SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0171/92 Received:07-FEB-92 Type:FULL

Name: Mr & Mrs D Richardson
2 Mayfair Drive
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed extension and alterations to dwelling

Location : 2 Mayfair Drive 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.

Director of Planning and Building Control Services
19-MAR-92 H16/0171/92

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: H16/0171/92 Received:07-FEB-92 Type:FULL

Name: Mr & Mrs D Richardson
2 Mayfair Drive
Spalding
Lincs

Agent: Messrs Poddingtons
43 Double Street
Spalding
Lincs

Description: Proposed extension and alterations to dwelling

Location : 2 Mayfair Drive Spalding
Lincs

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:

17-MAR-92 H16/0171/92 AD...A.D.....DC.....
18/3 18/3

PLANNING APPLICATION

For office use only

Application No. H16/0171/92/

Date Registered 07 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. D. RICHARDSON,
2 MAYFAIR DRIVE,
SPALDING,
LINCS.

Tel. No.

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

MESSRS. PODDINGTONS,
43 DOUBLE STREET,
SPALDING,
LINCS.
Tel. No. 761856
(Personal contact name) M. R. HOLLAND.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

2 MAYFAIR DRIVE, SPALDING, LINCS.

OFFICE COPY

Please complete

Signed ...Poddingtons Date. 7th February 1992.....

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 complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION AND ALTERATIONS TO DWELLING.

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: 6.5 metres
(b) max. length: 3.8 metres
(c) max. width: 2.8 metres

C. Please state type and colour of materials for facing external walls: FACE BRICK TO MATCH EXISTING.

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

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. DWELLING

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: EXISTING SYSTEM

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: NO

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	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 C. J. C. Poddingtons (~~Applicant~~/Agent) Date 7th February 1992.

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 C. J. C. Poddingtons ~~Applicant~~/Agent) Date 7th February 1992.

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. P436

Date First Received 07 FEB 1992

REGISTRATION

REFERENCE H16/0171/92

Cross-Ref P.B16/0093/92

Date 11/2/92

VALIDATION Date 11/2/92

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

Site area ..... No. of dwellings ..... Floorspace 10.64

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

Earlier permission ref .....

HM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:
- Certificate ☐
- Site plans ☐
- Description ☐
- Accuracy ☐
- Incomplete form ☐
- 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 13.2.92

Index Sheets 319 OS Nos ..... Grid Ref 537810 331150

Ward ...S... Parish ...BRADING...

Inside IBD YES Inside L2 Area YES

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

Linked to site.....Ref..... Linked to property.....Ref..020248

Planning Records:
Earlier apps 377/84

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: PJH
date: 25-2

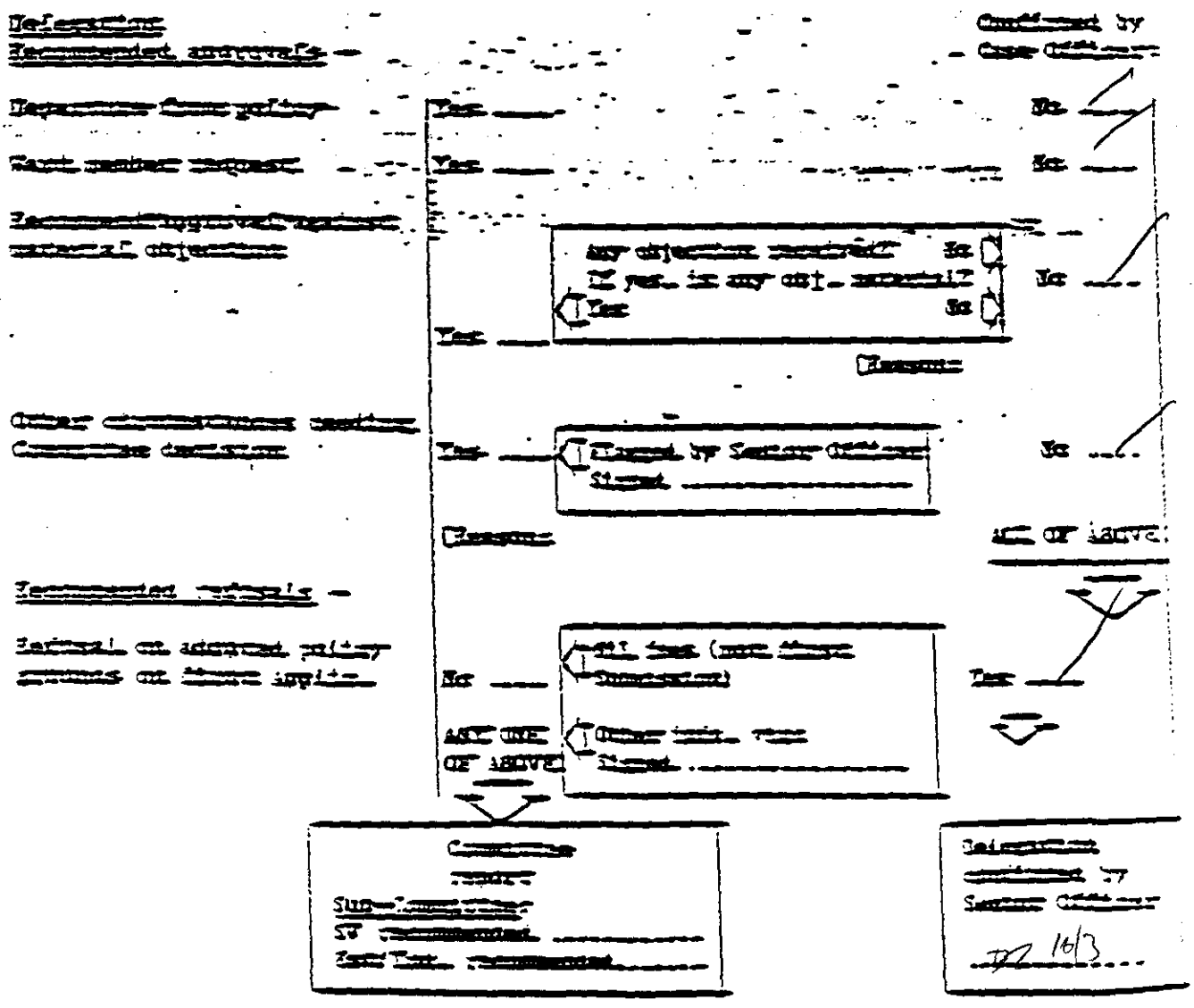
Residents notified on site visit: 4 7-8 - mayfair Gardens

