SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0796/92 Received:24-JUL-92 Type:FULL

Name: Mr & Mrs Dixon
71 Church Street
Pinchbeck
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location : 71 Church Street Pinchbeck
Spalding

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
07-SEP-92 H14/0796/92

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

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

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0796/92 Received:24-JUL-92 Type:FULL

Name: Mr & Mrs Dixon
71 Church Street
Pinchbeck
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location : 71 Church Street Pinchbeck
Spalding

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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.

Authorised to issue:

07-SEP-92 H14/0796/92 AD...A.....DC..??....

7/9 7/9

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14/0796/92

Date Registered 24 JUL 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. DIXON
71. CHURCH ST.
PINCHBECK
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

COOPER ARCHITECTURAL DESIGN
HOCKLESCATE
FLEET
SPALDING LINCS

Tel. No. 0406 23762

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

AS. APPLICANT.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO HOUSE

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £5.00 If you consider no fee is payable include a written explanation instead.

Signed.. ..... Date . 23/7/92 .....

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 ma
(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:		sq. metres
B. Please state size of any new structure:- (a) max. height:	7.15.	metres
(b) max. length:	6.7	metres
(c) max. width:	6.4.	metres
C. Please state type and colour of materials for facing external walls:	FACING BRK TO MATCH EXIST	
D. Please state type and colour of roofing materials.	CONC TILES TO MATCH EXIST	
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?

EXIST DRIVE & GARAGE

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	/
C. Please state whether a land drain will be affected	NO

D. Foul sewerage will be disposed of to:
Mains sewer ✓ Cesspool Septic tank

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.** (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (~~Applicant~~ / Agent) Date 23/7/92

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... ~~(Applicant /~~ Agent) Date 23/7/92

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

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PM
date: 11-8

Case Officer Conclusions (issues)

Square off room to rear & build above. No balcony
Windows to both side gardens. Two Rear Cars to rear & Side
2 in garage unless other use exists

Case Officer Recommendations (summary) GRANT REFUSE
(details overleaf)

Recommended approvals –

Departure from policy — Yes ---- No ----

Ward member request — Yes ---- No ----

Recommend approval against material objection — Any objection received? No; If yes, is any obj. material? Yes / No — Yes ---- No ----

Other circumstances needing Committee decision — Yes ---- Flagged by Senior Officer Signed ..... — No ----

ALL OF ABOVE

Recommended refusals –

Refusal on adopted policy grounds on first applic. — No ---- Nil fees (not first Submission) — Yes ----

ANY ONE OF ABOVE — Other info. req: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Conditions/Reasons

Part Grant Permission 4-9-97

(1) TCI.

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... TL=

Other

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)						
RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] Precise details for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED PDM 29-7 DP29/7

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
73 Church Street. } Pondkeck
1, 2, 3, 4, 5 Tanyard Close } DONE 14/8

Residents (Delivery):

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major Ca

Consultant : Name
Order No:

Other :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date ..... Re-Registered .....
Ack/Reception .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ SS

Receipt Issued ..... No. A1460

Date First Received 24 JUL 1992

REGISTRATION

REFERENCE H14/0796/92

Cross-Ref B14/0560/92

Date 27/7/92 DAS

VALIDATION Date 21/8/92

Type Full Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 42 88

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S63 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £SS Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 28.7

Index Sheets 145 OS Nos ..... Grid Ref 534230 339980

Part M Parish Pirbright

Inside TBD YES Inside L2 Area YES

TB Burial ☐ C1 ☐ Yes ☐ No
TB Bypass ☐ L3 ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site..... Ref..... Linked to property..... Ref. 013798

Planning Records:
Earlier apps ~~negative~~

B Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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: H14/0796/92 Type: FULL

Applicant: Mr & Mrs Dixon
Tel:

Agent: Cooper Architectural Design
0406 23762

Description: Extension to house

Location: 71 Church Street
Pinchbeck
Spalding

Valid date: 24-JUL-92 Terminal date: 18-SEP-92
Target dates: Target Committee: 15-SEP-92
To case officer 29-JUL-92 Report deadline: 01-SEP-92
Inspected by 03-AUG-92
Extra contacts 08-AUG-92 Case Officer:
Report if not clear by 28-AUG-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 42.88 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	29-JUL-92	12-AUG-92	Approve – Letter
Cllr T Bray 0775 323794 (Of	29-JUL-92	12-AUG-92	
Cllr Mrs P J Buffham	29-JUL-92	12-AUG-92	No Objections
Owner/Occupier 73 Church Street	14-AUG-92	28-AUG-92	
Owner/Occupier 1 Town Farm Close	"	"	
Owner/Occupier 2 Town Farm Close	"	"	
Owner/Occupier 3 Town Farm Close	"	"	
Owner/Occupier 4 Town Farm Close	"	"	
Owner/Occupier 5 Town Farm Close	"	"	
Site/Press Advert MIN	07-AUG-92	28-AUG-92	

