

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0233/92

Received: 28-FEB-92 Type: FULL

Name: Mr & Mrs P Bokestyn
48A Sherwood Drive
Spalding
Lincs

Agent: Mr & Mrs P Bokestyn
48A Sherwood Drive
Spalding
Lincs

Description: Extension to house

Location : 48A Sherwood 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.

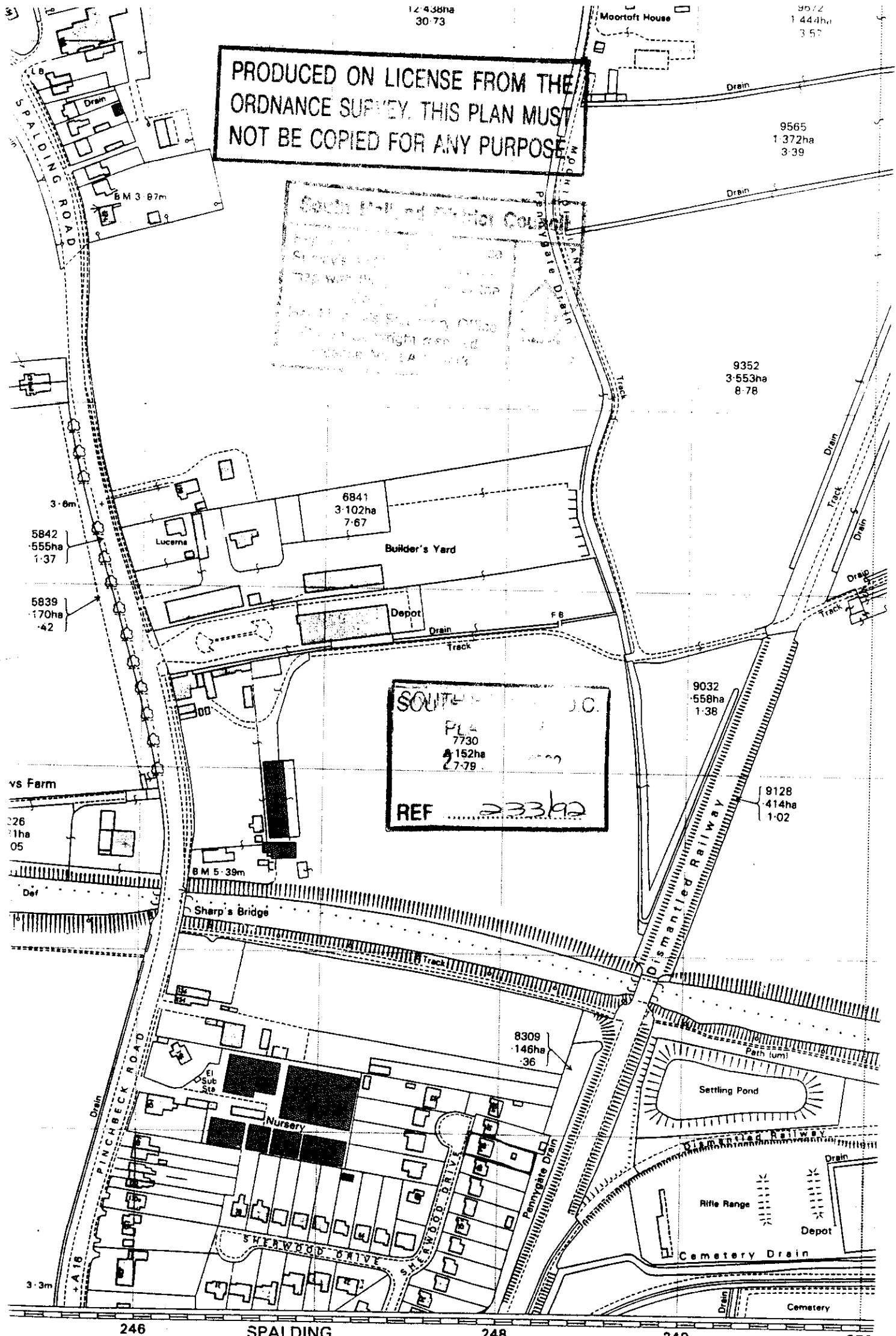
Director of Planning and Building Control Services
16-APR-92 H16/0233/92

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.