Case Officer Conclusions (Issues)

Ext^n over garage blank gable onto roof. Style of neighbours. Chalet also to brick up exists with obscure glazed Rm. Ext^n for bathroom. Ldrm using garage for ext^n ok

Case Officer Recommendations (Summary)

Clarendon overland



Recommendations/decision required ..... Amended/confirmed .....

Conditions/Reasons

Pon 13-3-92

Grant Rems 5x22

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

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines)	BM :					
	Previous					
	Current					
	Required					

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

Precise details for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED PM 17-2-92 JR 19/2

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 .....

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: H16/0171/92 Type: FULL

Applicant: Mr & Mrs D Richardson
Tel:

Agent: Messrs Poddingtons
0775 761856

Description: Proposed extension and alterations to dwelling

Location: 2 Mayfair Drive
Spalding
Lincs

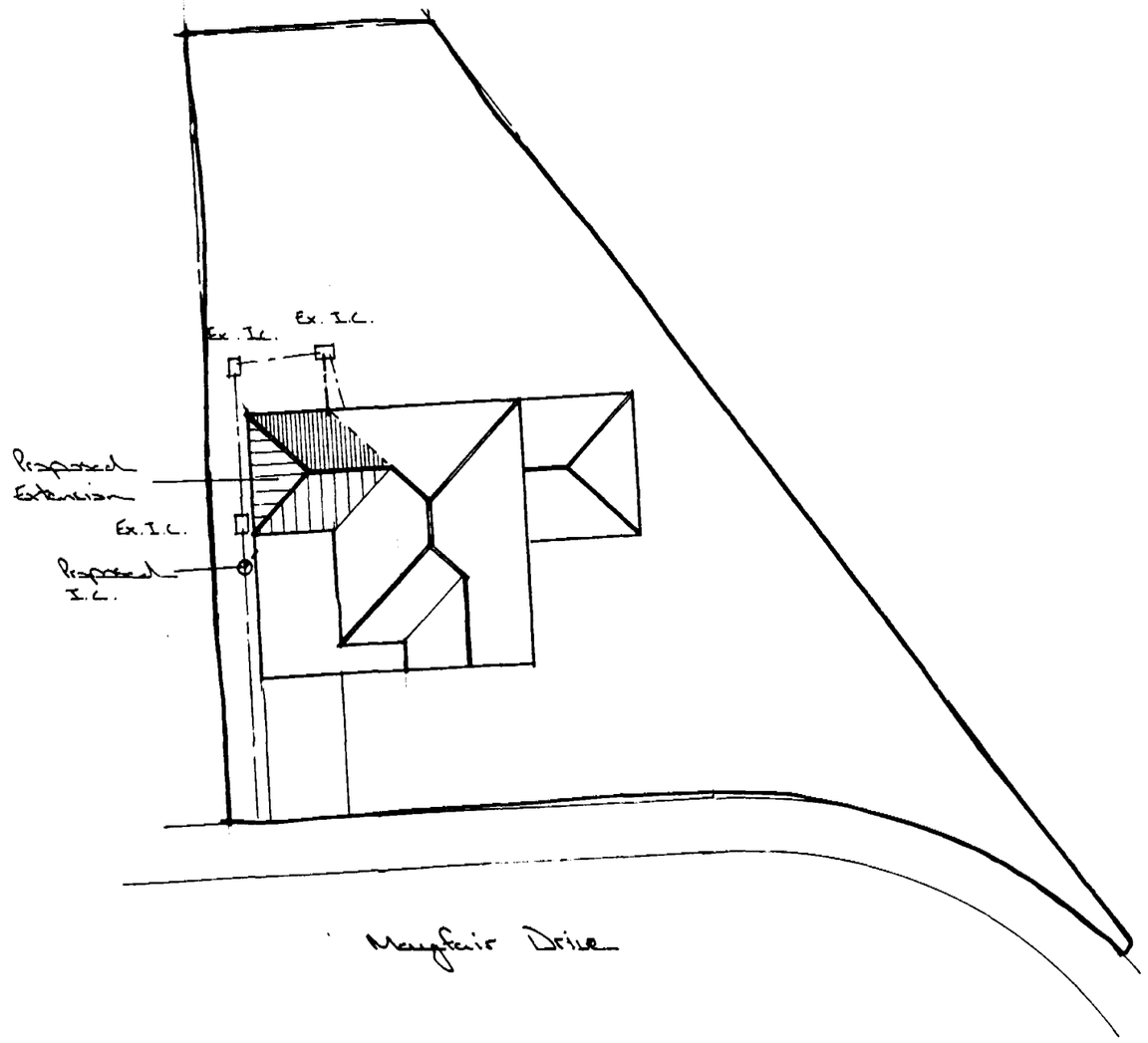
Valid date:	07-FEB-92	Terminal date:	03-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	12-FEB-92 17-2	Report deadline:	11-MAR-92
Inspected by	17-FEB-92		
Extra contacts	22-FEB-92	Case Officer:	
Report if not clear by	13-MAR-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

