SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H15/0436/92 Received:08-APR-92 Type:FULL

Name: Mr F Harkins
The Gate House
Town Drove
Quadring, Spalding
Lincs, PE11 4QN

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Alterations and extension to include erection of double garage
Location : The Gate House Town Drove
Quadring 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.

Notes to Applicant:

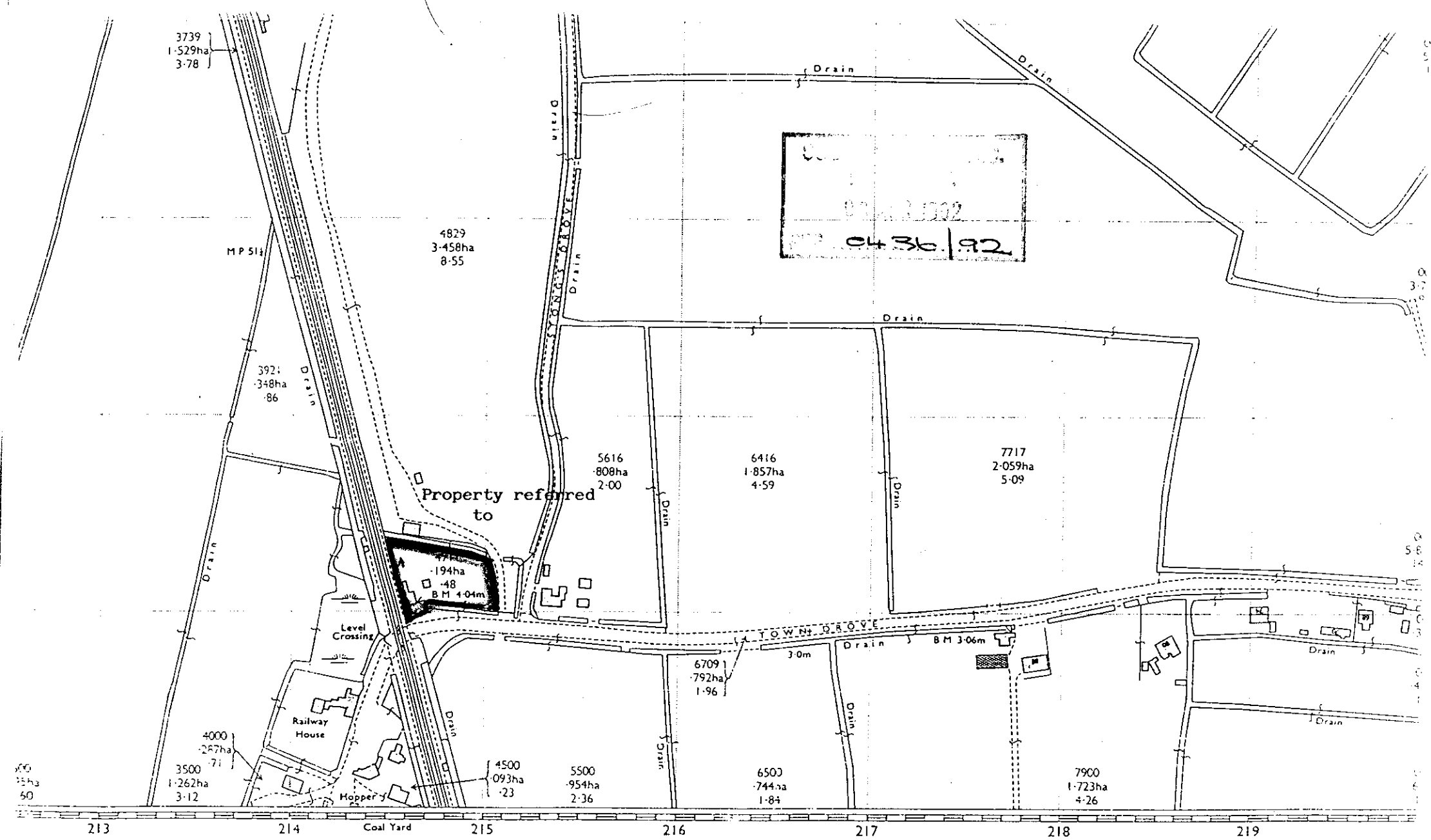
The applicant is advised that this permission is granted on the basis that the garage will be used for purposes incidental to the domestic use of the dwelling house and not for business or commercial purposes.

