SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0053/92 Received:22-JAN-92 Type:FULL

Name: Mr N D Clements
2 Clay lake
Spalding
Lincs

Agent: Mr N D Clements
2 Clay lake
Spalding
Lincs

Description: Extra bedroom to ground floor elevation

Location : 2 Clay lake 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
05-MAR-92 H16/0053/92

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: H16/0053/92 Received:22-JAN-92 Type:FULL

Name: Mr N D Clements
2 Clay lake
Spalding
Lincs

Agent: Mr N D Clements
2 Clay lake
Spalding
Lincs

Description: Extra bedroom to ground floor elevation

Location : 2 Clay lake Spalding

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

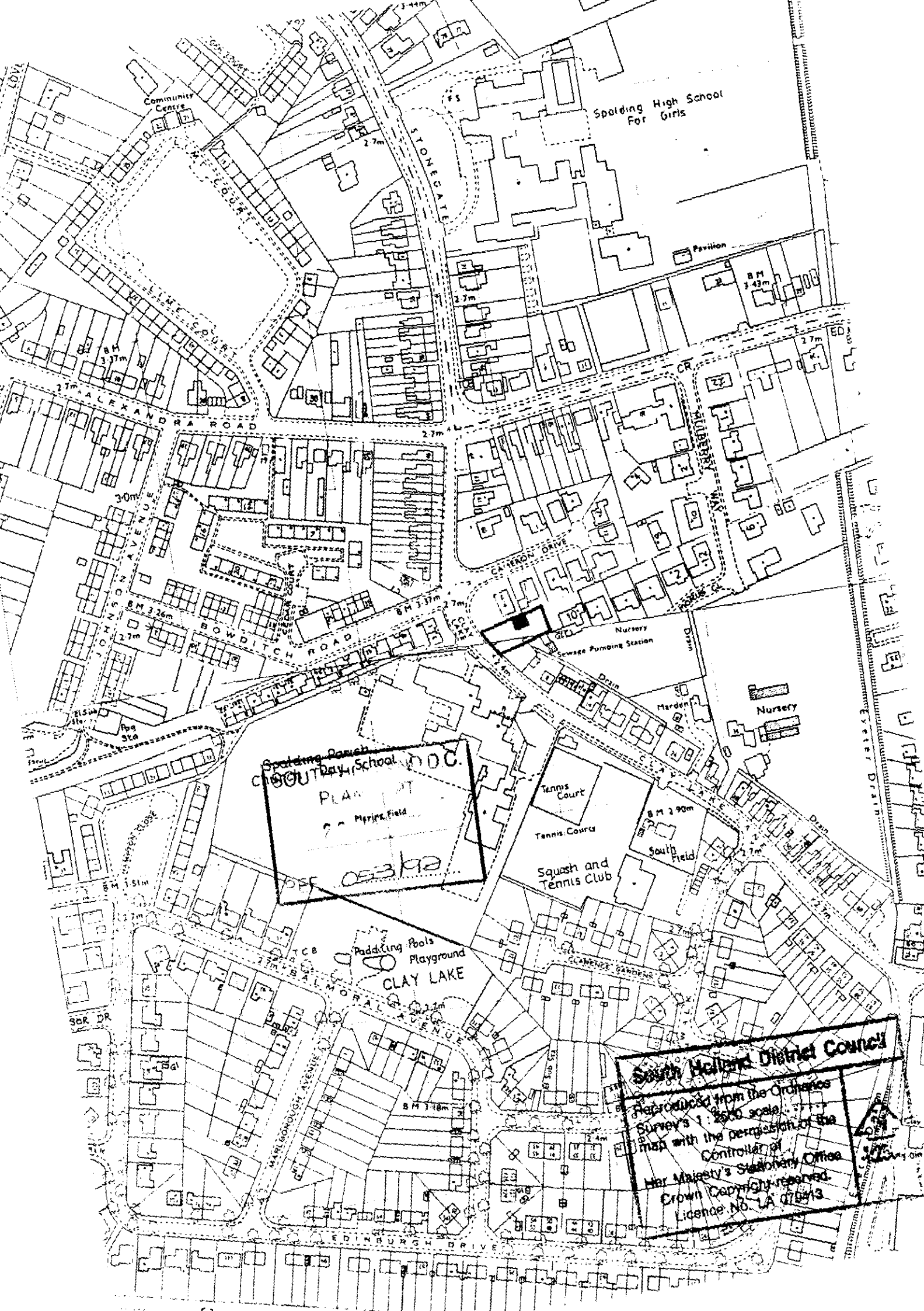
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