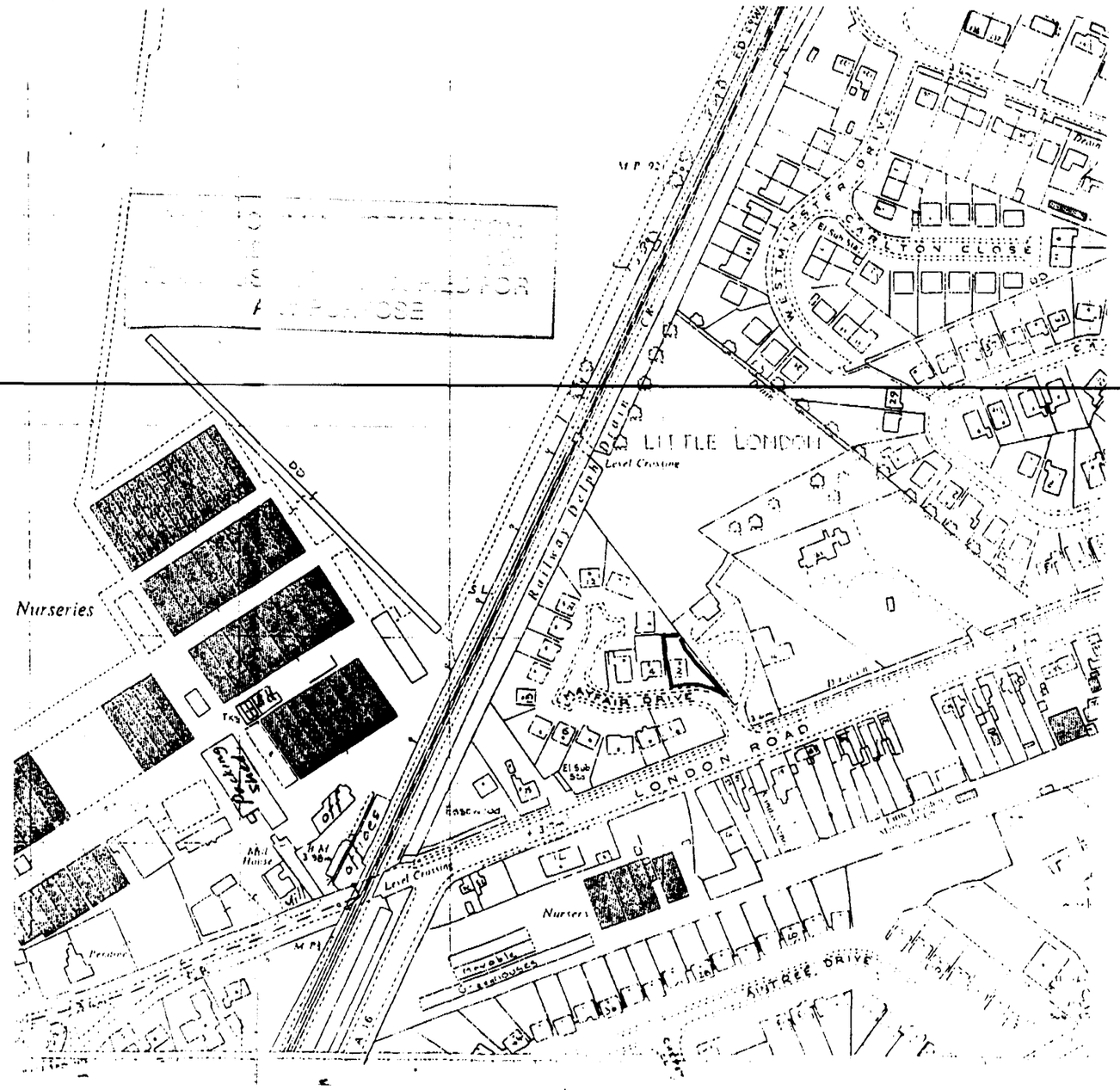
Size: 10.64 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr B J Davies	17-FEB-92	02-MAR-92
Cllr C Evans	17-FEB-92	02-MAR-92
Cllr M C White	17-FEB-92	02-MAR-92
L.C.C - No Objections & C/S 26/2/92.		
4+8 Mayfair Drive, Spalding	26-FEB-92	11-MAR-92.