Director of Planning and Building Control Services
14-MAY-92 H15/0436/92

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)



QUADRING C P

9 10 11 12 Hectares
22 23 24 25 26 27 28 29 Acres
800 820 840 860 880 900 920 940 960 980 1000 1020 1040 1060 1080 1100 Metres
2700 2800 2900 3000 3100 3200 3300 3400 3500 3600 Feet

One grid square on this plan represents one hectare.

Made and published by the Director General of the Ordnance Survey, Southa

AREAS

Area measurement is to plan edge only

The number and area, in hectares (ha) and acres, is shown within each parcel of land.

4267 . . . . . parcel number

EXAMPLE . 1·809ha . . . area in hectares

PLANNING APPLICATION

For office use only

Application No. H15/0436/92

Date Registered 08 APR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR F HARKINS
THE GATE HOUSE
TOWN DROVE
QUADRING, SPALDING, LINCS
PE11 4QN

Tel. No.

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

MISS M STAINSBY
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING, LINCS, PE11 3EN

Tel. No. (077588) 568
(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

ALTERATIONS & EXTENSIONS TO INCLUDE ERECTION OF DOUBLE GARAGE

Please complete

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.

Signed. M Stainsby Date. 8.4.92

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 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: NA

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

B. Please state size of any new structure:- (a) max. height: PLEASE SEE PLANS sq. metres
(b) max. length: VARIOUS metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: RENDERED BLOCKWORK + PAINT FINISH AS EXISTING.

D. Please state type and colour of roofing materials. TO MATCH EXISTING

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

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. HOUSE & GARDEN

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? PLEASE SEE PLANS

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 S/AWAY

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to: EXISTING

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.	NA	→ Date: Consultee(s):
Is this application related to a previous submission	NA	→ 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.

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 8/4/92

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 8/4/92

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P996

Date First Received .....

REGISTRATION

REFERENCE H15/0436/92

Cross-Ref R

Date 9/4/88

VALIDATION Date 10/4/92

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

Site area ..... No. of dwellings ..... Floorspace .....

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:

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

S65 Advert required ☐ Expiry date .....

Fees:

Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date [illegible]

Index Sheets 21 OS Nos ..... Grid Ref 521460 133130

Ward [illegible] Parish [illegible]

Inside IBD NO Inside LP Area NO

TR Rural ☐ CA ☐
TR Bypass ☐ CB ☐ Grade
Level crossing [illegible] TPO ☐
Footpath ☐ Other:

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

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy — Neighbours No — Other —

Boundaries — Site Features 3 Bed Det House alongside Lincoln - Sleaford Railway line - ex Railway House. Paddock at side & Large rear garden. Existing Lounge & Dining Rooms to be converted to one through room. Kitchen & Diner extension to rear - Existing Kitchen to be Utility Room.

Inspected by: K.Woods
date: 22.4.92.

Case Officer Conclusions (issues) Double garage proposed for side of dwelling. Turning Bay required at front of dwelling or in part of Paddock. (Bedroom 1 to be extended over Kitchen/Diner) House is 8m back from Carriageway.

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

Recommended approvals -

Departure from policy — Yes .... — No ✓....

Ward member request — Yes .... — No ✓....

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

[Reason:

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. viz: Signed .....

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

Delegation confirmed by Senior Officer
DP 12/5....

Recommendation/draft report produced.....

F U R T 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

Art 7 (Outlines)

RM Checklist:		Siting	Design	Ext App	Access	Lands
	Previous					
	Current					
	Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

R21/4

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
NIL .

Residents (Delivery):
NIL

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 .....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H15/0436/92 Received:08-APR-92 Type:FULL

Name: Mr F Harkins
The Gate House
Town Drove
Quadring, Spalding
Lincs, PE11 4QN

Agent: Miss M Stainsby
Main Road
Deeping St Nicholas
Spalding
Lincs, PE11 3EN

Description: Alterations and extension to include erection of double garage
Location : The Gate House Town Drove
Quadring 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.

