SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0074/92 Received:20-JAN-92 Type:FULL

Name: David Horton
75 Park Avenue
Spalding
Lincs
PE11 1QX

Agent: David Horton
75 Park Avenue
Spalding
Lincs
PE11 1QX

Description: Kitchen/bedroom extension

Location : 75 Park Avenue 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.

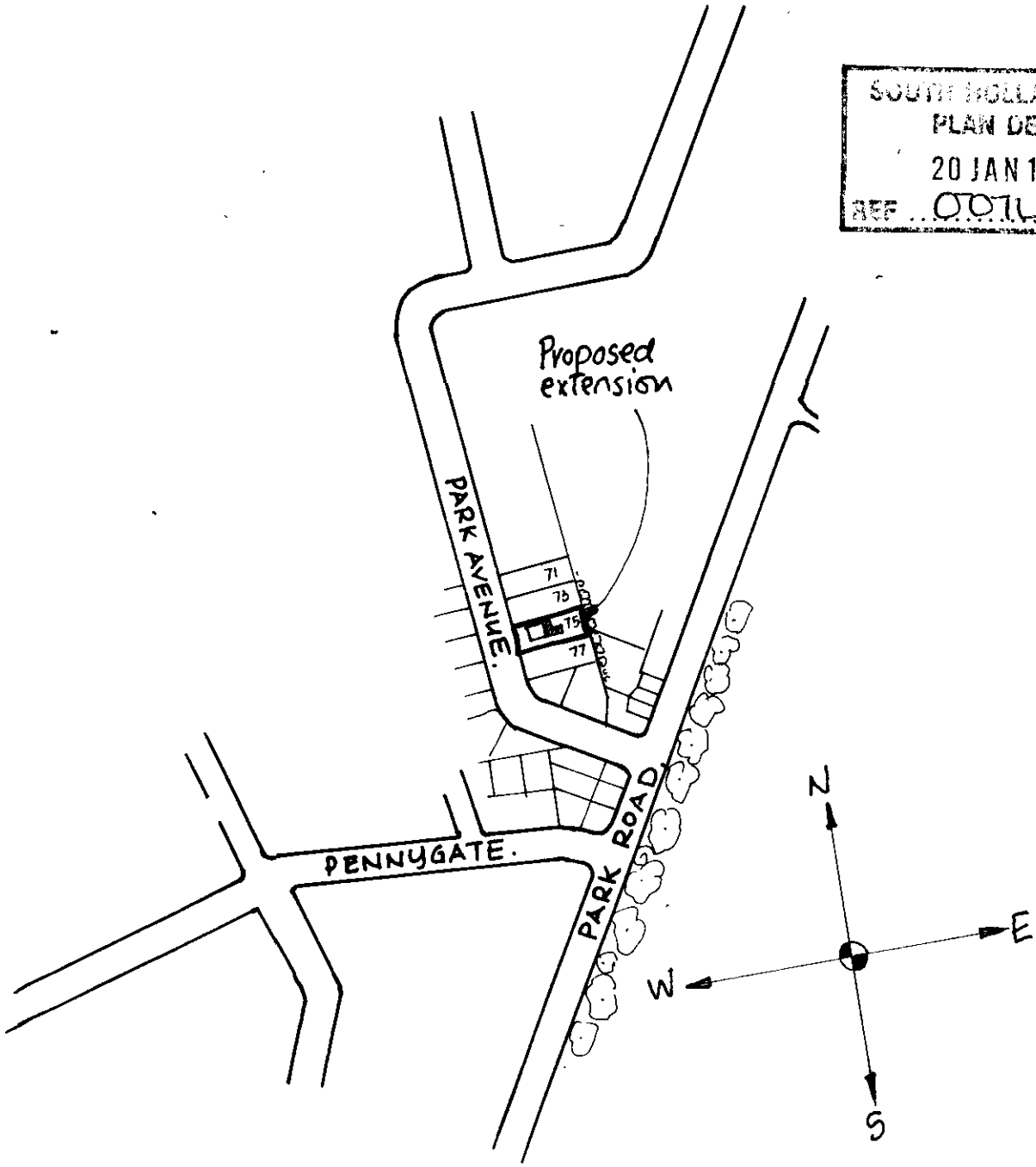
Director of Planning and Building Control Services
27-FEB-92 H16/0074/92

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.
20 JAN 1992
REF 0014/92



SITE LOCATION PLAN.