Authorised to issue:

05-MAR-92 H16/0053/92

AD..N..DC..N...
5/3 5/3


Community Centre
Spalding High School For Girls
Pavilion
STONEGATE
ALEXANDRA ROAD
BOWDITCH ROAD
CAMERON DRIVE
Nursery
Sewage Pumping Station
Drain
Tennis Court
Tennis Courts
Squash and Tennis Club
South Field
Paddling Pools
Playground
CLAY LAKE
CLARENCE GARDENS
BALMORAL AVENUE
MARLBOROUGH AVENUE
EDINBURGH DRIVE
Spalding Parish
Playing Field
South Holland District Council
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Crown Copyright reserved.
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PLANNING APPLICATION

For office use only

Application No. H16/0053/92

Date Registered 14 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR NA CLEMENTS,
2 CLAY LAKE,
SPALDING,
LINCS:

Tel. No. 710753 or 0860 597334

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

2 CLAY LAKE, SPALDING, LINCS: PE11 2QG

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTRA BEDROOM TO GROUND FLOOR ELEVATION

Please complete

Signed. ..... Date. 10/1/92

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £66.55. 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: 2·4 INTERNAL sq. metres

B. Please state size of any new structure:- (a) max. height: 5·6 metres

(b) max. length: 5·51 metres

(c) max. width:

C. Please state type and colour of materials for facing external walls: 100mm FACING BRICKS, TO MATCH EXISTING

D. Please state type and colour of roofing materials. FLAT ROOF: STONECHIPPINGS, HOT BITUMEN ON BUILT UP FELT, IN BLACK

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. PATIO AREA.

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?

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 68mm UPVC DOWN PIPES & AREA FLOW GUTTER.

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 N/A

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.	NO	→ Date: Consultee(s):
Is this application related to a previous submission	[ ]	→ 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).

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 10/1/92

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 S Varley Applicant/Agent) Date 14-1-92

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 .....

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

Art 7 (Outlines) EM :

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details for non-standard requirement:

BM 27-1-92

22-2-11 design looks very imposing in plans on ground in need for Pitched Roofs

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

Consultant : Name
Order No:

Other :

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

Information satisfactory/unsatisfactory

Further direction - details:

Amended description:

Reconsultations required -
Parish Council
Ward Members
Residents
Advertise
Other

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by:
date: 4-2-97

Residents notified on site visit: YES 4 : Cameron Drive

Case Officer Conclusions (issues)

1.8 m - 2m from a boundary

But not east" reqired because buildin beyond fence will dwarf/block site. Is this ...? Informed app concerned

Case Officer Recommendations (summary)
(details overleaf)

Delegation
Recommended approvals

Confirmed by
Case Officer

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? No
Yes
Yes ____ No ____

Reason:

Other circumstances needing Committee decision

Yes ____ Signed by Senior Officer
Signed .....
No ....

Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds or those applic.

No ____ Fit 1 test (more than 1 Subsection)
Yes ____

ANY ONE OF ABOVE: Other than 1 test
Signed .....

Committee
report
Sub-Committee
SV recommended .....
Ward Cllr. recommended .....

Delegation
confirmed by
Senior Officer
.....

Recommendation/draft report produced ..... amended/confirmed .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55....

Receipt Issued ..... No. P493

Date First Received 14 JAN 1992...

REGISTRATION

REFERENCE H16/0053/92.....

Cross-Ref B16/0027/92.....