PRODUCED ON LICENSE FROM THE
ORDNANCE SURVEY. THIS PLAN MUST
NOT BE COPIED FOR ANY PURPOSE

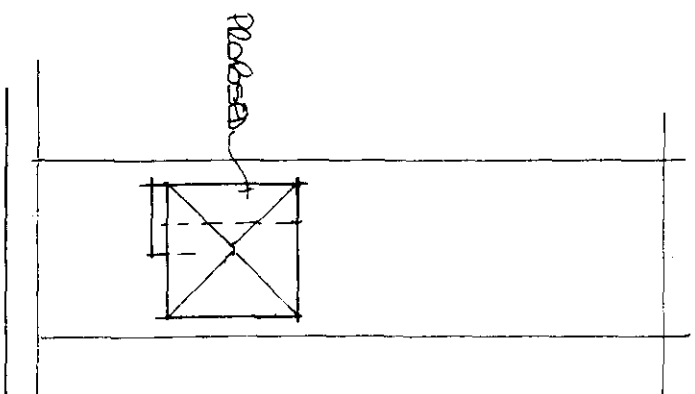
South Holland District Council

SOUTH HOLLAND DISTRICT COUNCIL
PL 7730
152ha
7-79
REF 23362



TF 2524

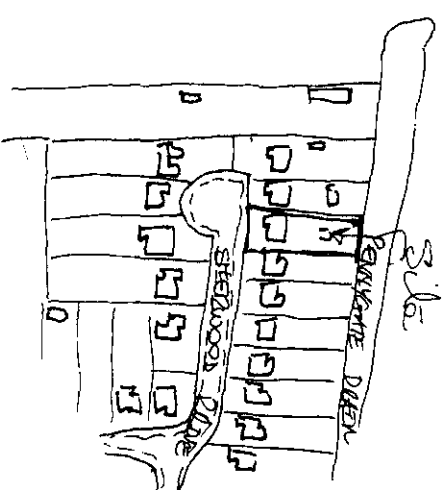
SOUTH HOLLAND D.C.
 PLAN DEPT.
 24 FEB 1992
 REF Q233/92



site layout

Scale 1:500

north



location plan

Scale 1:2500

extension to house at
 48 A Sherwood Drive, SPALDING, formr. Boekestyn

PLANNING APPLICATION

For office use only

Application No. H16/0233/92

Date Registered 24 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR AND MRS P. BOKESTYN
48A SHERWOOD DRIVE
SPALDING

Tel. No. 761419

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

48A SHERWOOD DRIVE SPALDING Lincs PE11 1QP

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO HOUSE

Please complete

I attach

* Four copies of all plans

*an ownership certificate (see back page)

*a fee of £55

If you consider no fee is payable include a written explanation instead.

Signed..... P. Bokestyn

Date..... 21st Feb 1992

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

or This is an **outline** application

☒
 ☐

Now complete Parts 3, 4 and 5 and an Ownership Certificate

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:

- B. Please state size of any new structure:- (a) max. height:
(b) max. length:
(c) max. width:

±7.5
7.9
2.6

sq. metres
metres
metres
metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

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

External Materials to match existing

Yes

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?

EXISTING GARAGE

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

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to:

SINKAWAYS

No

Mains sewer

☒

Cesspool

☐

Septic tank

☐

OTHER MATTERS Please complete

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public footpath

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices or shopping purposes

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.

Is this application related to a previous submission

State Yes or No

No

→ If so, please give details in Part 6

No

No

No

No

→ If so, please complete Part 7

No

→

Date:

Consultee(s):

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

P. Beckestyl

(Applicant/~~Agent~~)

Date

21st Feb 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

P. Beckestyl

Applicant/~~Agent~~)

Date

21st Feb 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

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

TO BE COMPLETED
BY APPLICANT OR
HIS AGENT

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ .55.

Receipt Issued No. P.725

Date First Received **24 FEB 1992**

REGISTRATION

REFERENCE H16/0233/92

Cross-Ref: B16/0134/92 (8 FP)

Date 25/2/92

VALIDATION

Date 25/2/92

Type Full Earliest permission date (Cert B)

Site area No. of dwellings Floorspace 1120

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

Earlier permission ref

RM:- Siting Design Ext app Access Lands

[illegible]

Description

Technical:

Certificate	Site plans	Description
-------------	------------	-------------



~~Accuracy~~
Incomplete form

11

S65 Advert required ☐ Expiry date

Page 2

Nil fee - previous app Ref
- type

1111

Discounted fee ☐ Reason

Correct fee \$ 55 Additional \$ Receipt no.

Revised _____ Issued _____

CONSTRAINTS

Date... 2-23.

Index Sheets 144 OS Yes Grid Ref 504500 104050

Card ...R... Parish ...SPALDING TR Rural ☐ Cl ☒

Inside IBD	469	Inside LP Area	469	Level crossing		120	
------------	-----	----------------	-----	----------------	--	-----	--

TR Bypass
Level crossing
Footpath

1111

01
03
120
04000

Grade

Linked to site.....3er..... Linked to property.....3er.....02.7.2048

Planning Records:
Further apps

3 Rec Records:
Already submitted Ref.....
Requested

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy

Neighbours *YES*

Other

Boundaries *3m high hedge on north* Site Features *No windows on No. 50 side wall
2 stone houses frontage.
Open to rear with mature
comfies.
Opp. frontage houses.*

Inspected by: *GS*

date: *24/3/92*

Case Officer Conclusions (issues)

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? No ☐
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

22/4/4

Recommendation/draft report produced.....