PROPOSED EXTENSION.

D.HORTON, 75 PARK AVENUE, SPALDING.

PLANNING APPLICATION

For office use only

Application No. H16/0074/92

Date Registered 20 JAN 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

DAVID HORTON.
75 PARK AVENUE
SPALDING, LINCS, PE11 1QX.

Tel. No. 710257 (HOME)
724351 (WORK)

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

75 PARK AVENUE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

KITCHEN / BEDROOM EXTENSION.

Please complete

Signed. David Norton Date. 16th Jan 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: N/A

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A
B. Please state size of any new structure:- (a) max. height:	2·6 sq. metres
(b) max. length:	2·668 metres
(c) max. width:	5·000 metres
	9·800 metres
C. Please state type and colour of materials for facing external walls:	Red Brick To match existing
D. Please state type and colour of roofing materials.	flat green felt roof with white chippings.
E. Has a survey of the site been undertaken? State Yes or No	NO

5. GENERAL INFORMATION Please complete each section

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

EXISTING

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: INTO EXISTING SOAKAWAY

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.	N/A	→ 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.

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 David Norton (Applicant/~~Agent~~) Date 16th Jan 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 David Norton Applicant/~~Agent~~) Date 16th Jan 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) HM :

	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:

CONSULTATION/PUBLICITY REQUIRED PJM 27-1-92

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 Ca

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

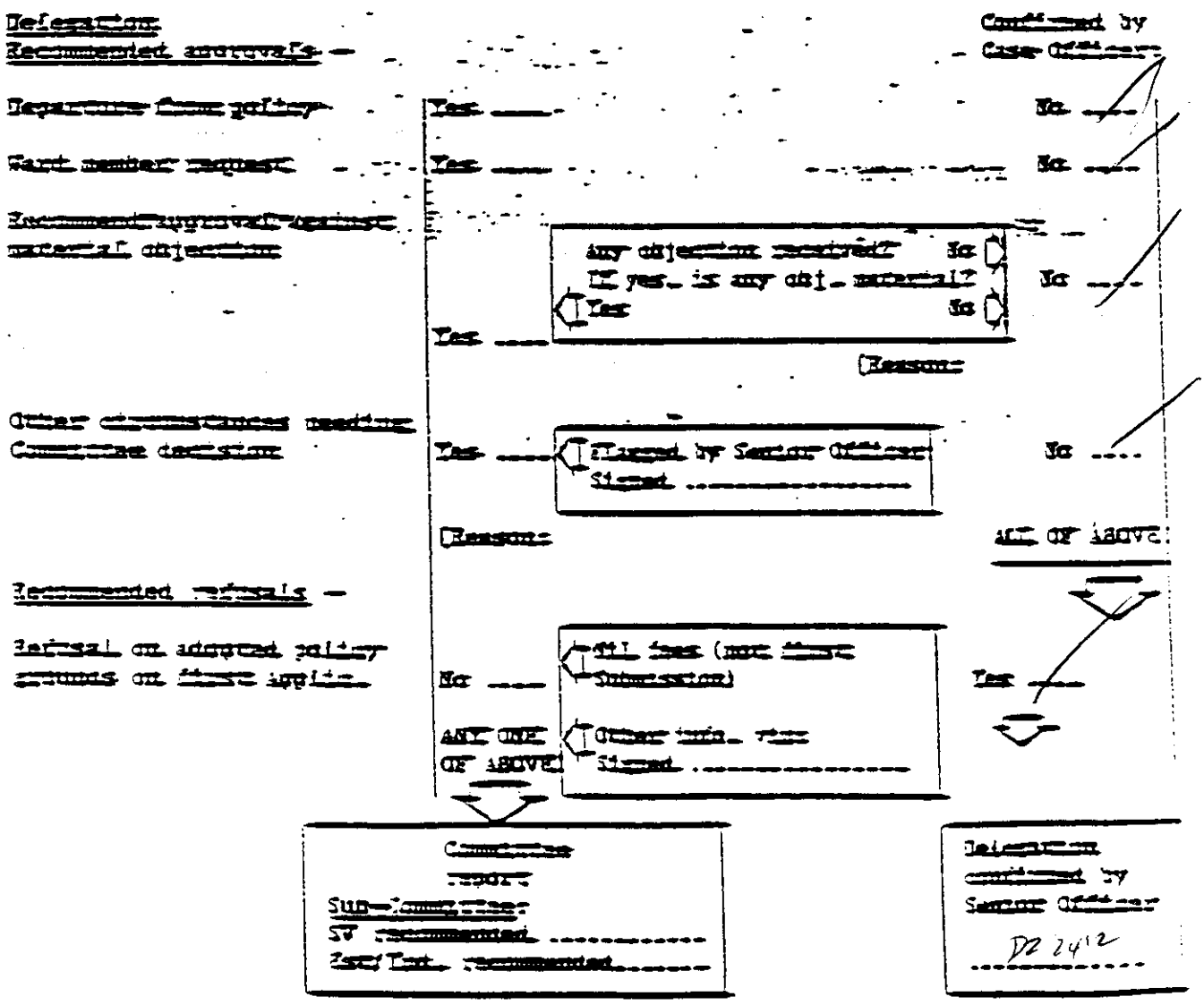
Boundaries Site Features