Date 14/1/92

VALIDATION Date 15/1/92

Type ....(H)1.1.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 26.772

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

Earlier permission ref .....

BM:-	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 23.1

Index Sheets 20.1 OS Nos ..... Grid Ref S 55200 30300

Ward ..Sa... Parish ..SAPPALDING.. TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD YES Inside LP Area YES Level crossing ☐ TPO ☐
Footpath ☑ Other:

Linked to site.....Ref..... Linked to property.....Ref. 01764/09

Planning Records:
Earlier apps
11-77/88

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

Inputs completed.....

RIAN SMITH DipTP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0053/92

Applicant: Mr N D Clements
2 Clay lake
Spalding
Lincs

Agent: Mr N D Clements
2 Clay lake
Spalding
Lincs

Description: Extra bedroom to ground floor elevation

Location: 2 Clay lake Spalding

Type: FULL

10-MAR-92

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

P Brittain
4 Cameron Drive
Spalding
Lincs

Minutes of a Meeting of the **PLANNING COMMITTEE** held in the Council Chamber, Council Offices, Priory Road, Spalding on Tuesday, 3rd March, 1992.

PRESENT

Councillors:

Mr. B. Alcock - Chairman
Mr. T. Bray - Vice-Chairman

Mr. W.D. Skells	Mr. E.N. Davies	Mr. J.R. Pearl
Mr. T. Barker	Mr. J.A. Dobney	Mr. M.S.L. Rollinson
Mr. C.J.T.H. Brewis	Mr. J. Goodley	Mr. G. Teale
Mrs. P.J. Buffham	Mrs. E.O. Hall-Patch	Mr. D.A. Tennant
Mr. N.I. Capes	Mr. N.P. Judge M.B.E.	Mr. T.G.M. Tyler
Mr. J. Clark	Mr. A.E. Naylor	Mr. R.C. West
Mr. R.C.P. Cowan	Mr. B.A. Paul	Mr. M.C. White
Mr. B.J. Davies		

The Director of Planning and Building Control Services, the Deputy Director of Administration and the Deputy Director of Environmental Services.

In attendance: Councilor D. Dewsberry and the Press.

An apology for absence was received on behalf of Councillor B. Chappell.

167. MINUTES

The Minutes of the meeting held on 12th February, 1992 were signed by the Chairman as a correct record.

168. PLANNING APPLICATIONS

Consideration was given to the report of the Director of Planning and Building Control Services upon applications to be determined, including his recommendations, copies of which had previously been circulated to all members.

RESOLVED:

(a) Applications Granted

Planning permission be granted in respect of the following proposals in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

Plan No. and Applicant	Proposal
H20/1170/91 Mr A Ketteringham	Garage and vehicular access at Hoyles Cottage, Old Fen Dyke Road, Sutton St James.
H14/0030/92 Mr N Eckley	O.A. Three dwellings at Six House Bank, West Pinchbeck.
H02/0043/92 Mr M Hastings	Conversion of three storey terraced dwelling into 2 person flat on ground floor and 3 person flat on 1st and 2nd floor at 2 East Street, Crowland.

(Councillor E N Davies left the meeting following consideration of this application.)

H16/0053/92 Mr N D Clements	Extra bedroom to ground floor elevation at 2 Clay Lake, Spalding.

APPLICATION REFERENCE: H16/0053/92 DATE RECEIVED: 14 01 92

APPLICANT: Mr N D Clements
2 Clay Lake
Spalding
Lincs

AGENT:

SOUTH HOLLAND DISTRICT COUNCIL
REPORT TO PLANNING COMMITTEE
Date - 3 MAR 1992

TYPE: Full

DESCRIPTION: Extra bedroom to ground floor elevation

LOCATION: 2 Clay Lake, Spalding

County Highways: No objections.

Public Objections: One letter from 4 Cameron Drive.
- Close to rear of my property, cut down some of the light.
- Lounge and dining room to rear.
- My property only 10 feet from boundary.

PREVIOUS DECISIONS
H16/1177/85 - Garage, utility and porch extension - Granted.