1/200 SCALE SITE PLAN



1/2500 SCALE LOCATION PLAN

SOUTH HOLLAND D.C.
BUILDING CONTROL
07 FEB 1992
REF H16/0171/92.

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs. PE11 2AA
Telephone:
Spalding (0775) 61856
68296
architectural design consultants

project
Proposed Extension to Dwelling
At.
2 Mayfair Drive, Spalding
For.
Mr & Mrs D. Richardson

drawing
Site & Location Plans

scale	drawing no.
1:200 1:2500	MRH/2318/6
date: February 92	drawn: MRH
	checked

New Pitched Roof

Provide Concrete Interlocking Tiles to Match Existing On 38×25mm Softwood treated Timber Battens. Fixing of Tiles to be Based On A Headlap of 75mm As Obtaining On Existing. To A Two Storey Building. Provide Reinforced Roofing Felt Laps in Felt to be Min 150mm. Roof Structure to be Traditional Timber Construction Refer to Section & Roof Plan for Timber Sizes & Grades.

Connections to be Bolted C/w Youth Connectors At Truss Positions.

175×65mm Timber Wall Plate Bedded On Sand & Cement & Secured Every 2m With 250×5mm m/s Straps. Provide 150mm Thk Fiberglass Quilt Between Joists 12mm Thk Plasterboard Ceiling (Finish to Match Existing)

Eaves

Close Cavity At Eaves By Leaving 65mm Thk. Insulation Blocks On Edge. 125mm ø m/c P.V.C. Gutter to Connect into Existing. On 175×25mm White Painted Fascias. 12mm Thk Exterior Grade Ply Soffit Provide Glideaire SV 604 Soffit Ventilator & Glideaire RV 491 Terry Vent.

Cavity Wall

New External Walls to be 250mm Thk Cavity 100mm Thk Facing Brick to Match Existing 50mm Thk Cavity Filled With 50mm Rockwool Wall Batts.

100mm Thk Tarmac Thermalite Blocks With 8mm Thk Plaster Finish.

New Walls to be Finish to Existing Using Finish Wall Extension System.

Internal Walls

New Ground Floor Internal Walls to be Of Stud Construction Provide 100×65mm Timber Head & Sole Plate. 100×50mm Vertical Studs @ 600mm Ctrs. Provide 9mm Thk Plasterboard Each Side of The Studs Provide 100mm Thk Fiberglass Between Studs. Provide D.P.C. to Base.

Stud Lining to Existing Garage Walls Provide 45mm Thk Expanded Polystyrene Laminated Boards Finish With Thk Expanded Polystyrene System.

Windows

All New Windows to be Std Position & Paint Stained to Match Existing. Provide I.G. L/S Lintels Over All New Window Openings C/w P.V.C. Damp Proof Close Cavity Using P.M.C. Thermabatt Insulating Closers.

All New Windows to be Double Glazed & Have Trickle Vents Built into The Frame to Provide 4000mm².

First Floor

19mm Thk T&G Flooring Grade Wrapper Boards On 175×50mm SC3 Grade Joists @ 400mm Ctrs (See Floor Joist Plan for Strap Positions) Provide 9mm Thk Plasterboard Ceilings (Finish to Match Existing)

New Concrete Work

Where Nothing Good to Concrete Floors Use C15P Concrete.

New Foundations to Wall Between Utility & Garage to be in C15P Concrete.

Foul Drains

Provide New 450mm ø Polypropylene I.C. In Position Shown Cast Frame to be Set into Footpath.

All New Drain Runs to be Constructed in 150mm ø P.V.C. Pipes Laid at a Fall of 1:40. Provide 150mm Pea Gravel Bed & Surround & All Joints Are to be Flexible.

Provide New Trapped Gully Outside New W.C. to be Set into Footpath.