Inspected by:
date:

Residents notified on site visit: 73 & 77 Reg Post.

Case Officer Conclusions (issues) 15ft confers on rear boundary
Bungalows either side - no side windows to No. 77.
No. 73 extended - no windows on side elev
3 large windows on front side of bldg

Case Officer Recommendation (summary)
(details overleaf)



Recommendation/draft report produced _____ Amended/confirmed _____

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55...

Receipt Issued ..... No. P594

Date First Received 20 JAN 1992

REGISTRATION

REFERENCE H16/0074/92.....

Cross-Ref R.....NL.....

Date 21/1/92 DAB

VALIDATION Date 21/1/92

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 22.1.

Index Sheets 183 OS Nos ..... Grid Ref 534360 183040

Ward ..... Parish .....

Inside IBD YES Inside LP Area YES

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..0306962

Planning Records:
Earlier apps

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

Inputs completed.....

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: H16/0074/92 Type: FULL

Applicant: David Horton
Tel: 0775 710257 & 0775 724351

Agent: David Horton
0775 710257 & 0775 724351

Description: Kitchen/bedroom extension

Location: 75 Park Avenue
Spalding

Valid date:	20-JAN-92	Terminal date:	16-MAR-92
Target dates:		Target Committee:	03-MAR-92
To case officer	25-JAN-92	Report deadline:	18-FEB-92
Inspected by	30-JAN-92		
Extra contacts	04-FEB-92	Case Officer:	
Report if not clear by 24-FEB-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 45 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	24-JAN-92	07-FEB-92
Cllr Mrs A M Newton	0775 762210	24-JAN-92	07-FEB-92
Cllr R C West	0775 760231 (Of	24-JAN-92	07-FEB-92

L.C.C. - No objections JE CS 30/1/92

Owner/occupiers 73+77 Park Avenue, 04-FEB-92 18-FEB-92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0074/92 Received:20-JAN-92 Type:FULL