L C C - No Objections JR CB 6/8/92

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

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

Site Notice Done,

SOUTH HOLLAND DISTRICT COUNCIL

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0406 23762

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DEVELOPMENT/CONSTRAINTS

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Cllr Mrs P J Buffham		29-JUL-92	12-AUG-92

LCC - No Objections 6/8/92

Site Notice 11-8-92 1-9-92

AN SMITH Dip TP MRTPI
...ector of Planning & Building Control Services
Planning & Building Control Department,
Council ...ces,
Priory R..., Spalding,
Lincolnshire. PE11 2XE

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H14/0796/92

Applicant: Mr & Mrs Dixon
71 Church Street
Pinchbeck
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location: 71 Church Street Pinchbeck
Spalding

Type: FULL

Date received: 24-JUL-92

29-JUL-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 13-AUG-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is 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 but ask if the extension is over a dyke which has been piped, at the rear of the propoerty.

S.H.D.C. PLANNING DEPT
RECEIVED
13 AUG 1992
PU

B. Regs can't determine if filled dyke because map too small + corner missing. Whatever, it was a dyke must have already been over it.

Signed: W. H. [illegible]

Parish

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

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

SOUTH HOLLAND DISTRICT COUNCIL

S.H.D.C. PLANNING DEPT.
- 7 AUG 1992
Acknowledged
File Nos.
DTD
SD/HD
RO
Assistant
Principal
Senior

Application no: H14/0796/92

Applicant: Mr & Mrs Dixon
71 Church Street
Pinchbeck
Spalding
Lincs

Agent: Cooper Architectural Design
Hocklesgate
Fleet
Spalding
Lincs

Description: Extension to house

Location: 71 Church Street Pinchbeck
Spalding

Type: FULL

Date received: 24-JUL-92

29-JUL-92

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 08-AUG-92 if you feel that this proposal should be brought to the attention of the Planning Committee for any reason.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

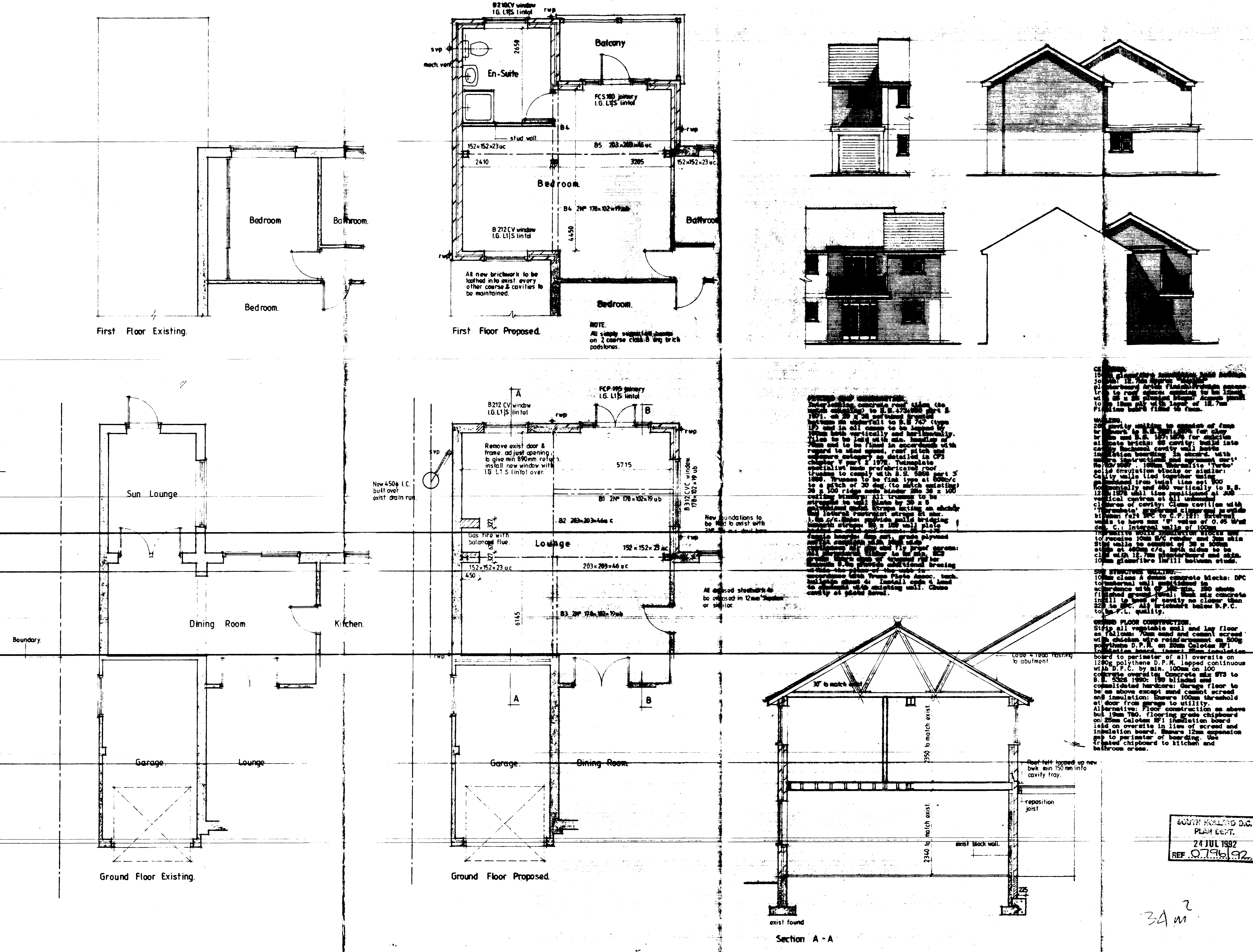
Cllr Mrs P J Buffham
Fir Tree House
Northgate, West Pinchbeck
Spalding, Lincs
PE11 3TB

