SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H14/0920/92 Received:26-AUG-92 Type:FULL

Name: Mr & Mrs Bland
Northgate Dog House
Northgate
West Pinchbeck
Spalding, Lincs

Agent: East Midlands Design Associate
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Extension to dwelling

Location : Northgate Dog House Northgate
West 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.

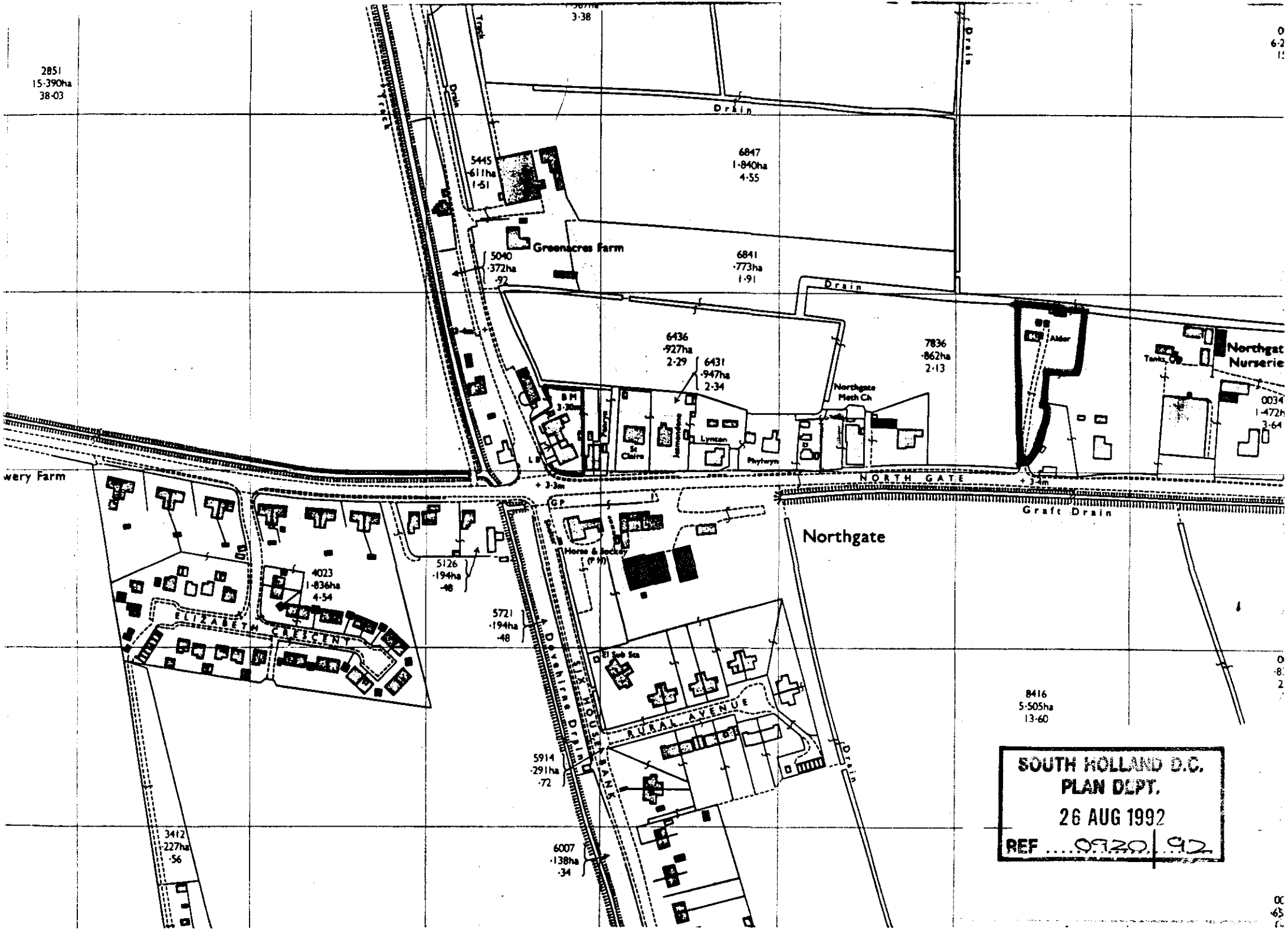
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
09-OCT-92 H14/0920/92

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)



SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1992
REF 0920/92

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H14|0920|92

Date Registered 26 AUG 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. & Mrs. Bland,
"Northbeck Dog House",
Northgate,
West Pinchbeck,
Spalding, Lincs.