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist: Previous
Current
Required

Siting Design Ext App Access Lands

Reg 4

Scale drawing Highway S/W Agric appraisal

[Indicate
if other
Regs]

Precise details,
for non-standard
direction:

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

~~48, 50, 52, 54 & 56~~

48, 50, 52, 54 & 56

Residents (Delivery):

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 :

REVALIDATION AFTER DIRECTION

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

BRIAN L. TH 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



Application no: H16/0233/92

Type: FULL

Applicant: Mr & Mrs P Bokestyn
Tel: 0775 761419

Agent: Mr & Mrs P Bokestyn
0775 761419

Description: Extension to house

Location: 48A Sherwood Drive
Spalding
Lincs

Valid date: 28-FEB-92
Target dates:
To case officer 04-MAR-92
Inspected by 09-MAR-92
Extra contacts 14-MAR-92
Report if not clear by 03-APR-92

Terminal date: 24-APR-92
Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 17.26 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Cllr Mrs A J Teale	0775 766412 (Of 03-MAR-92	17-MAR-92

C-C-C - No objections
48-56 Sherwood Drive (E).

for CS 5/3/92
26-MAR-92 09-APR-92.

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0233/92

Received: 28-FEB-92 Type: FULL

Name: Mr & Mrs P Bokestyn
48A Sherwood Drive
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Lincs

Agent: Mr & Mrs P Bokestyn
48A Sherwood Drive
Spalding
Lincs

Description: Extension to house

Location : 48A Sherwood 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:

15-APR-92 H16/0233/92

AD...*SAH*...DC...*P*...
16/4 16/4

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



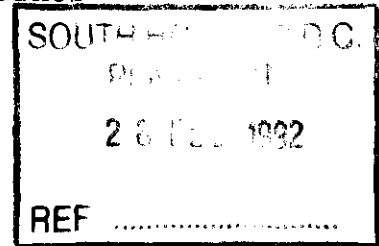
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48A Sherwood Drive
Spalding
Lincs

Description: Extension to house

Location: 48A Sherwood Drive
Spalding
Lincs



Type: FULL

Date received: 24-FEB-92

26-FEB-92

Dear Sir/Madam

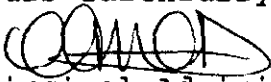
NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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 copies of a 1:2500 site location plan are required showing the site outlined in red, and any other land in the applicants ownership in blue. (Copies can be purchased from this office.)
- ✓ The enclosed form needs to be completed where marked.

