SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0057/94 Received:17-JAN-94 Type:FULL

Name: Mr H & Mrs S Walkers
62 Saxon Close
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Kitchen/breakfast extension and conservatory

Location : 62 Saxon Close 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.

2 The bricks and roofing tiles to be used for the construction of the proposed extension, shall match as closely as possible those used for construction of the existing building.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
23-FEB-94 H16/0057/94

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.

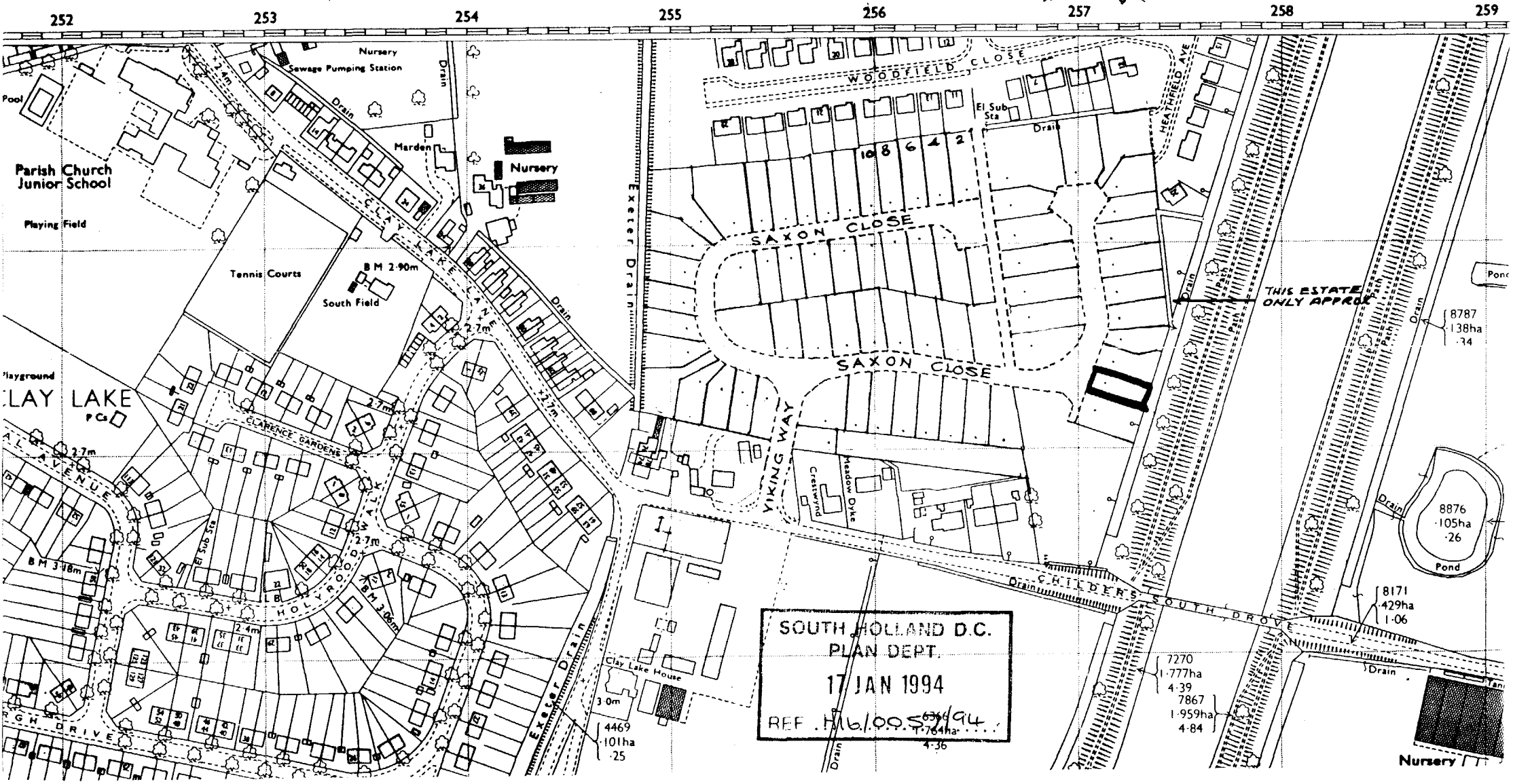
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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