Tel. No. 0775 87 495

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

East Midlands Design Assoc.,
"Willow Lodge",
Horseshoe Road,
Spalding, Lincs. PE11 3JA

Tel. No. 0775 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"Northbeck Dog House", Northgate, West Pinchbeck, Spalding, Lincs.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to Dwelling.

OFFICE COPY

Please complete

Signed. ..... Date. 19/08/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 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:	3.5 metres
(b) max. length:	3.615 metres
(c) max. width:	8.4 metres

C. Please state type and colour of materials for facing external walls: Render to match extg

D. Please state type and colour of roofing materials. Anchor Centurion - Autumn

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

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? extg

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: Soakaway

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to:

Mains sewer ☐ Cesspool ☐ Septic tank N/A ☐

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.	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 THR SECTIONS.

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

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.** 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 ..... (Applicant/Agent) Date 19/08/92

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.

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 ..... Applicant/Agent) Date 19/08/92

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.

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

Site Inspection

Site features

Inspected by GS
Date 9.9.92

Notice posted by GS
Date 9.9.92

Accuracy Neighbours Boundaries

Other Rendered Cream house - stands right back from road Open to rear Trees on east boundary Hedge on west with big access to west. Bungalows further on Large front garden

Resident Notices required

Sent Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM.....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PM 10-5

Conditions/Reasons
(continue overleaf)

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

2-9 PM + 2 yd

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 .

Receipt Issued P1598

Date first Rec'd 26 AUG [illegible]

Registration

Reference H14 | 0920 | 92

Cross-Ref B14 | 0633 | 92

Date 27 | 8 | 92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 55 / AT

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 129

OS No's

Grid ref 519550 336370 .

Ward NO

Parish PIBECK

Inside IBD YES

Inside LP area NO .

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Linked to site

Ref

Linked to property

Ref 0146594

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

2596/86

Town and Country Planning Act etc

DRAFT DECISION

Reference: H14/0920/92 Received:26-AUG-92 Type:FULL

Name: Mr & Mrs Bland
Northgate Dog House
Northgate
West Pinchbeck
Spalding, Lincs

Agent: East Midlands Design Associate
Willow Lodge
Horseshoe Road
Spalding
Lincs, PE11 3JA

Description: Extension to dwelling

Location : Northgate Dog House Northgate
West 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:

06-OCT-92 H14/0920/92

AD...7/10.....DC..7/10....

P N 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: H14/0920/92~~ ~~Type: FULL~~

Applicant: Mr & Mrs Bland
Tel: 0775 87 495

Agent: East Midlands Design Associ
0775 767968

Description: Extension to dwelling

Location: Northgate Dog House
Northgate
West Pinchbeck
Spalding

Valid date: 26-AUG-92
Target dates:
To case officer 31-AUG-92
Inspected by 05-SEP-92
Extra contacts 10-SEP-92
Report if not clear by 30-SEP-92

Terminal date: 21-OCT-92
Target Committee: 07-OCT-92
Report deadline: 23-SEP-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Pinchbeck P 0775 723838	04-SEP-92	18-SEP-92	App
Cllr B Chappell 0775 87 381	04-SEP-92	18-SEP-92	
Site/Press Advert MIN	~~11~~ 9-SEP-92	~~02-OCT~~ 30 SEP-92	

L.C.C. — No objections pc CB 10/9/92.

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
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SOUTH HOLLAND DISTRICT COUNCIL

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Applicant: Mr & Mrs Bland
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Willow Lodge
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Spalding
Lincs, PE11 3JA

Description: Extension to dwelling

Location: Northgate Dog House Northgate
West Pinchbeck Spalding

Type: FULL

Date received: 26-AUG-92

04-SEP-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 19-SEP-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