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

No objections to the application.

Signed: Pauline Buffham

7/8/92



CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN

client: MR & MRS DIXON

project: PROPOSED EXTENSION TO HOUSE, 71 CHURCH STREET, PINCHBECK, SPALDING, LINCS.

drawing: PLANS, SECTION, ELEVATIONS.

scale: 1:50 1:100

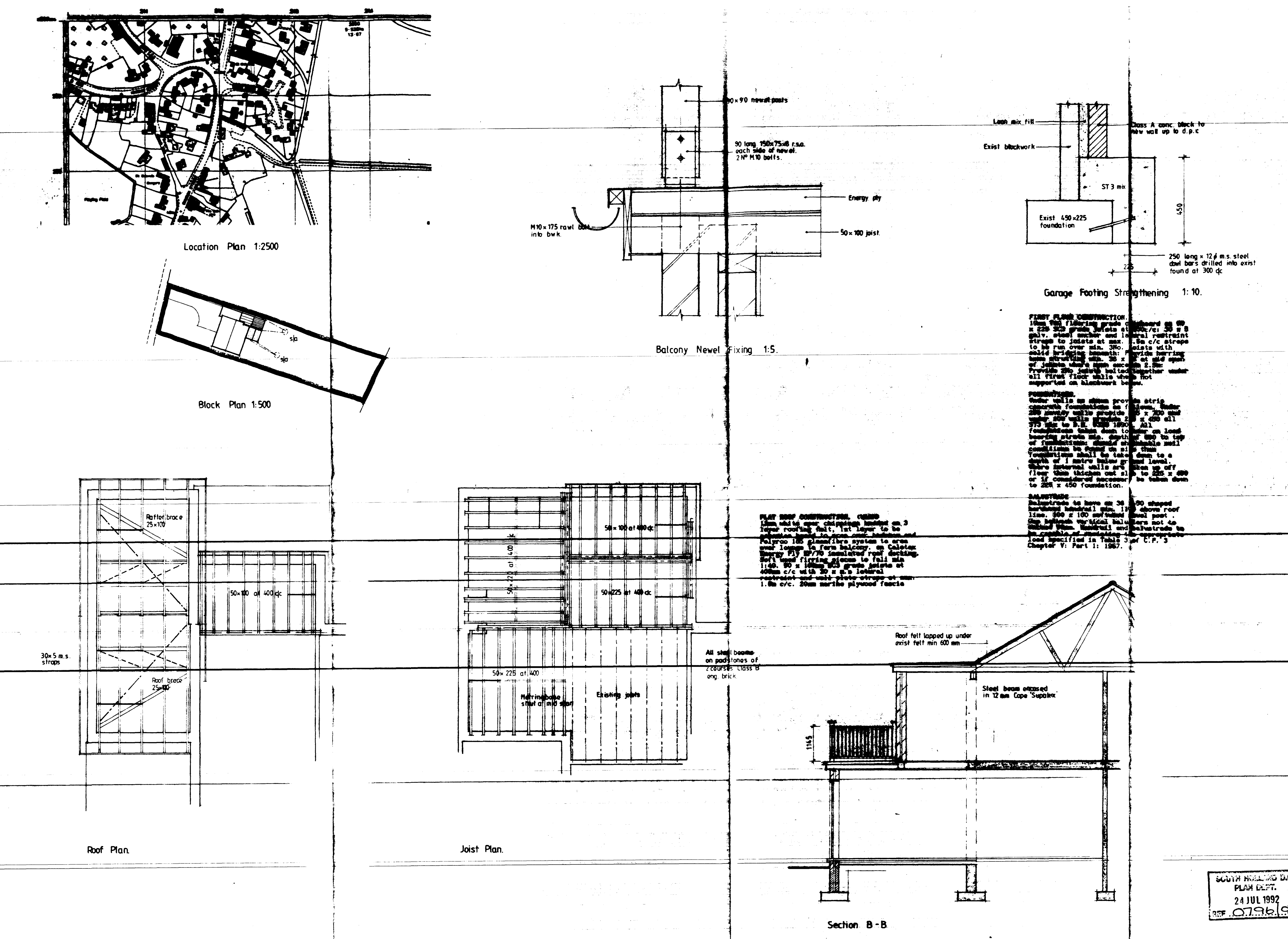
drawing no: LS 9171:1

date: JUNE '92

drawn: [signature]

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUL 1992
REF. 0796/92

$34 m^2$



FIRST FLOOR CONSTRUCTION. [illegible] flooring grade chipboard on [illegible] x 225 [illegible] grade joists at 400c/c: 30 x 5 galv. steel anchor and lateral restraint straps to joists at max. 1.5m c/c straps to be run over min. 3No. joists with solid bridging beneath: Provide herring bone strutting min. 38 x [illegible] at mid span of joists where span exceeds 2.5m: Provide 2No joists bolted together under all first floor walls where not supported on blockwork below.

FOUNDATIONS. Under walls as shown provide strip concrete foundations as follows. Under [illegible] cavity walls provide [illegible] x 700 and under [illegible] walls provide 225 x 450 all ST3 mix to B.S. [illegible] 1990. All foundations taken down to bear on load bearing strata min. depth of [illegible] to top of foundations: should [illegible] soil conditions be found on site then foundations shall be taken down to a depth of 1 metre below ground level. Where internal walls are taken up off floor then thicken out slab to 225 x 450 or if considered necessary be taken down to 225 x 450 foundation.