DETERMINED PLAN

HOLLAND ADMIN CO

SPALDING U D & C P



SOUTH HOLLAND D.C.
PLAN DEPT.
17 JAN 1994
REF. H16/005/94

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0057|94

Date Registered 17 JAN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. H & MRS. S WALKERS
62 SAXON CLOSE
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

EAST MIDLANDS DESIGN ASSOC
"WILLOW LODGE",
HORSEHOE ROAD
SPALDING

Tel. No. 767968
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

62 SAXON CLOSE, SPALDING. LINCS

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

KITCHEN/BREAKFAST EXTENSION & CONSERVATORY

Please complete

Signed ..... Date 11-01-94

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. 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 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. Please state site area (in all cases)		hectares
B. If building works are proposed, please state extra floor space to be created:		sq. metres
C. Please state size of any new structure:- (a) max. height:	3.6	metres
(b) max. length:	4.5	metres
(c) max. width:	8.8	metres
D. Please state type and colour of materials for facing external walls:	FACING BRICK TO MATCH EXTG	
E. Please state type and colour of roofing materials.	TILED TO MATCH EXTG.	
F. 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 UNAFFECTED

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 — 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

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 11-01-94

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 11-01-94

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 .....

DC INSTRUCTION SHEET

APPLICATION REF:

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Details needed: (Non–std only)

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

Revalidation after Direction

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

Valid date:

Amended description

Superseded plans indicated ☐

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

Precise details:

Extra Consultations/Publicity Required

☐ None identified initially

RECONSULTS (revalidated) ☐

All ☐

	Publicity: >>	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	..... G ROW
Discretionary	.....		

Press
PC
WM
Residents

Extra Consultations:

WP Note –
G Group available
G* Group essential (longer expiry)

Transport	D/Transp A15	..... G* T15	
TRA	D/Transp A18	.....	
	B Rail	.....	
Environment/	Env Services	.....	
Drainage	NRA	.....	
WAT	IDB	.....	
	Env Assess	☐ G ENV (See separate sheet)	
Conservation	LB Demolish	..... G* DEM	
LB	Archaeology	..... G ARC Specify:	
	Eng Heritage	.....	
	Consultant	..... Order No:	
	Other	..... Specify:	
Hazards	HSC Group	..... G* HAZ	
	Specific	..... Specify:	
Other PLA		..... Specify:	

Case Officer: DAVID GODFREY.

Senior Officer Confirmed ..... Date..... 2/1/94.

Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : currently part of garden
Neighbours : Houses to each side.
Boundaries :
Site Features : 1.8m fence on northern boundary
In low hedge on south, plus some privet.
River bank at rear.

Inspected by DMG
Date 26/1

Site Notice posted by
Date
Expiry DMG
26/1

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG 17/2

Located at rear. Acceptable in terms of appearance in my view.

Neighbours not materially affected.

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

COMMITTEE

Confirmed as agenda .....

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

DELEGATED DECISION

Case Officer

(Approve (or equiv)) Refuse (or adverse)

Signed ..... Date. 18/3.

Notes:

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

CONDITIONS/~~REASONS~~:

1. TL1
(1) Sc 80 -- The bricks and roofing tiles to be used ---
(2) Reason Standard.

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ✓
Departure approval confirmed
Flag for on-site review

ADMIN RECORD SHEET

Initial

Submitted Fee £ 70

Receipt No P3741

Date first Rec'd 17 JAN 1994

Registration

Reference H16/0057/94.

Cross-Ref B16/0019/94.

Date 18/1/94.

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 £ 70.

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220 OS Plots
Grid ref 525730 321830.