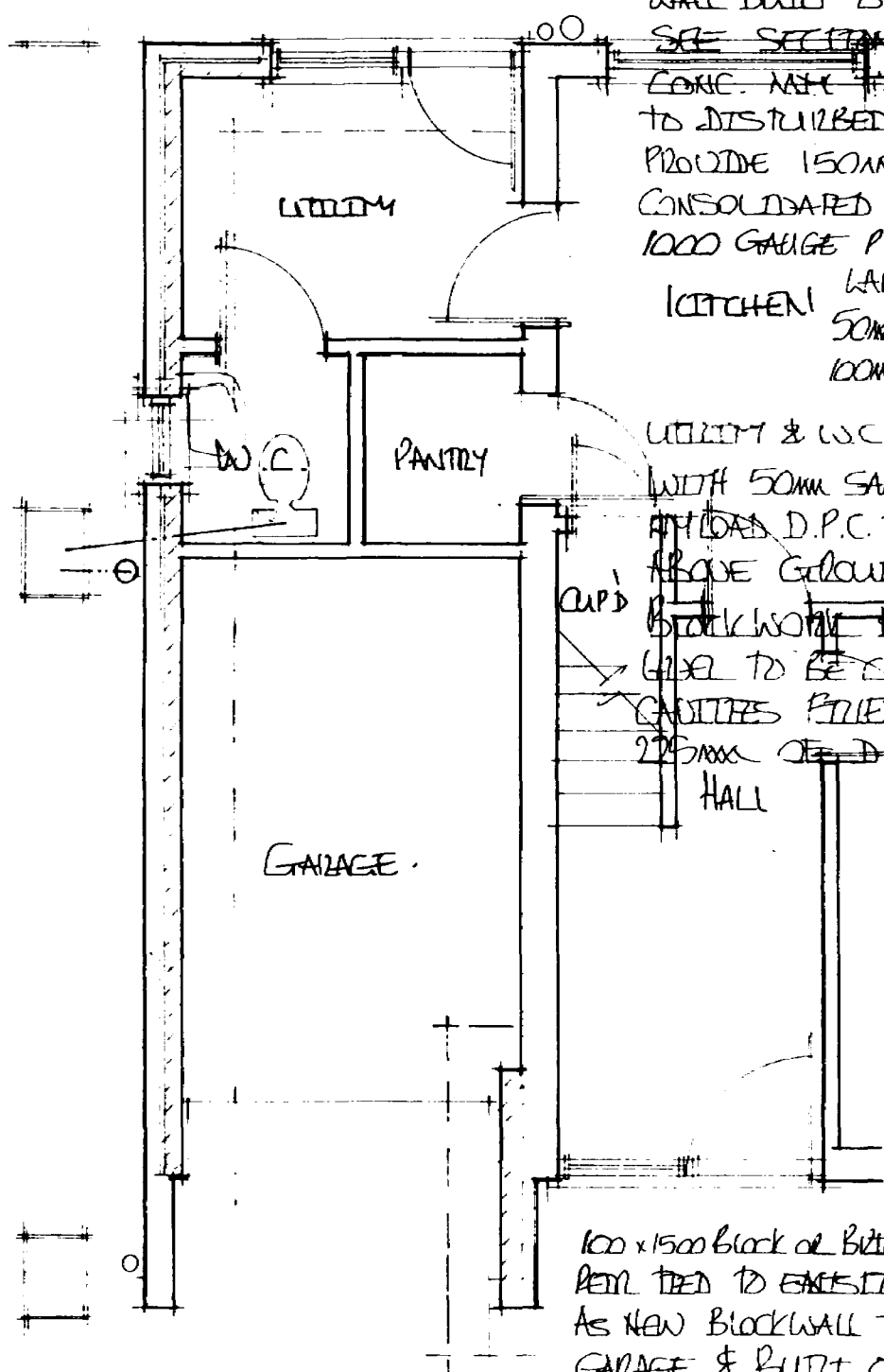
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