PJ

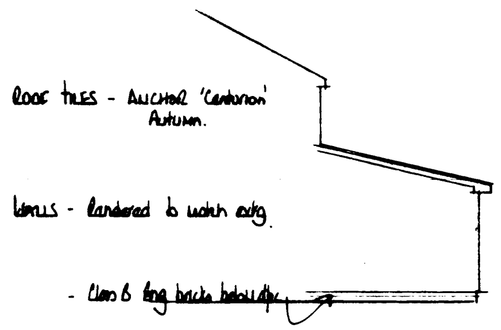
S.H.D.C. PLANNING DEPT.
- 9 SEP 1992

FOR PARISH COUNCIL USE ONLY

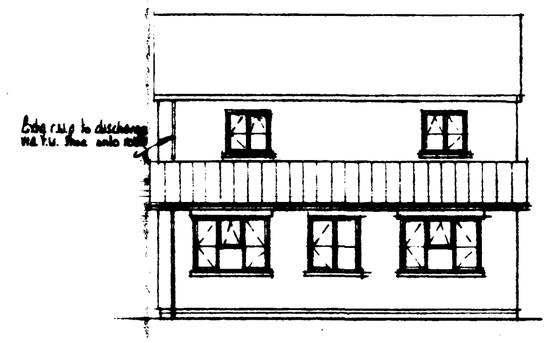
Comments:

Recommend approval

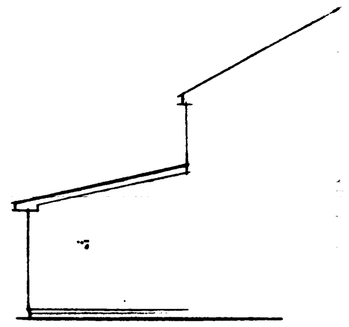
Signed:



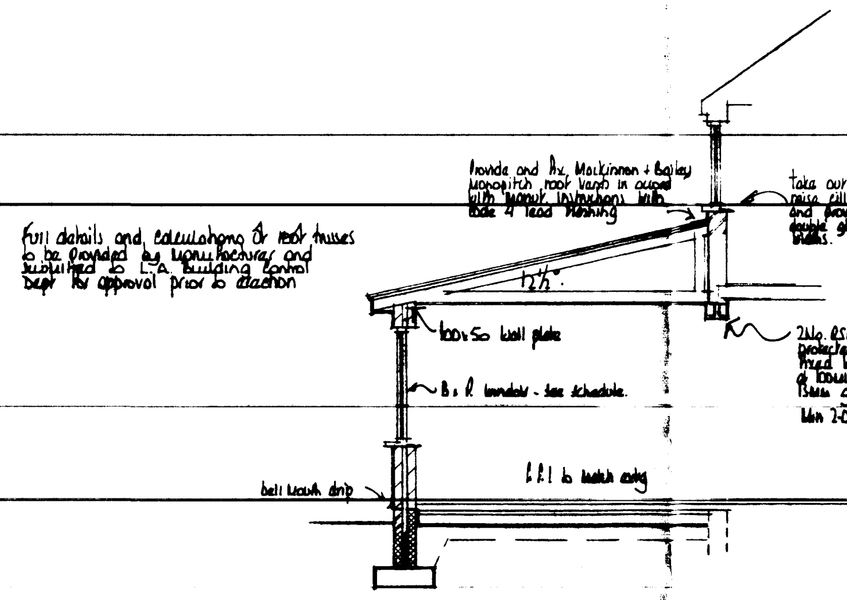
west



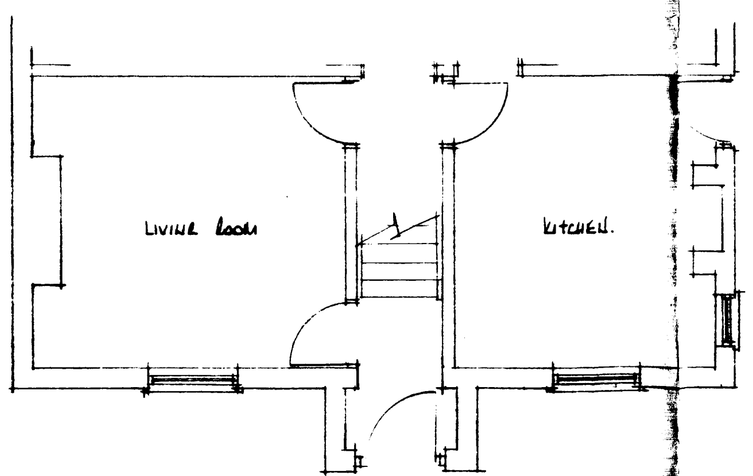
south



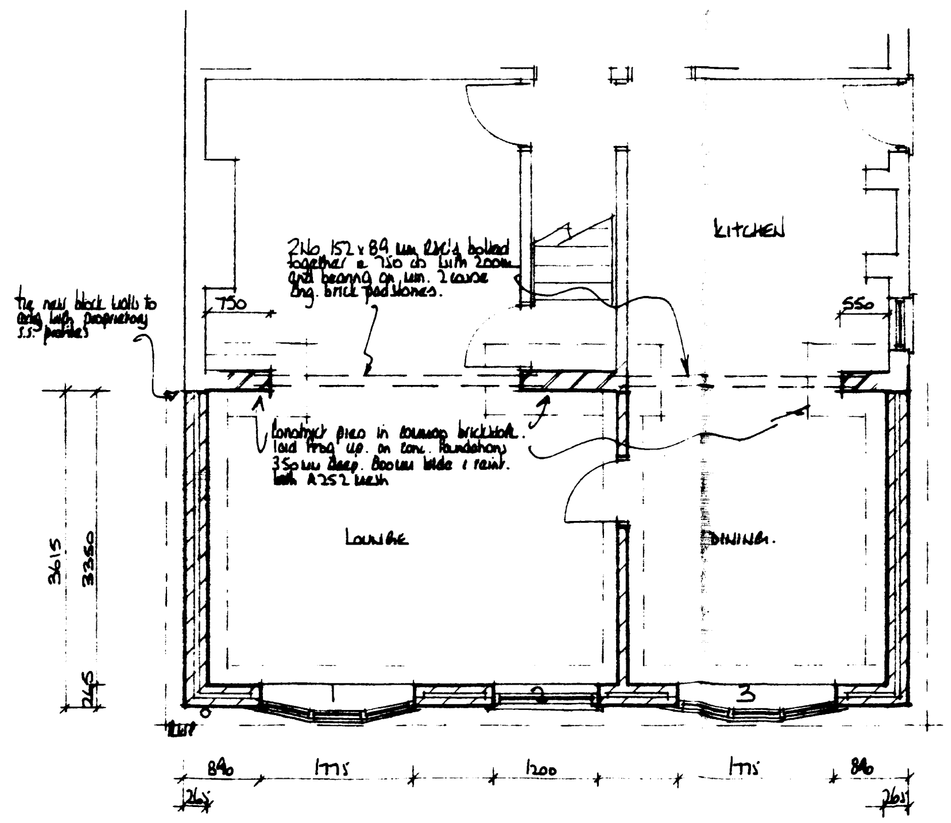
east



section



existing ground floor plan



proposed

FOUNDATIONS
Foundations to be C30P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 100mm " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade oversite concrete
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not e. exceding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to b thickened to 230mm for a min. width of 4 0mm.
Strip off all vegetable soil fr m beneath proposed.

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm load bearing insulation blocks
65mm mineral wool insulation.
100mm load-bearing insulation blocks.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically, at all returns and reveals.

Internal finish to be 12mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m^2°c.

All cavity walls to be closed at eaves with 100mm blockwork.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc if at ground level) unless specified otherwise.

DPC in Walls
To be a min. 150mm above finished ground level.
A vertical dpc is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment flashing. (Bituthene finish).

Apply 20mm thickness render with waterproof additive and all necessary expanded metal plaster stops and finish with selected colour tyrolean render applied in strict accord with Manufacturers instructions, render to terminate at dpc level in a bell mouth.

WINDOWS/DOORS
To be Boulton & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4800mm^2.
See window schedule.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over - SEE WALL SCHEDULE.

Lintels over openings in 100mm block walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

DRAINAGE
Surface
Excavate for and lay in where indicated 160mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

ROOF SPECIFICATION
Tiles
The roof is to be covered with interlocking conc. tiles - as specified on elevations - fixed in strict accord. with manufacturer's instructions.

Battens
Approved quality tanal s/w battens, 38 x 25mm, are to be laid at a gauge to suit the tiles and fixed with 90 x 3.35mm wire nails. Battens should be at least 1.2m in length and should be sufficient length to be supported at each end and intermediately by at least 3 rafters, trusses or walls. Butt joints over intermediate supports should be staggered and the ends must be sawn.

Underlay
Approved reinforced roofing felt, type IF to BS747, is to be laid over rafters lapped 150mm at jales and secured with clout nails. The underlay should extend over fascia board, and into the eaves gutter. Water traps behind the fascia should be avoided, if necessary a continuous fillet to support the underlay should be provided.

Eaves
Eaves are to be formed with standard size tiles and purpose made eave fillers must be nailed to the fascia board. Eave tiles must be laid at the same pitch as the main body of tiling and should overhang the fascia by an amount sufficient to ensure that water discharges into the centre of the gutter.