PLANNING ISSUES
1 The proposal is to put a bedroom onto the rear of this property. It is flat roofed to minimise its effect on the neighbouring property.
2 The proposed extension is 1.35 metres from the boundary. The distance between it and the neighbouring property is 4.4 metres (14 feet 5 inches). The extension is 3 metres high and a 1.8 metre to 2.0 metre fence is on the boundary. The extension will therefore be at least 1 metre above the height of the fence.

CONCLUSIONS
1 The neighbouring bungalow has a number of windows looking towards the extension which will suffer extra shading from the south. Notwithstanding the objection received however, it is not considered that sufficient reason exists to refuse the application.

RECOMMENDATION - Grant permission

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

COM

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0053/92 Type: FULL

Applicant: Mr N D Clements
Tel: 0775 710753 - or 0860 597334

Agent: Mr N D Clements
0775 710753 - or 0860 59733

4

Description: Extra bedroom to ground floor elevation

Location: 2 Clay lake
Spalding

Valid date:	22-JAN-92	Terminal date:	18-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	27-JAN-92	Report deadline:	18-FEB-92
Inspected by	01-FEB-92		
Extra contacts	06-FEB-92	Case Officer:	
Report if not clear by	26-FEB-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 30.8 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	24-JAN-92	07-FEB-92
Cllr C Evans	24-JAN-92	07-FEB-92
Cllr M C White	24-JAN-92	07-FEB-92

L.C.C. - No objections fs CB 30/1/92

Draper, 4 Cameron Drive, Spalding 07-FEB-92 21-FEB-92 ✓

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0053/92

Applicant: Mr N D Clements
2 Clay lake
Spalding
Lincs

Agent: Mr N D Clements
2 Clay lake
Spalding
Lincs

Description: Extra bedroom to ground floor elevation

Location: 2 Clay lake
Spalding

Type: FULL

Date received: ~~14 JAN 92~~

SOUTH HOLLAND D.C.
PLANNING 15-JAN-92
22 JAN 1992
REF .....

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 1:2500 scale site plans showing the site edged red and any land in applicant's ownership edged blue.

PLEASE RETURN THE EXTRA COPY OF THIS LETTER WITH YOUR REPLY

Please find enclosed, as requested. See AM re. plans.

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 Maxwell quoting the above reference.

Yours faithfully

J R Maxwell

Principal Administrative Officer

P.J

Ref. H16/0053/92

4, Cameron Drive
SPALDING

I am wishing to formally protest against the plans put forward by Mr. Clements of 2, Clay Lake, Spalding for a ground floor extension

This extension is very close to the rear of my property at the above address and would in effect cut down some of the light

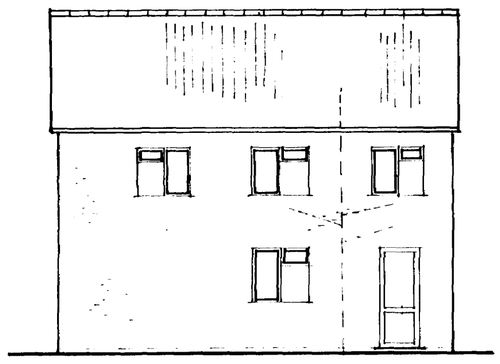
I believe my protest is made more valid

by the fact that my lounge and dining room are at the rear of my bungalow and would be affected by the closeness of this extension.

I would also point out that the rear of my property is only 10' from the boundry line which also adds emphasis to my Complaint

Trusting my protest will be given your full Consideration.