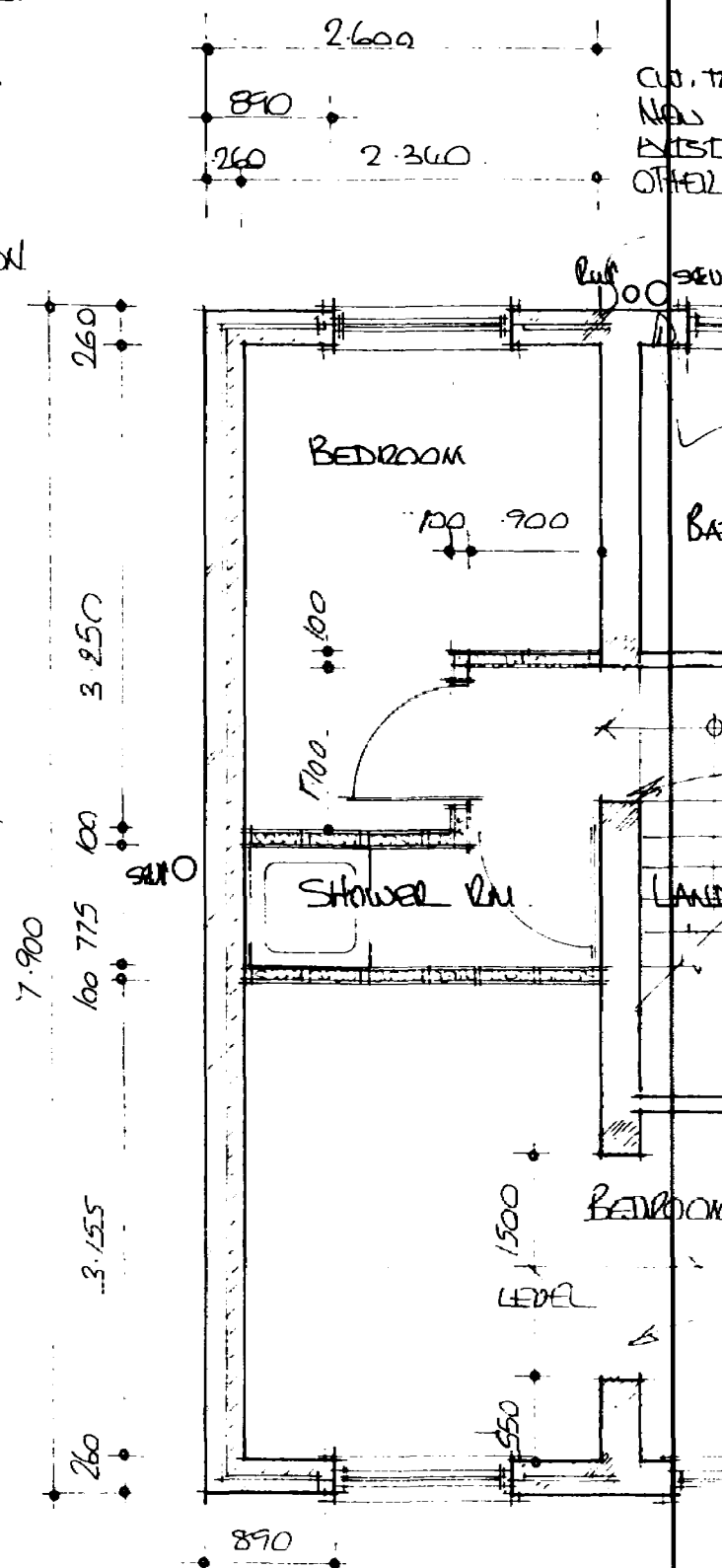

Principal Administrative Officer

PLEASE RETURN
WITH YOUR REPLY

100 x 1500 Block of Butch
Pen tied to existing
As New Blockwall to
Garage & Built off
the foundation.



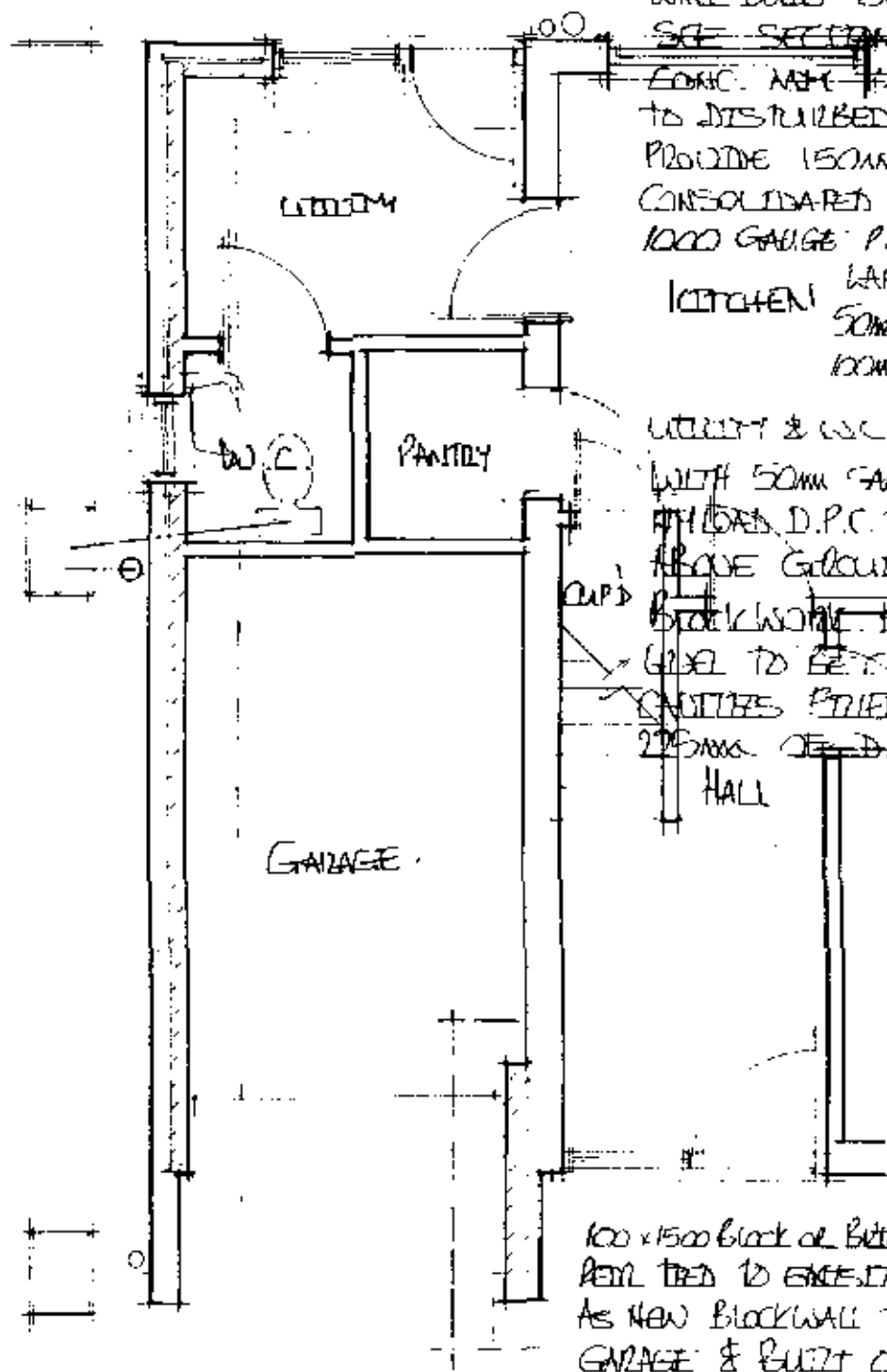
GROUND FLOOR PLAN PROPOSED.



