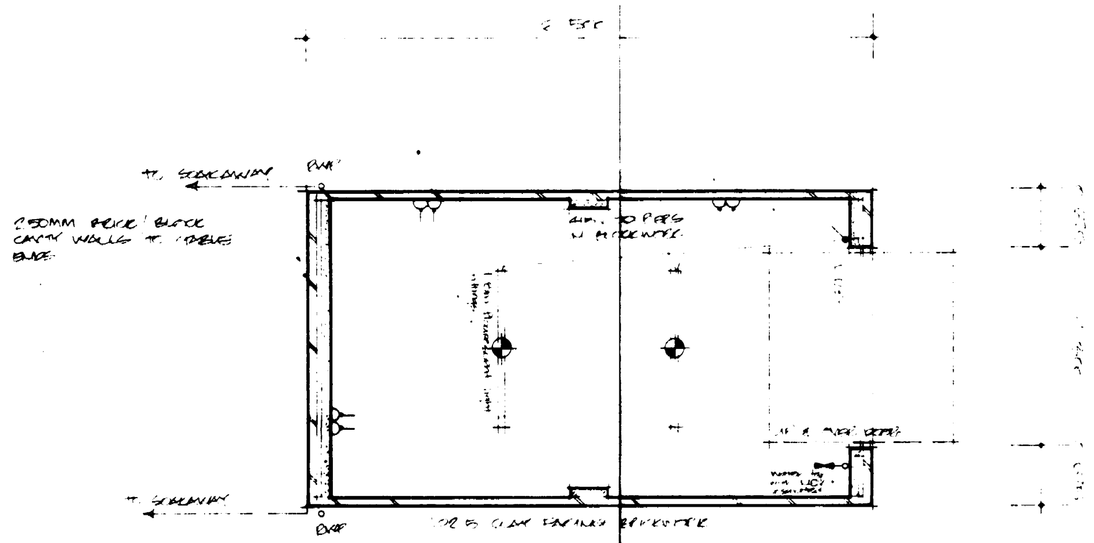
date	scale(s)
JUNE 93	1:100 1:50 1:500
job no	drg no
93/18	01 A