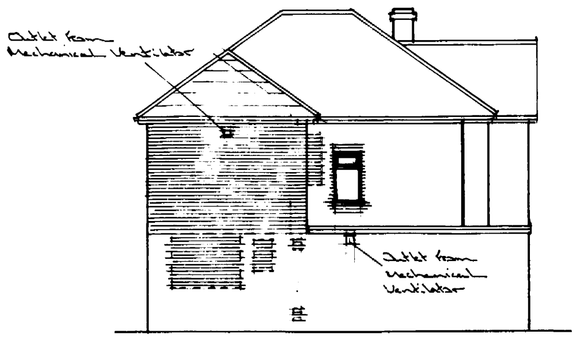
Above Ground Drains

Provide New 100mm ø Soil & Vent Pipe Finish to Wall in Both Elevation to Terminate Min 900mm Above Windows Head & Be Fitted With Vent Cage. Existing Stone, Bricks & Roofing to be Removed to Connect into New S.V.P. Provide New 100mm ø Soil Pipe to be Internal & Boxed in This to Terminate Above First Floor Appliances Head Level & Be Fitted With Durgo Air Admittance Valve. Existing W.C. & New Bath to Connect into This.

All Appliances to be Fitted With 40mm ø P.V.C. Waste Pipes & 75mm Deep Seal Traps.



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION

Miscellaneous Notes

1) Remove Existing Utility Room Windows Leave In Existing Lintel & Provide New Position & Brick Up Window in its Place & Brick Up Openings Remaining

2) Form New Openings By Removing Existing Doors & Walls As Necessary Provide I.G. L/S Lintel Over. Provide Min 240 Hardcream to Openings.

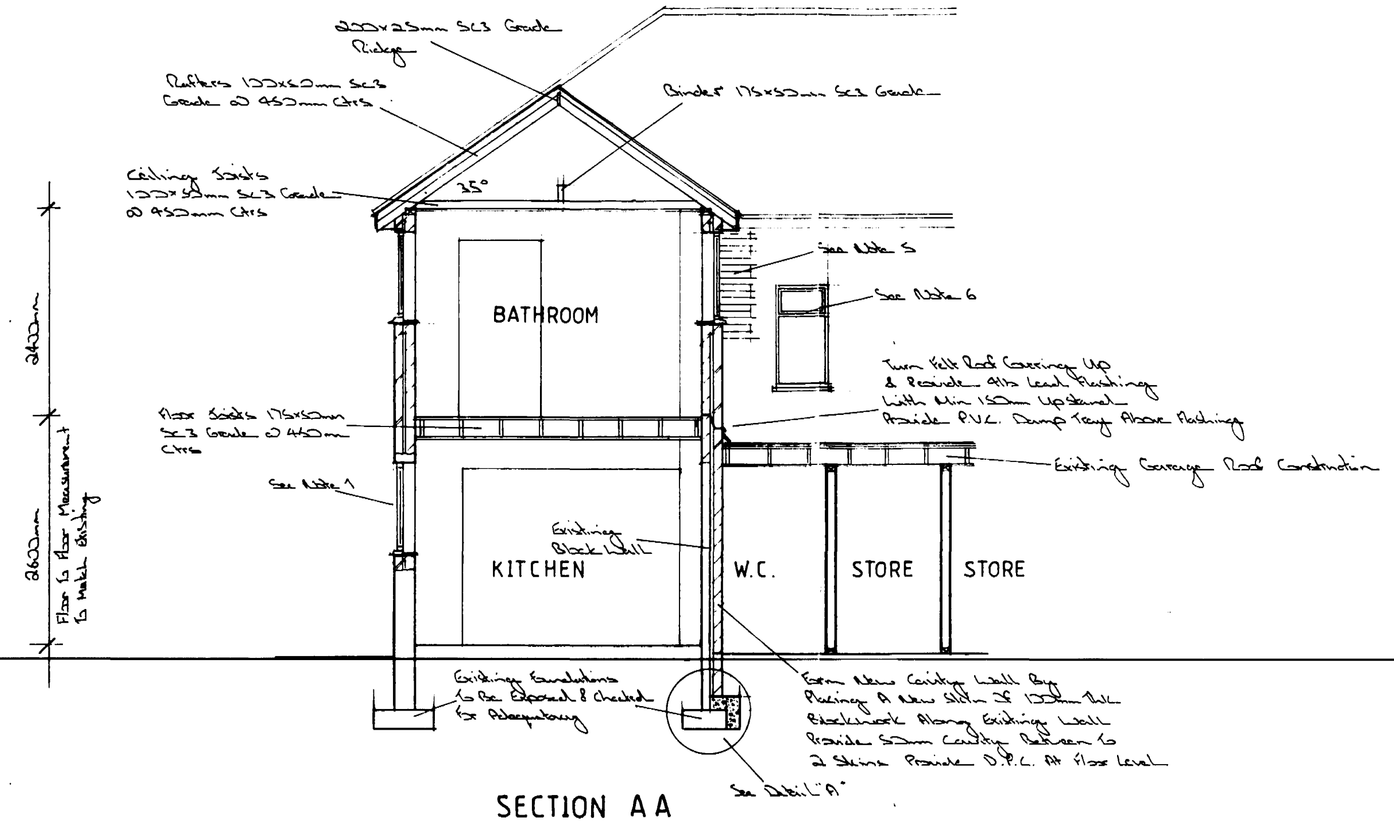
3) Remove Existing 2no. Windows Leave Lintels in Place & Brick Up Openings & Make Good to Internal Decoration.