FIRST FLOOR PLAN PROPOSE

extension to house
48 A Sherwood
SPALDING for Mr P

SCALE 1:50 DRAWING PB 1.



Ground Floor Plan Proposed.

TO EXISTING 100MM GARAGE UTILITY
WALL PROVIDE 60MM GUTTER &
100MM SOLID BLOCKWORK WALL.
NEW WALL TIED TO EXISTING
WITH 3x5mm STRIPS AT SAME
CENTRE AS WALL TIES.

WALL BUILT OFF SHOE FOUNDATION
SEE SECTION FOR DETAILS

CONC. WARE 1:2:12.
TO DISTURBED GARAGE FLOOR
PROVIDE 150MM BLEND &
CONSOLIDATED HARDWARE BASE
1000 GAUGE P.U.C. D.P.C.

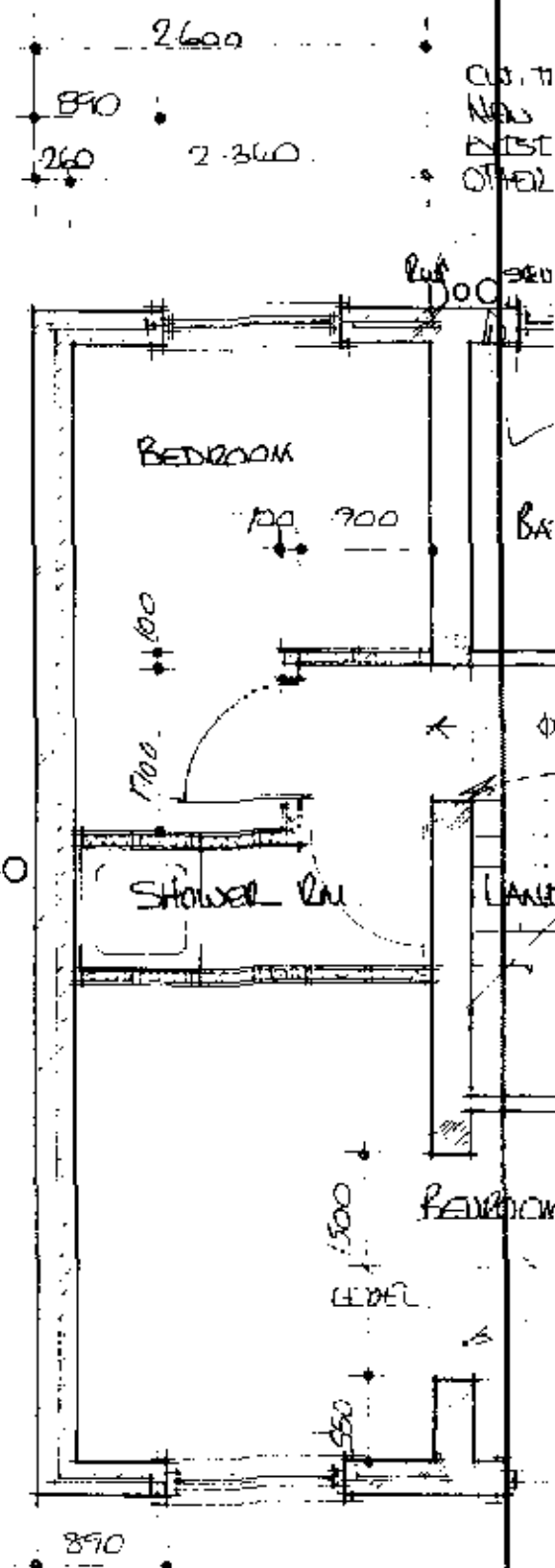
KITCHEN LAPPED TO WALL D.P.C.
50mm.
100MM OVERSIRE CONC.

UTILITY & W.C. & KITCHEN FINISHED
WITH 50MM SAND CEMENT SCREED
REINFORCED D.P.C. TO WALL 150MM
ABOVE GROUND LEVEL.

BLOCKWORK BELOW D.P.C.
WALL TO BE CLASS 4 BLOCKS.
CAVITIES FILLER TO WITHIN
225MM OF D.P.C.