Verges
Verges are to be formed with 150mm wide asbestos cement strip onto which is bedded the tiles which form the verge projecting approx. 50mm over gables/ bargeboards.

Abutments
The tiling is to be cut closely at abutments and weathered by Code 4 lead flashing dressed down over the tiles and up the abutment a min. 150mm.

Mortar
All bedding mortar is to consist of 3 parts sharp sand to 1 part Portland cement and should be struck off to give a smooth face and pointed in one operation.

Trusses
Gangnail trusses, pitch as specified on section, at 400mm cts to be designed, fixed and braced in accord. with BS6268 pt 3:1985 and secured with proprietory s.s. clips to wall plates.

Insulation
To be min. 150mm glassfibre.

Ceilings
12.7mm foil backed plasterboard, fixed in accordance with manuf. instructions with all necessary eggpins, and finish with artex/skim finish in accord. with client's instructions.

Ventilation
Provide a 10mm continuous gap covered with insect proof gauze, to the soffit to provide cross ventilation to the roof space.

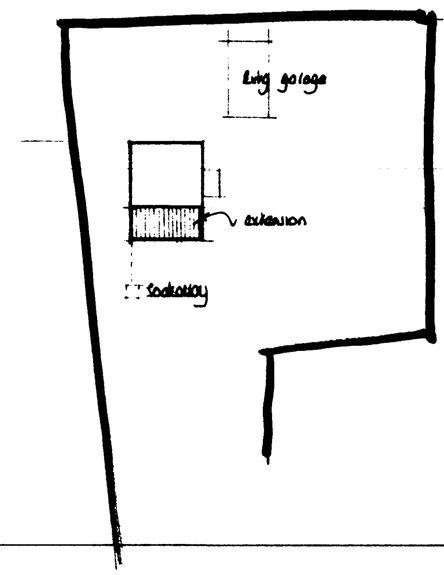
Rainwater Goods
Supply and fix 103mm PVC gutters to falls on fascia with all necessary brackets, stop ends, outlets, etc..

Supply and fix 64mm PVC downpipes securely clipped to walls @ 1800mm cts with all necessary offsets, swannecks, adaptors, etc. and taken into 100mm dia. upturned bend at base.

STRAPPING
Where rafters, ceiling and floor joists run parallel to walls they are to be strapped at 1800mm cts. Straps to be fixed to a min. 3No. rafters, etc., having nogged between beforehand, and hooked into the cavity a min. 150mm. Similar straps to be used at 1800mm cts to hold down the wall plate.
Straps to be 30 x 6mm galv m.s.

WINDOW & LINTEL SCHEDULE

Location	Window Ref	Lintel Ref	Length
1.	C025/H113C/ H113D/H113E appx	L1/S	2100
2.	H213C	L1/S	1500
3.	As. 1.		



block plan
1:500 approx

SOUTH HOLLAND D.C.
PLAN DEPT.
26 AUG 1992
REF ...S/0250/92...

Reinforced concrete lintel/plinth at steel beams

s/an - 3.0m max.

Load - Roof area 3.2m x 1.8kN/m² = 5.76kN
Floor " 1.8 x 1.9 = 3.51
Floor " 1.7 x 1.9 = 3.32
Wall 2.4 x 4.51 = 10.82
23.06

BM = $\frac{WL}{8}$ = $\frac{23.06 \times 3}{8}$ = 25.44kN

Assume equal loading over 2 beams :.
BM = 11.91kN.

try 152x89 RSJ.
D/t = 13 . 4/t = 112 :. p/c = 165

Z req = $\frac{11.91 \times 10^6}{165 \times 10^3}$ = 78.6cm³

Z/c 153 :. OK

deflection = $\frac{5 \times 11.53 \times 3.0 \times 10^3 \times 3^3 \times 10^9}{384 \times 2.1 \times 10^5 \times 1.146 \times 10^8}$

= 5.0mm d/p = 9.1mm

:. Adopt 2No. 152x89 kg (RSJ) bolted together at 750 mm ctrs left hand ends resting on min 2 course brick padstones.

A			
	Date	Revisions	

© copyright

East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs, PE11 1JA
Tel : Spalding (0775) 767968

Client
Mr & Mrs. Bland

Job Title
Extension to Dwelling at 'Northbeck Dog House'.
Northgate
West Pinchbeck

Drawing Title
Plans.
Sections & Elevations

Scale 1:50 & 1:100

Date Dec. 92 | Drawn by MR

Drg No. 92/62/02. | Rev