4) Form New Openings Provide I.G. L/S Lintel Over. Provide Min 240 Hardcream to Openings. Make Good to Remaining Walls

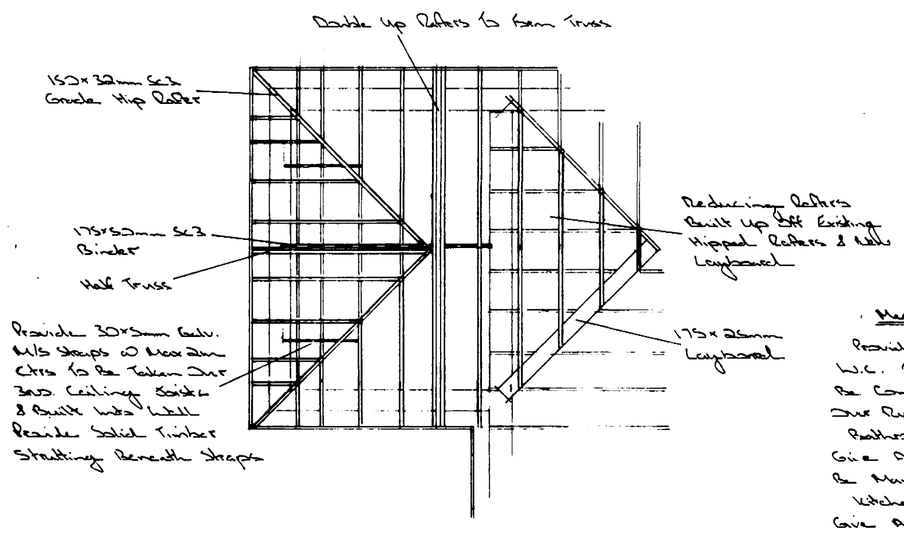
5) Remove Existing Windows Leave Lintel in Place & Brick Up Openings Make Good to Internal Decoration

6) Form New Openings & Provide New Position & Paint 112V Window to Openings. Provide I.G. L/S Lintel Over Complete With P.V.C. Damp Proof.

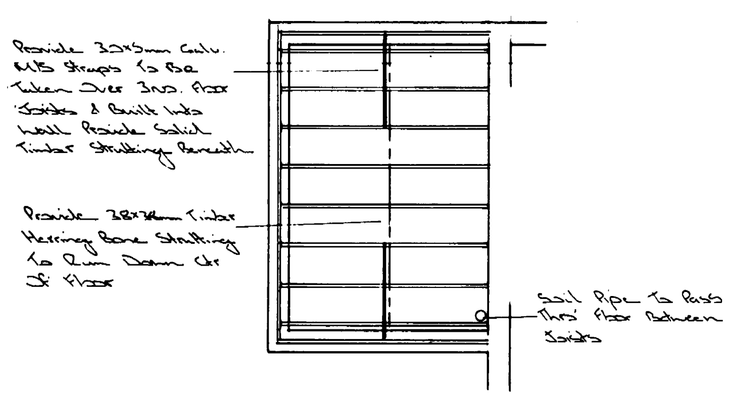
7) Remove Existing Walls Forming Ground Floor W.C. & Lobby & Make Good to Floor & Walls. Existing Drains to W.C. to be Disconnect to New Soil Pipe. Retain W.C. & Wash Basin for Re Use in New W.C.