HALL

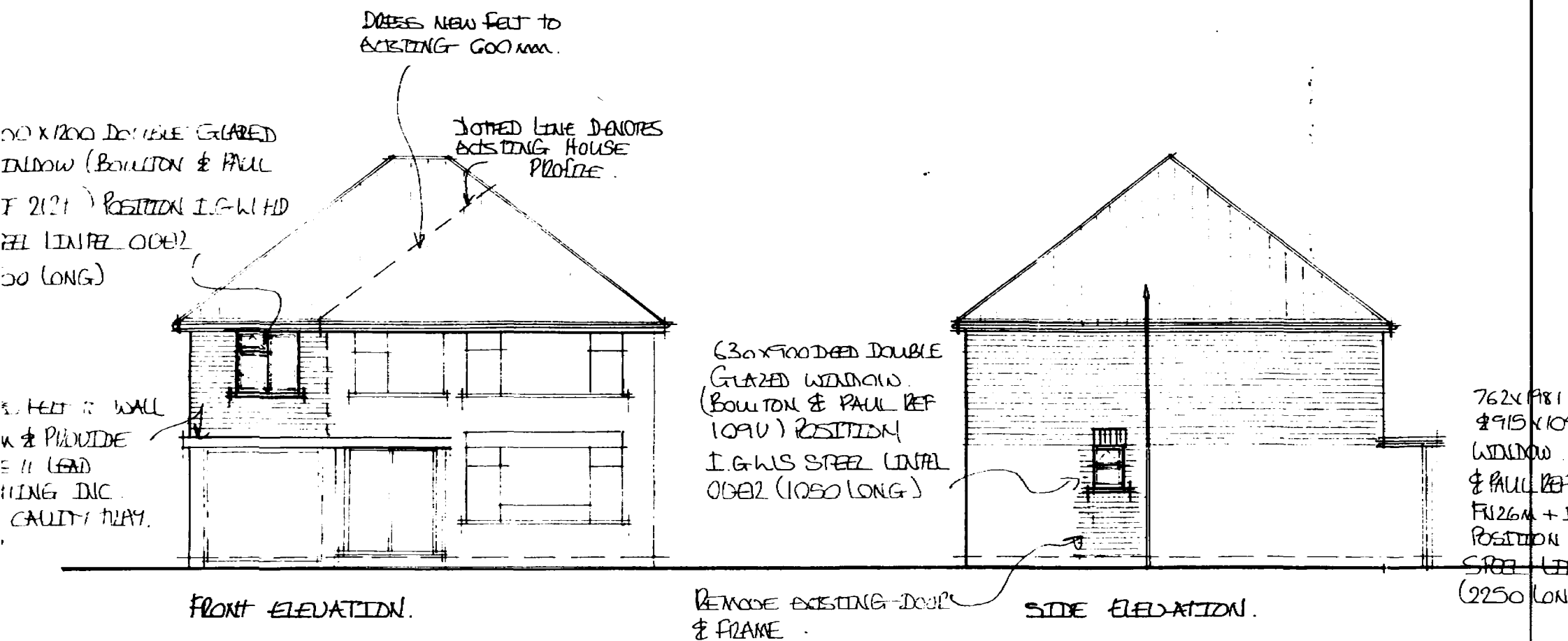
100 x 1500 block or better
REIN TIED TO EXISTING
AS NEW BLOCKWALL TO
GARAGE & BUILT OFF
SHOE FOUNDATION.



First Floor Plan Proposed.

extension to house
48 A Sherwood
SPALDING for Mr P

SCALE 1:50 DRAWING PB 1.



VENTILATION PROVISION

ALL NEW WINDOWS TO BE DOUBLE GLAZED. ALL ROOM TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.

ALL HABITABLE ROOMS TO HAVE PROPRIETARY TRICKLE VENTS INSTALLED TO WINDOW FRAMES AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 1000mm².

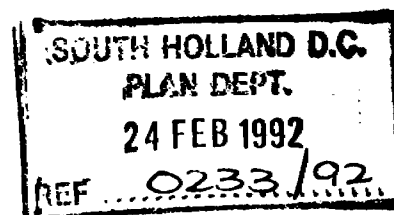
SHOWER ROOM TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY WITH SMALL CORRIUM. EXTRACTOR DUCTED TO EXTERNAL AIR.

SURFACE WATER DRAINAGE

100mm NOMINAL HALF ROUNDED GUTTERING WITH 63mm DIA DOWNPIPES TO MATCH EXISTING. 82.6mm DIA PIPES (BANDU) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION. PIPES Laid TO A FALL OF 1:70. PIPES BEDDED ON & SURROUNDED IN 100mm PENETRAVEL. PIPES TO BE CONNECTED TO SINKWAY SITED 5m FROM BUILDING OF 1.2m DIA AND TO HAVE 550mm GROUND COVER.