Name: David Horton
75 Park Avenue
Spalding
Lincs
PE11 1QX

Agent: David Horton
75 Park Avenue
Spalding
Lincs
PE11 1QX

Description: Kitchen/bedroom extension

Location : 75 Park Avenue Spalding

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

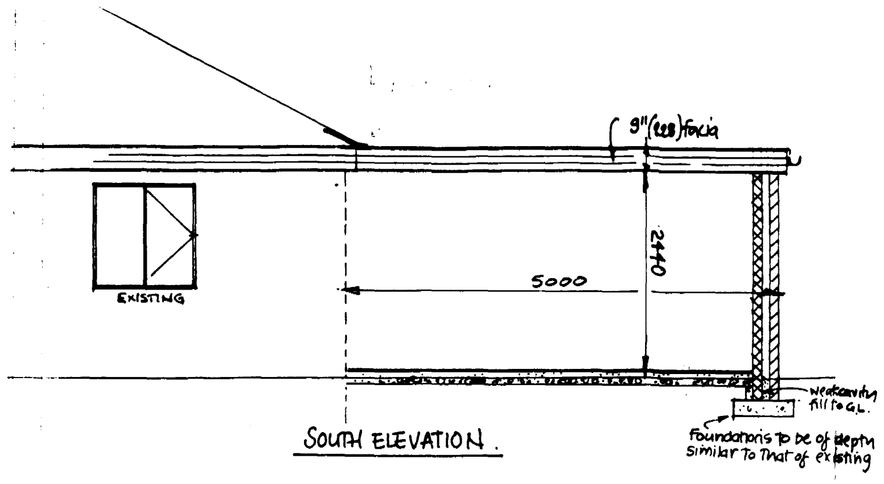
1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

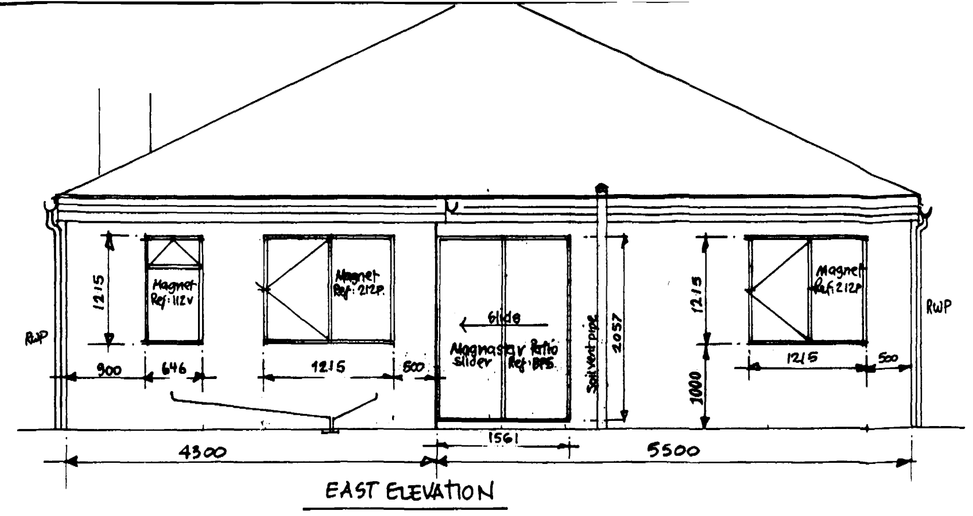
Authorised to issue:

25-FEB-92 H16/0074/92

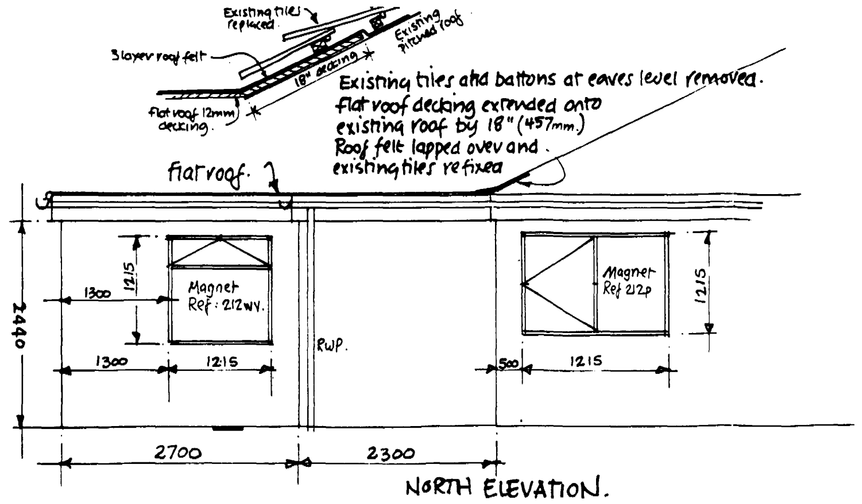
AD. 25/2 DC. 26/2



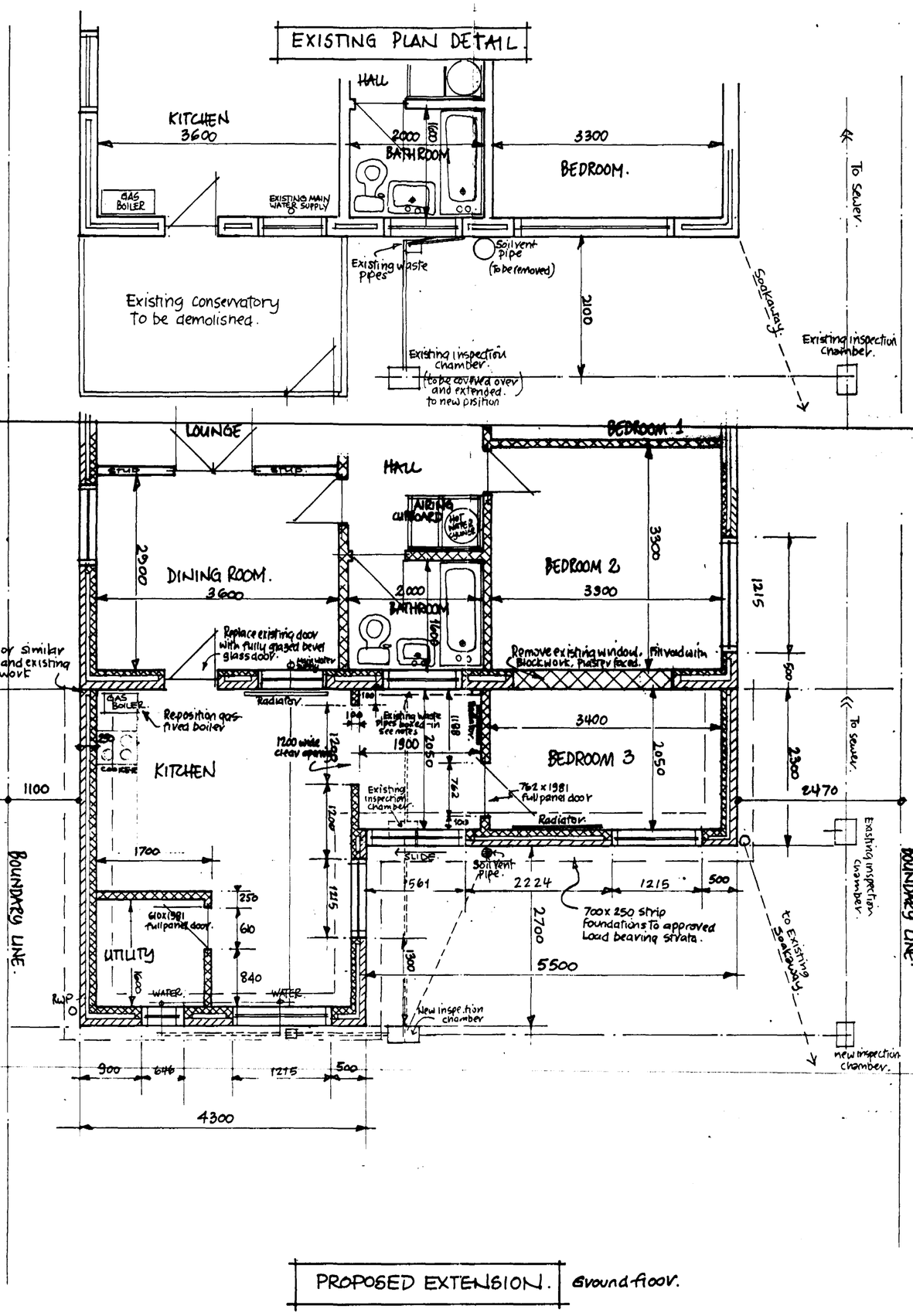
SOUTH ELEVATION.