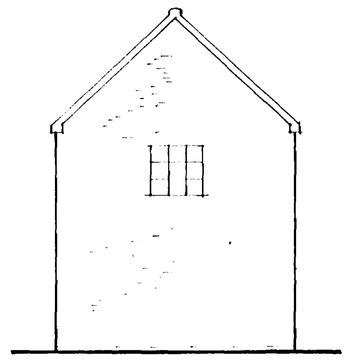
Yours Sincerely
P. Brittain



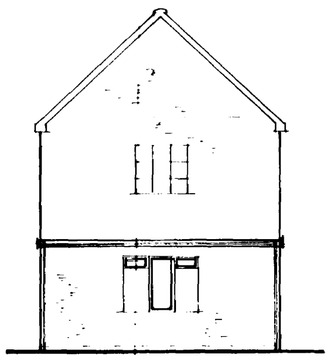
EXISTING SIDE ELEVATION.



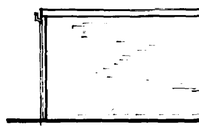
PROPOSED SIDE ELEVATION.



EXISTING REAR ELEVATION.



PROPOSED REAR ELEVATION.



P

ALL MATERIALS TO MATCH EXISTING

SPECIFICATION

FOUNDATIONS :- EXT. WALLS TO CONTINUOUS MASS CONC' STRIP BEARING DEPTH & IN ACCORDA INSPECTORS REQUIREMENTS.
FLOOR :- FLOOR TO PROPOSED SAND CEMENT SCREED WITH FLOORING GRADE INSUL'TN B SITE CONC. ON ROOK VISCO JOINTS & TURNED UP & OVE WITH MANUFACTURERS ADHESIVE MIN. 150mm WELL COMPACTE
WALLS :- 250mm EXT. CAVI FACING BRICKS 50mm CAVI BLOCKS. INNER LEAF TO BE WALL TIES AT 5NO (MIN PE HORIZ. & 300mm AROUND EXT. WALLS TO ACHIEVE VERT. DPCs TO BE USED W OCCURS.
OPENINGS TO CAVITY WALLS INSUL'TD TYPE LINTOL WITH 100mm (MIN.) EACH END. ALL BRICKWK BELOW GROU RENDERS LAID IN 1:3 MORTA VERGES, CILLS & JAMBS. PR TO GROUND LEVEL.
CAVITY CLOSED AT WINDOW BY THERMALITE OR SIMILIAR INSULATION TO AVOID COL D.P.C.

5860mm FOUNDATION.

5510 EXTERNAL BLOCK

5825 FOUNDATION.

5600 EXTERNAL BLOCK

LINE OF EXISTING

PROPOSED FOUNDATION PLAN.

PROPOSED GROUND FLOOR PLAN.

5510

252 1603 1800 1603 252

252

'A'

'A'

5600

5348

100

PROPOSED BEDROOM.

KITCHEN.

STORE CUP'D

LOUNGE.

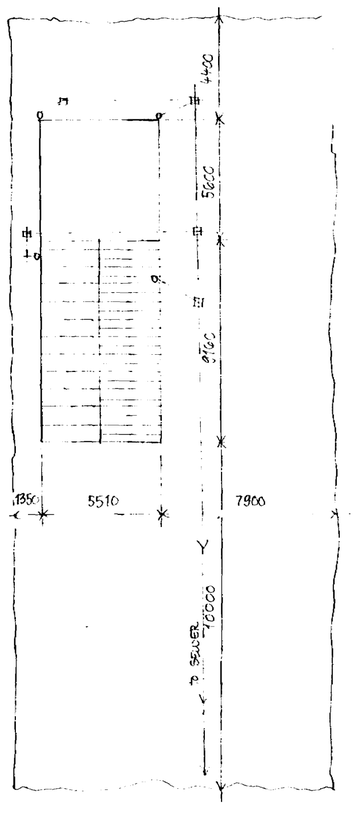
EXISTING GROUND FLOOR PLAN.

KITCHEN.

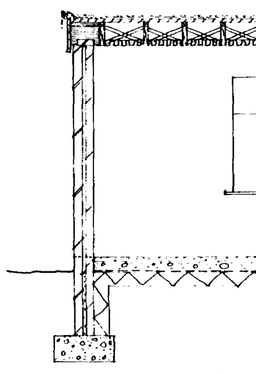
STORE CUP'D.

LOUNGE

9160



SITE LAYOUT - 1:200



SEC