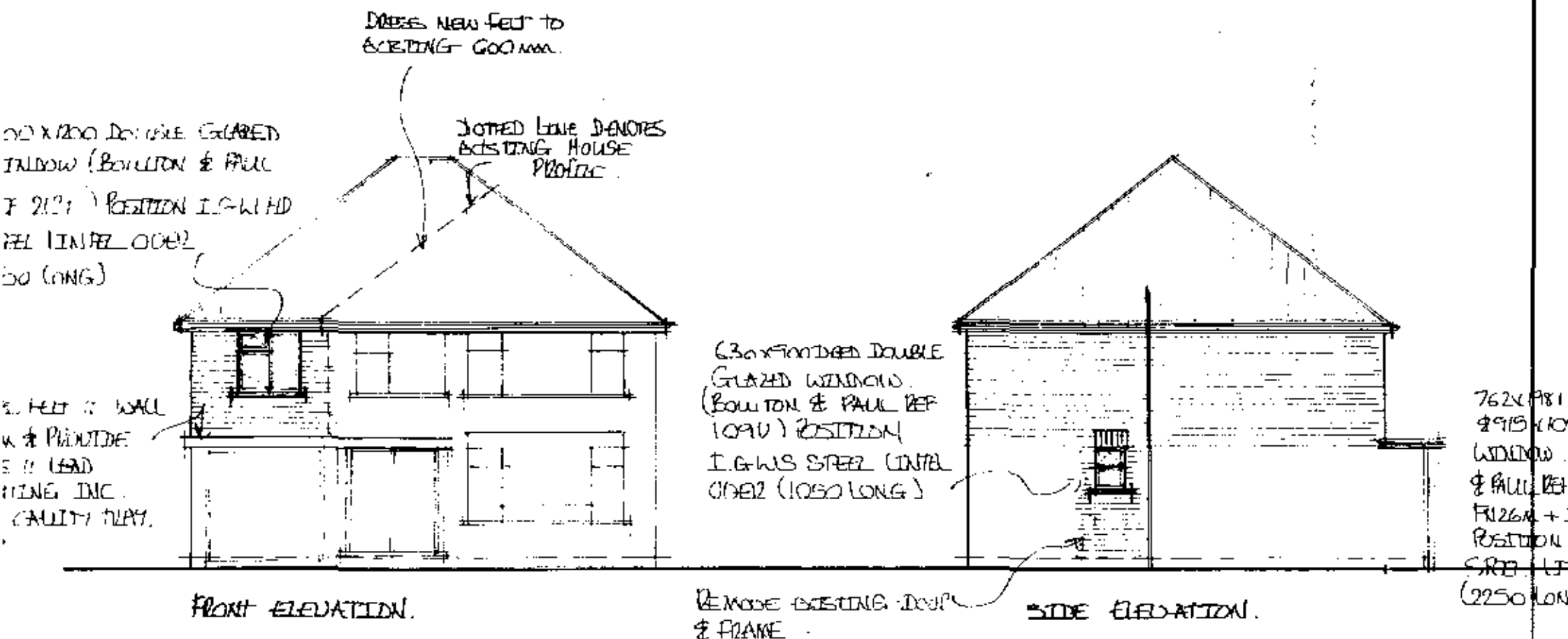
NOTE: WHERE DIA LESS THAN COVER THEY ADEQUATE

NOTE: ALL ABOVE TO COMPLY WITH ALL UNDERGROUND TO COMPLY



extension
48 A She
SPALDING

SCALE 1:100



VENTILATION PROVISION

ALL NEW WINDOWS TO BE DOUBLE GLAZED. ALL ROOM TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.

ALL HABITABLE ROOMS TO HAVE PROPORTIONATE PRIVILEGE GRIS INSTALLED TO WINDOW FRAMES AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 1000mm².

SHOWER ROOM TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY WITH SMALL OVERFLOW, EXTRACTOR DUCTED TO EXTERNAL AIR.

SURFACE WATER DRAINAGE

100mm NOMINAL HALF ROUNDED GUTTERING WITH 63mm DIA DOWNPIPES TO MATCH EXISTING 82.5mm DIA PIPES (BANDS). FINISH TO BE IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS. PIPES Laid TO A FALL OF 1:70. PIPES BENDED ON & SURROUNDED IN 100mm PENETRAVEL PIPES TO BE CONNECTED TO SEWERWAY SIZED 5m FROM EXISTING OF 1.2m DIA AND TO HAVE 550mm GROUND COVER.

NOTE: WHERE DIA LESS THAN 100mm THEY ARE ADEQUATE

NOTE: ALL ABOVE TO COMPLY WITH ALL UNDERGROUND TO COMPLY

extension
48 A She
SPALDING

SCALE 1:100