EAST ELEVATION



NORTH ELEVATION.



PROPOSED EXTENSION. Ground floor.

Notes.

Lintols: All external openings to be insulated, lintols, jambs and cills to 'U' Value 1·2 w/m²k. use 'Thermobate' MK2 or similar cavity closers. To avoid cold bridging. Put dpc round all openings and fix wall ties at 900 cs h/2, 450 vertically and 300 vertically to unbonded jambs, Lintols to be I.C. galv and insulated with 150 end bearings and dpc cavity tray.

Windows: All new windows to be double glazed with sealed 14 mm units with opening lights. All Softwood, painted. Provide new Kitchen with mechanical ventilation extraction not less than 60 litres per second.

Heating: Central heating and hot water will be provided by the existing gas fired boiler. All new hot water pipes will be insulated in accordance with Reg L1.

Drainage: New drains to be 100mm 'upvc pipes to BS. 4660:1973 with flexible joints, level bedded on pea gravel to 1:70 gradients. Protect drains where passing through walls with conc lintol over with 50mm gap surround masked with rigid sheet. Put rodding eyes at all bends and junctions with min. 32mm to basins, 40mm to sinks. Allow access to all traps and runs with 075 seal and access plate to base of S.P. Inspection chambers to be 225mm class B engineering bricks Laid in cement mortar on 150 mm conc base.

Flat roof: 12·5mm. white spar chippings on three layer built up felt roofing to BS 747, on 12mm exterior grade plywood decking on tapered timber firrings to give minimum 1in 80 falls on. 200 x 75mm timber joists at maximum 450 mm cs. 150 mm insulation between joists to give min 'U' value 0·25 w/m²k. 12·7mm Gyproc Duplex plasterboard and skim ceiling. 10mm Continuous air gap between facia and wall on each side of roof to ventilate roof space. 9" (228 mm) facia boards with Aluminium flashings and edgings, ½ round 100mm PVC gutters and PVC downpipes.

Ground work/Foundations: Clear all existing works and strip vegetation and soil, reduce levels and Lay 700 x 250 mm concrete strip foundations to cavity walls, depth To be similar to that of the existing building. Mix for foundations to be C15P to B.S. 5328: 1981,

Ground floor: 50mm sand/cement screed on 100 mm oversite concrete on 1200g damb proof membrane, linked to horizontal dpc, on minimum 150 mm blinded consolidated hardcore