Notes to Applicant:

The applicant is advised that this permission is granted on the basis that the garage will be used for purposes incidental to the domestic use of the dwelling house and not for business or commercial purposes.

Authorised to issue:

12-MAY-92 H15/0436/92 AD. 13/5 DC. 15/5

BRIAN SMI 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: H15/0436/92 Type: FULL

Applicant: Mr F Harkins
Tel:

Agent: Miss M Stainsby
0775 88 568

Description: Alterations and extension to include erection of double garage

Location: The Gate House
Town Drove
Quadring
Spalding

Valid date: 08-APR-92
Target dates:
To case officer 13-APR-92
Inspected by 18-APR-92
Extra contacts 23-APR-92
Report if not clear by 13-MAY-92

Terminal date: 03-JUN-92
Target Committee: 02-JUN-92
Report deadline: 19-MAY-92

Case Officer:
P J UDY

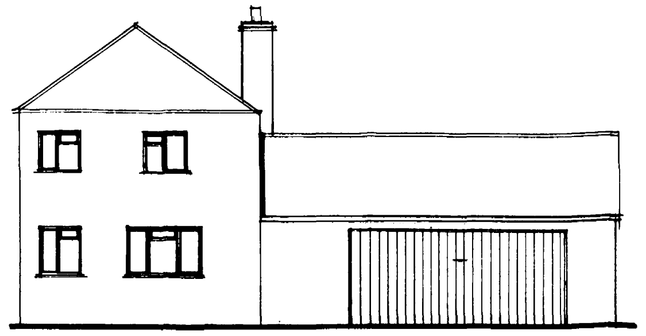
DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

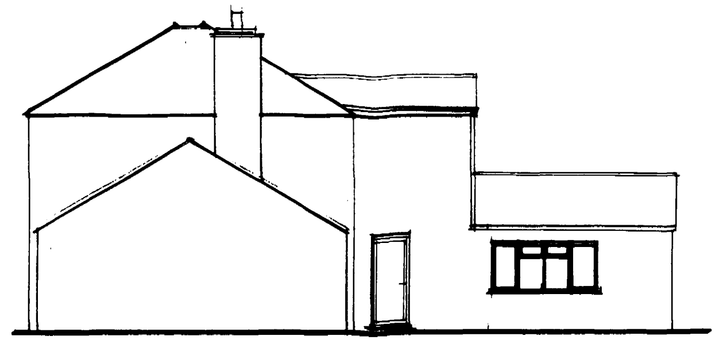
CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Quadring PC 0775 820049	16-APR-92	30-APR-92
Cllr Mrs R Hunt MBE 0775 820291	16-APR-92	30-APR-92
Cllr M S L Rollinson	16-APR-92	30-APR-92