SECTION A A



ROOF PLAN



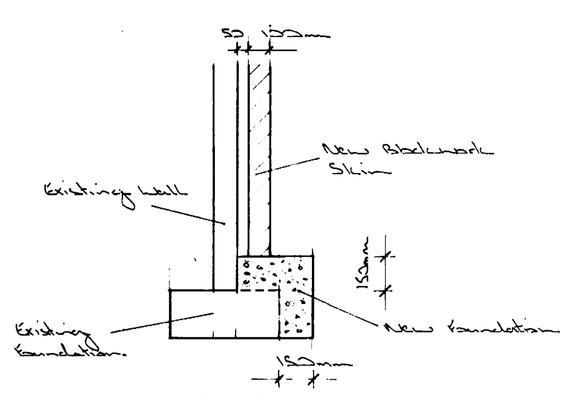
FLOOR PLAN

Mechanical Ventilators

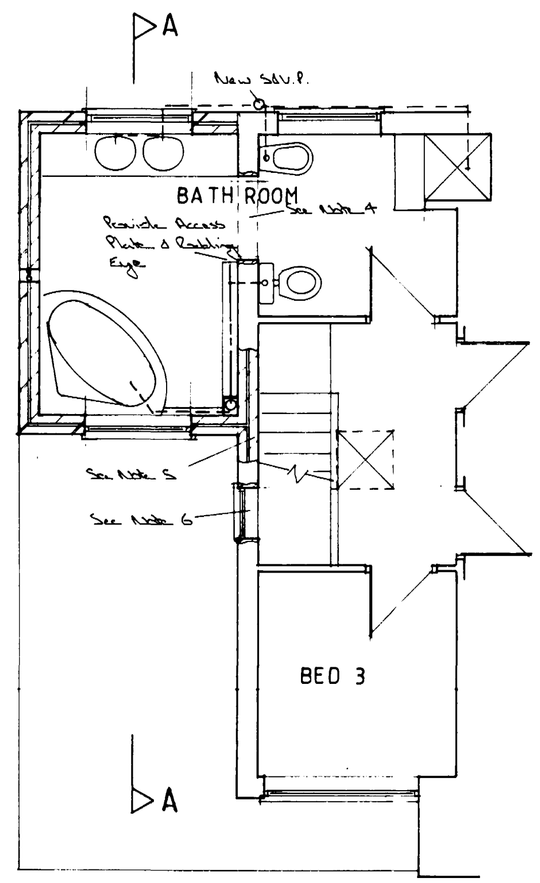
Provide Mechanical Vent to Ground Floor W.C. to Give 6 Air Changes Per Hour & Be Connected to Light Switch & Give 15 Mins Over Run Once Room is Vacated.

Bathroom to Have Mechanical Vent to Give An Extraction Rate of 15 Ltrs/Sec & Be Manually Switched.

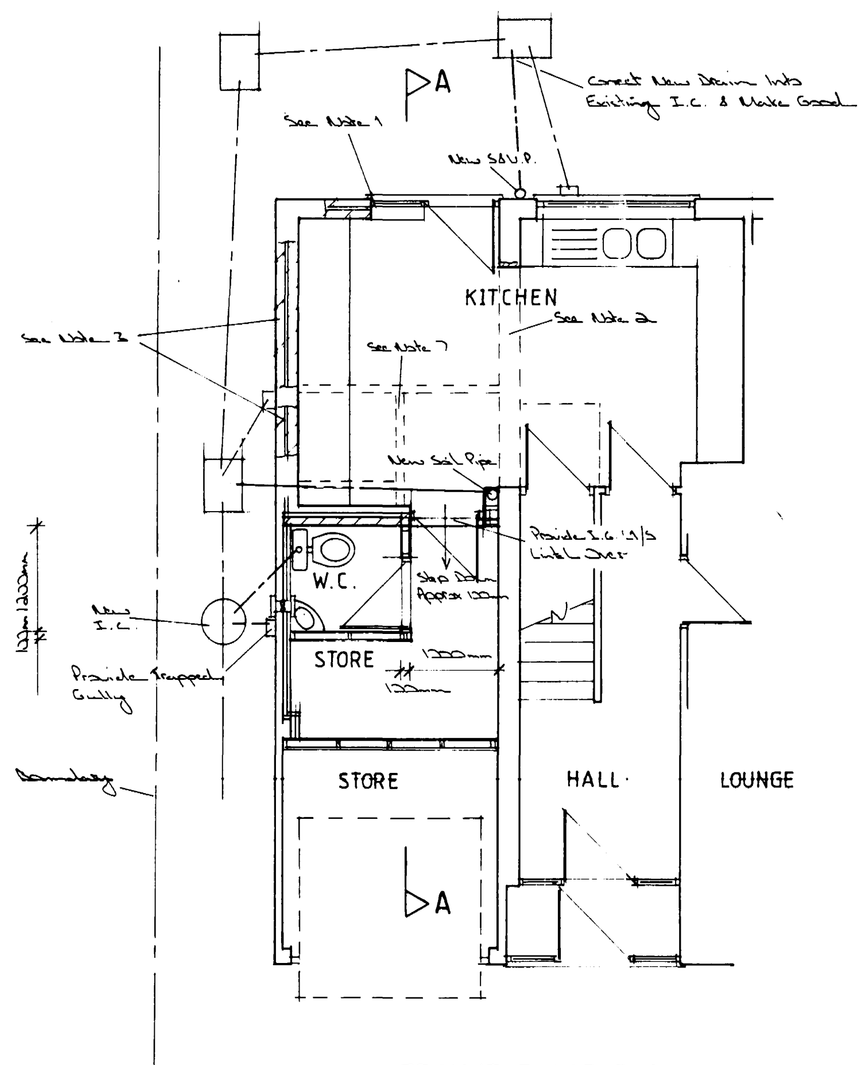
Kitchen to Have Mechanical Vent to Give An Extraction Rate of 60 Ltrs/Sec This can be Reduced to 30 Ltrs/Sec if Fitted in Cooker Hood & to Be Manually Switched.