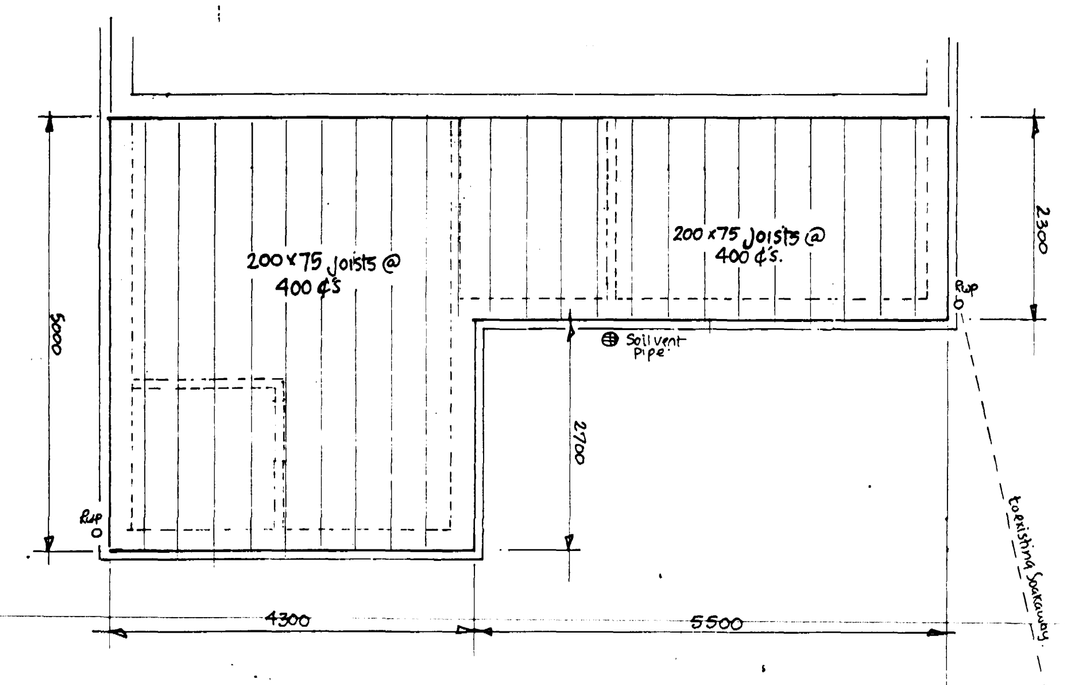
External walls: Build cavity brick walls with 100mm matching facing brickwork, attached To existing b/w with 'Furfix' or Similar, 50 mm cavity with 50mm Drithern cavity wall insulation, built in as the brickwork proceeds and 100mm light-weight Load bearing insulating blockwork to comply with Building regulations and To give 'U' value of 0·5 w/m²k. All cavities closed at eaves. Blockwork innerleaf plastered (1350 kg/m³ density) Class 'A' blockwork / Brickwork below g.L.

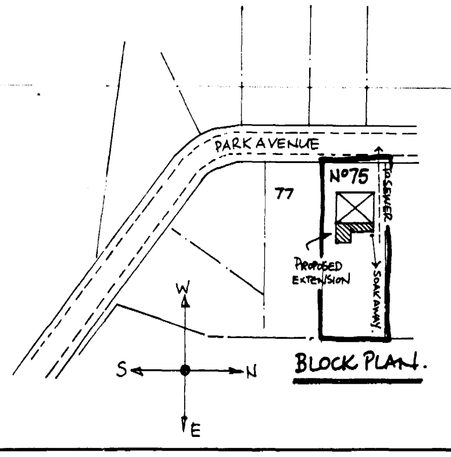
Internal walls. 100mm Light-weight Blockwork To gnd partitions, plastered (1350 kg/m³ density).

DPC Bituminous felt or polythene horizontal DPC To suit width of masonry, 150mm above ground level and 150mm wide vertical DPC to all openings in external walls, all To comply with BS 743.

~~Existing Bathroom waste pipes.~~ These pipes will be boxed in using plaster board skin on Timber battons, with plaster skim.

Existing Inspection chamber: Covered over and extended to accommodate new kitchen sink waste and utility.





BLOCK PLAN.

REV.	DATE	DETAILS

SOUTH HOLLAND D.C. PLAN DEPT. 20 JAN 1992 REF. 0074/92

CLIENT: D.T. HORTON ESQ.		
JOB TITLE: 75. PARK AVENUE, SPALDING.		
DRAWING TITLE: PROPOSED KITCHEN & 3rd Bedroom Extension.		
DRG. No: DTH/1.		REV
SCALE: 1:50	DATE: SEPT 91	DRAWN:

Admail C/B/288