L.C.C – No objections jc 23/4/92



FRONT ELEVATION 1:100

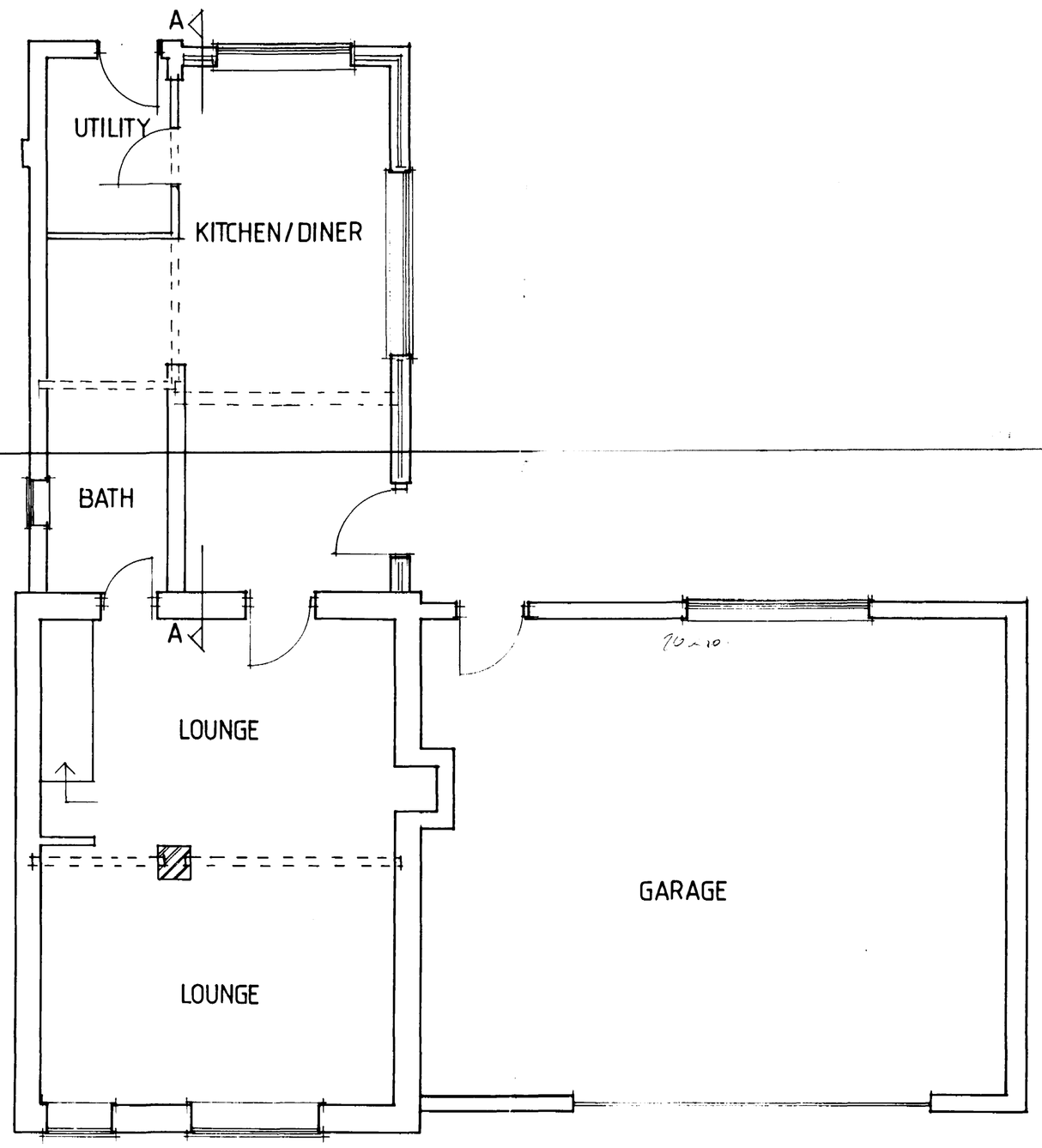


SIDE ELEVATION 1:100

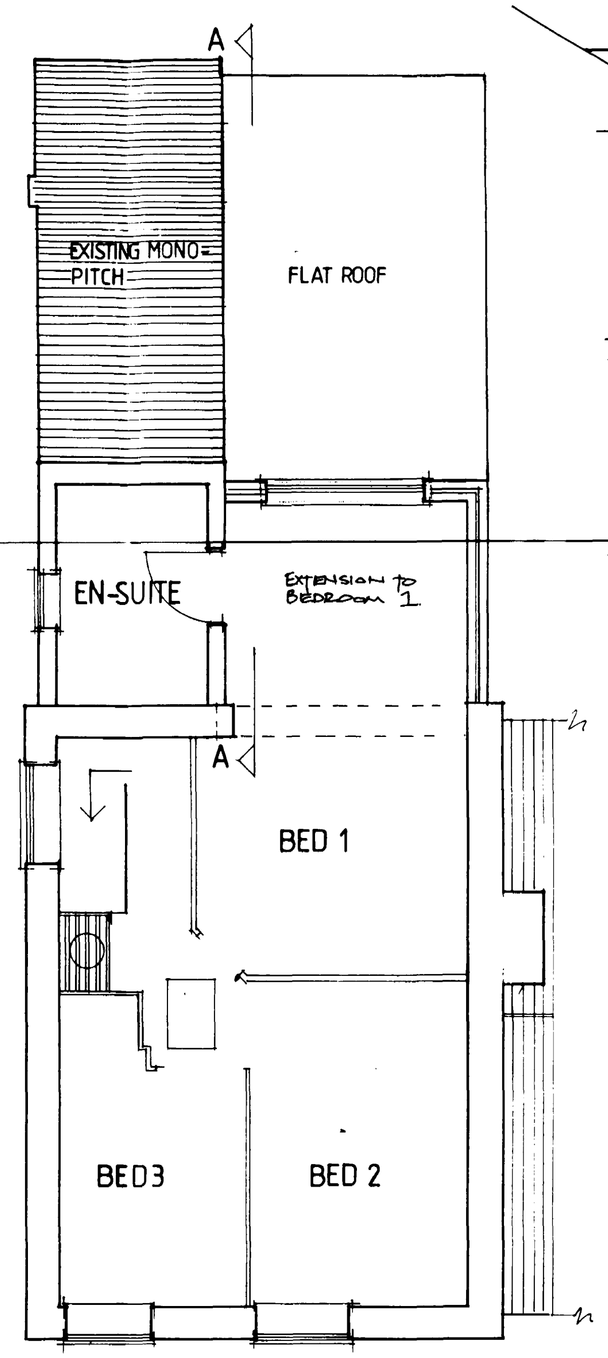


REAR ELEVATION 1:100

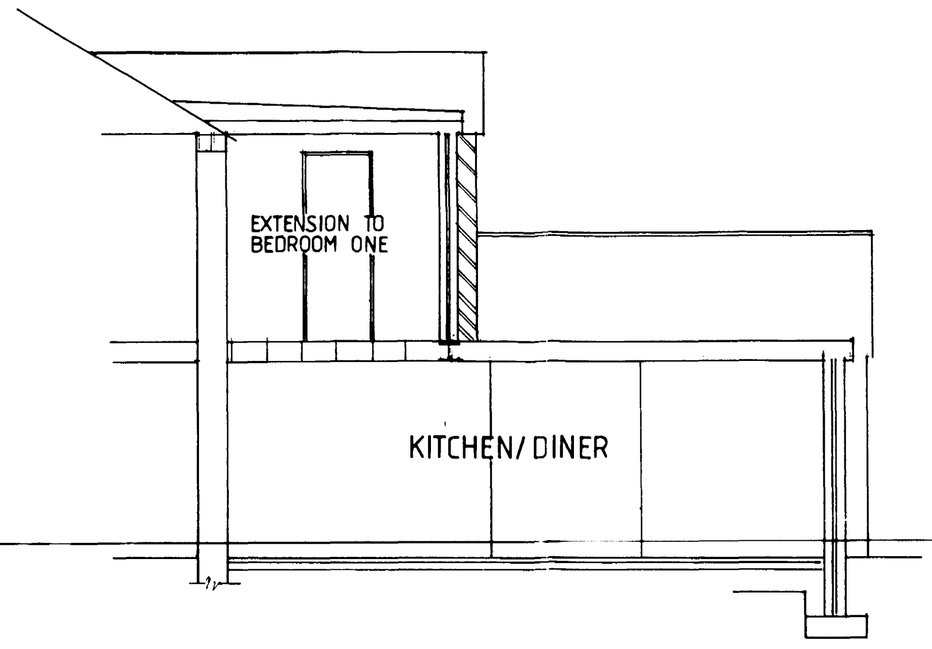
PROPOSED ELEVATIONS



GROUND FLOOR 1:50



FIRST FLOOR 1:50



SECTION A-A 1:50

PROPOSED FLOOR PLANS

SOU...
08 APR ...
REF 0436/92

CLIENT	MR·F·V·HARKINS
SITE	THE GATE HOUSE TOWN DROVE QUADRING, SPALDING LINCOLNSHIRE, PE11 4QN
JOB	EXTENSIONS & ALTERATION TO INCORPORATE DOUBLE GARAGE
SCALE	AS SHOWN
DWG NO	HKN·392·02
DATE	25 MARCH 1992

DWN BY MEL STAINSBY
MAIN ROAD
DEEPING ST NICHOLAS
SPALDING, LINCS.
PE11 3EN

TEL 077588 568