DETAIL A



FIRST FLOOR PLAN



GROUND FLOOR PLAN

SOUTH HOLLAND D.C.
~~BUILDING CONTROL~~
07 FEB 1992
REF. H15/0171/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street, Spalding, Lincs, PE11 2AA
Telephone: Spalding (0775) 761856 768296
architectural design consultants

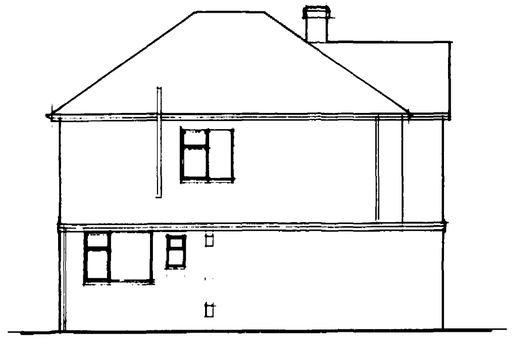
project
Proposed Extension to Dwelling At.
2 Hengfeir Drive, Spalding.
For.
Mr & Mrs D. Richardson

drawing
Plan As Proposed

scale	drawing no.
1:50 1:100	1021/2318/5
date	drawn
January 92	checked



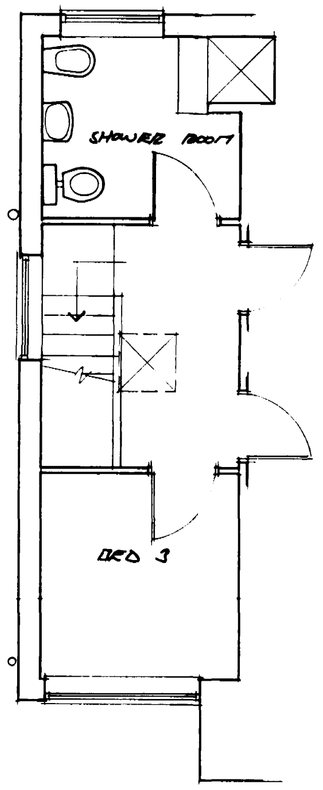
NORTH



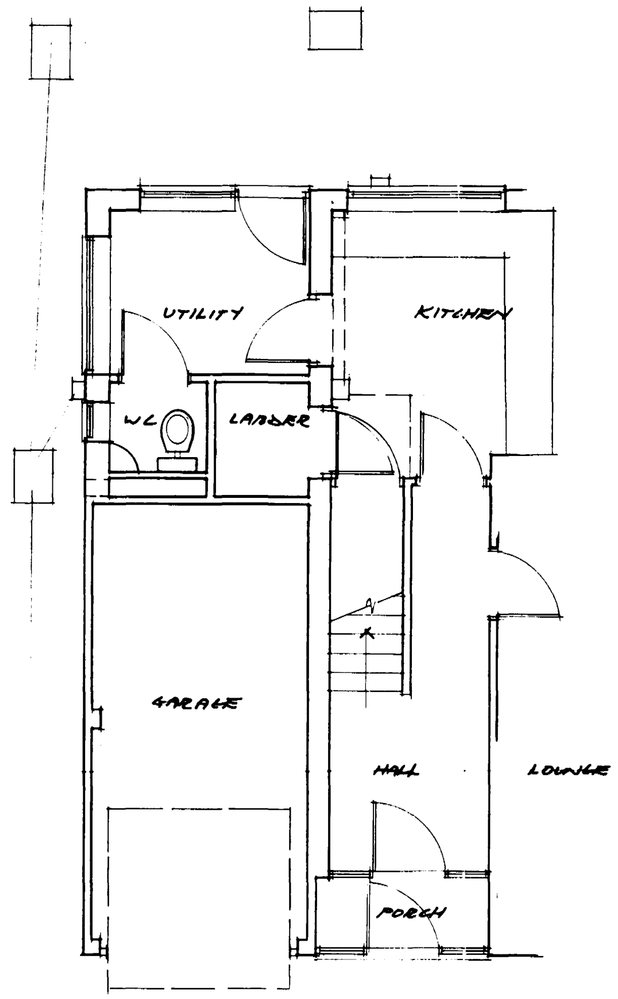
WEST



SOUTH



FIRST FLOOR



GROUND FLOOR

SOUTH HOLLAND D.C.
~~BUILDING CONTROL~~
07 FEB 1992
REF H/S/0171/92

CONTRACTOR TO CHECK ALL DIMENSIONS ON SITE BEFORE WORK COMMENCES.

revision	date	init.	revision details

PODDINGTONS
43 Double Street,
Spalding,
Lincs. PE11 2AA
Telephone:
Spalding (0775) 761856
768296
architectural design consultants

project
MR & MRS D. RICHARDSON
2 MAYFAIR DRIVE
SPALDING

drawing
PLAN AS EXISTING

scale
1-50
1-100

drawing no.
RMS-2318-1

date
NOV 91

drawn RMS

checked

4803 7877