Ward S Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

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

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres

Hazards –

HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Linked to site Ref

Linked to property Ref 0220939

Dist Bound

Other:

Planning Records:
Earlier apps

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

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

H16/0057/94

FULL

Applicant: Mr H & Mrs S Walkers
Tel:

Agent: East Midlands Design Assoc
0775 767968

Description: Kitchen/breakfast extension and conservatory

Location: 62 Saxon Close
Spalding
Lincs

Valid date:	17-JAN-94	Terminal date:	14-MAR-94
Target dates:		Target Committee:	08-MAR-94
To case officer	24-JAN-94	Report deadline:	22-FEB-94
Inspected by	31-JAN-94	Agreed TD Ext:	
Extra contacts	07-FEB-94	Case Officer:	
Report if not clear by 21-FEB-94		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
	26 JAN	16
Site/Press Advert MIN	~~01-FEB~~-94	~~22~~-FEB-94
Cllr M C White	21-JAN-94	28-JAN-94
Cllr C Evans	21-JAN-94	28-JAN-94
Cllr B J Davies	21-JAN-94	28-JAN-94

L C C - No Objections 27/1/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0057/94 Received:17-JAN-94 Type:FULL

Name: Mr H & Mrs S Walkers
62 Saxon Close
Spalding
Lincs

Agent: East Midlands Design Assoc.
Willow Lodge
Horseshoe Road
Spalding
Lincs

Description: Kitchen/breakfast extension and conservatory

Location : 62 Saxon Close Spalding
Lincs

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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.

2 The bricks and roofing tiles to be used for the construction of the proposed extension, shall match as closely as possible those used for construction of the existing building.

Reason: In the interests of visual amenity.

21-FEB-94 AD check.....21/2..

Authorised to issue (inc Delegation).....22/2..

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-A/57/94/JAM **Your Ref.** **Date** 9 February 1994

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS. H. WALKERS
EXTENSION TO 62 SAXON CLOSE, SPALDING

May I respectfully remind you that I am awaiting a copy of the plan relating to the above application you have submitted on your clients behalf.

You will be aware from the telephone conversation with my assistant Mr. Staines on the 27th January 1994 the project affects my Board's interests regarding which I shall have observations to make.

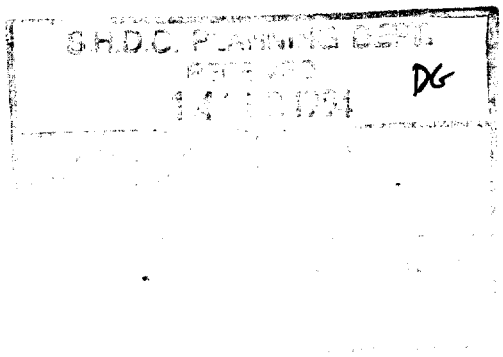
I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

J J Elsey

ENGINEER TO THE BOARD

East Midlands Design Associates,
Willow Lodge,
Horseshoe Road,
Spalding, LINCS.



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 : P3741
Date received : 17-JAN-94

Received from

S M Walkers

Address

62 Saxon Close
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-A/57/94/FES **Your Ref.** **Date** 17 February 1994

Dear Sirs,

FULL PLANNING APPLICATION - MR. & MRS WALKERS
EXTENSION TO 62 SAXON CLOSE, SPALDING

Thank you for your letter of the 14th inst. enclosing plan of your above clients project.

As you will be aware from your telephone conversation with my assistant Mr. Staines, the adjoining watercourse is the Boards Coronation Channel Soke Dyke in respect of which the Boards Byelaws as summarised on the enclosed standard conditions apply.

Your observations are noted and I believe it will be possible to accommodate your clients requirements that may result in a marginal encroachment onto the 9 metre clearance strip. I must however be advised when construction is due to commence when I shall need to meet you on site to confirm the available clearance.

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

J P Elsey

ENGINEER TO THE BOARD

East Midlands Design Associates
Willow Lodge
Horseshoe Road
Spalding
Lincs PE11 3JA

G

S.H.D.C. PLANNING DEPT.
RECEIVED
24 FEB 1994
File Nos.