BALUSTRADE. Balustrade to have an 38 x 90 shaped hardwood handrail min. 1100 above roof line. 100 x 100 softwood newel post. [illegible] vertical balusters not to [illegible]. Handrail and balustrade to be capable of resisting [illegible] load specified in Table 3 of C.P. 3 Chapter V: Part 1: 1967.

FLAT ROOF CONSTRUCTION. [illegible] white [illegible] chippings bedded on 3 layer roofing felt, 1st layer to be [illegible]. Polyroo 185 glassfibre system to area over lounge to form balcony. on Celotex Energy Ply EP/70 insulated roof decking. Soft wood firring pieces to fall min 1:40. 50 x 100mm [illegible] grade joists at 400mm c/c with 30 x 5 lateral restraint and wall plate straps at max. 1.0m c/c. 20mm marine plywood fascia

Notes & Schedules

LINTELS. [illegible]

FOUL DRAINAGE. [illegible]

SURFACE WATER DRAINAGE. 115 dia. half round rainwater gutters to 63 dia. rainwater pipes [illegible] fall of 1:?? [illegible] in 100 pea gravel and [illegible] dia. soakaway min. 5.0m from dwelling.

GLAZING. Double glaze [illegible] throughout [illegible] f.f.l. and 1800mm high in doors and side lights to be safety glass to B.S. 6206.

VENTILATION [illegible]

HOT WATER AND SPACE HEATING [illegible] insulated to B.S.[illegible] part 3.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES
COPYRIGHT RESERVED

revision	date	init.	revision details

COOPER ARCHITECTURAL DESIGN

client: MR & MRS DIXON

project: PROPOSED EXTENSION TO HOUSE
71 PINCHBECK ROAD
PINCHBECK
SPALDING
LINC'S.

SOUTH HOLLAND D.C.
PLAN DEPT.
24 JUL 1992
REF. 0796.92

drawing: DETAILS, SECTION.

scale: 1:50
drawing no: LS 9171:2
date: JUNE '92
drawn: [signature]