Admel A/B/024

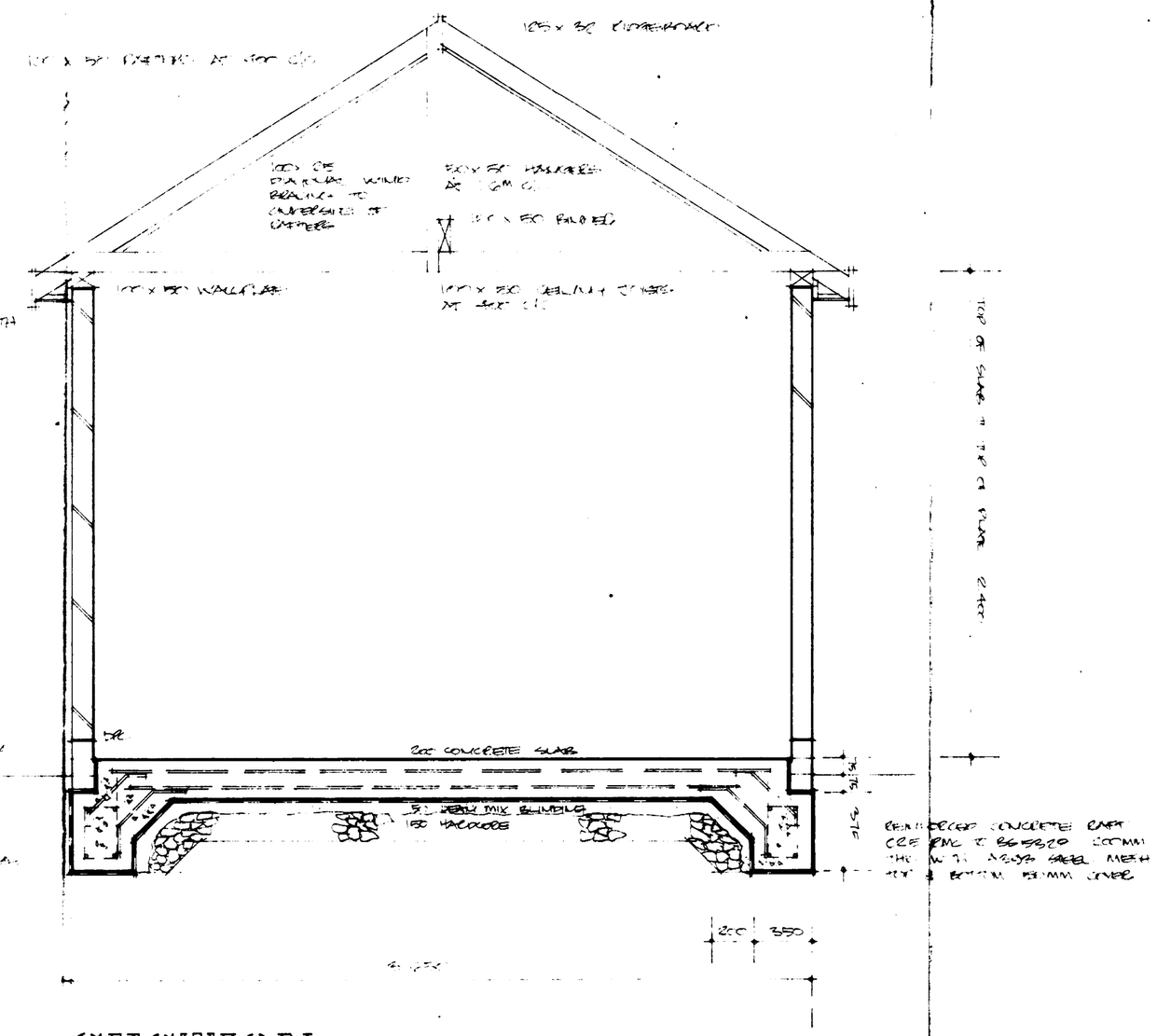
ELEVATIONS



PLAN



SECTION



FOUNDATIONS
To be raft construction with downstand perimeter beams. Concrete to be minimum C25 designed mix Ready Mixed Concrete to B.S.5328:1981.
Main slab to be 200mm thick with A393 steel mesh reinforcement top and bottom.
Downstand beams to have 2no 16mm diameter Fy 250 (mild steel) bars top and bottom with 10mm diameter links at 200mm centres.
All steel to be properly tied and supported and to have 50mm concrete cover.
Downstand beam steel to be linked to slab mesh with sections of cranked mesh (A393) all tied together.
Wrap foundation raft in 1200 gauge (300 micron) Visqueen Super DPM bring up sides of slab and lap under engineering brickwork.
Slab formation on 150mm clean compacted hardcore with 50mm lean mix concrete blinding layer finished smooth to lay DPM over. Excavate as required and remove soil.

SUB STRUCTURE WALLS
To be in CLASS A Blue Engineering brickwork below ground and up to dpc level.

WALLS
To be as shown on drawing. Cavity work 250mm overall width comprising 102.5mm clay facing bricks, 50mm cavity , 100mm load bearing solid insulation block e.g. RHEMELITE (3.5 W/mm sq.).
100mm blockwork partition walls to be HEMELITE.
Single leaf walls in 102.5mm clay facing brickwork.
Stiffening piers to be in blockwork tied every course to brickwork, piers 415 x 100.
Wall ties in cavity walling to be stout galvanised wire butterfly type, to 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 225mm centres vertically within 225mm of the openings.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm and any tanking. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels as appropriate.

LINTELS
To be I.G. L1/S in cavity wall openings and as noted generally.
All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

ROOF CONSTRUCTION
Roof to be constructed in accordance with the sizes and timber grades indicated on the drawings.
All work is to be properly and accurately cut, notched, shaped and framed and shall be firmly and securely fixed, bolted where shown or necessary, all in accordance with B.S.5268, 1985.
Provide patent CATNIC 30mm x 5mm galvanised mild steel lateral restraint straps at 1.8m centres to tie rafters and ceiling joists to wall at gable ends. Solid strut between rafters/joists below straps and tight pack agianst wall.

ROOF COVERINGS
Fix concrete interlocking tiles Marley Ludlow Major to match house, or similar.
Tiles to be fixed in accordance with manufacturers instructions and to BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable sarking felt with minimum 150mm laps on rafters as shown on section.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood, rebated for soffit.
Soffit to be in 6mm WBP plywood fairfaced and supported by 38mm x 32mm softwood framing.

WINDOWS AND DOORS
Windows, doors and door frames etc to be from the Boulton and Paul standard joinery range as noted.
Including all ironmongery and matching furniture.
Garage door to be up and over type Henderson Merlin Mk II or similar complete with all gear and treated softwood frame.

UNDERGROUND DRAINAGE
110mm PVC-U pipe to fall 1:70 with 100mm peagravel bed and surround.
Drain runs with less than 600mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench.
Omit where concrete path cast over pipe runs.

RAINWATER GOODS
PVC gutters 115mm h.r. and 68mm dia. down pipes to match including all bends outlets, clips, brackets, connectors etc.

SOAKAWAYS
To be minimum 5.0 metres from any building and be 1.5m3 rubble filled with inlet pipe discharging to centre of soakaway.

QUALITY OF MATERIALS AND WORKMANSHIP
All materials, products and goods are to be of good merchantable quality and free from defects. Where appropriate are to comply with their respective British Standard Specification, BBA Certificate or European Standard EN or CEN.
Workmanship will be to a high standard to that normally associated with experienced and qualified craftsmen. Generally workmanship will be to B.S.8000.

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
12 JUL 1993
REF. 0956/93

A CLIENT AMENDMENTS. JULY 93
ELECTRICAL FITTINGS
DOOR + WINDOW OMITTED PAL

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

project
PROPOSED GARAGE AT
65 PEAWAY DRIVE
PINCHBECK
SPALDING

client
MR & MRS B. EVENDEN

drawing
DESIGN DRAWING

date	scale(s)
JUNE 93	1:100 1:50 1:20
job no	drg no
93/18	03A

Admel A/B/024