SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0241/94 Received:09-MAR-94 Type:FULL

Name: Mr & Mrs G Brown
62 Wygate Road
Spalding
Lincs

Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish garage/workshop and extend bungalow with attached garage
Location : 62 Wygate Road 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
21-APR-94 H16/0241/94

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)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0241/94 Received:09-MAR-94 Type:FULL

Name: Mr & Mrs G Brown
62 Wygate Road
Spalding
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Agent: M E Cresswell MBIAT
Horseshoe Bridge
Spalding
Lincs
PE11 3JA

Description: Demolish garage/workshop and extend bungalow with attached garage
Location : 62 Wygate Road 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.

18-APR-94 AD check... 19/4....

Authorised to issue (inc Delegation)... 20.4.94...

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0241/94

Date Registered

09 MAR 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr + Mrs G. Brown
62 WYGATE ROAD
SPALDING.

Tel. No. 71 3367

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

Mary E Cromwell M.C.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3PR
Telephone 0775 72 36 36

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

62 WYGATE ROAD. SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

DEMOLISH GARAGE/WORKSHOP and EXTEND BUNGALOW WITH ATTACHED GARAGE.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £70.00 If you consider no fee is payable include a written explanation instead.

Signed M E Cromwell Date 9.3.94 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.

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ➧

Proposed total gross floorspace	sq. m.			Previous total gross floor space		sq. m.	
This new total includes the following net floorspace:							
Retail	sq. m.	Office	sq. m.	Indistrial	sq. m.	Warehousing	sq. m.
Other	sq. m. ➡	If so, please state use:					

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐	If yes, you may need to apply for Hazardous Substances Consent	
What provision is being made for access to premises for the disabled?			

BRIAN SMITH Dip TP MRTPI
Dir 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

H16/0241/94

FULL

Applicant: Mr & Mrs G Brown
Tel: 0775 713367

Agent: M E Cresswell MBIAT
0775 723656

Description: Demolish garage/workshop and extend bungalow with attached garage

Location: 62 Wygate Road
Spalding
Lincs

Valid date:	09-MAR-94	Terminal date:	04-MAY-94
Target dates:		Target Committee:	19-APR-94
To case officer	16-MAR-94	Report deadline:	05-APR-94
Inspected by	23-MAR-94	Agreed TD Ext:	
Extra contacts	30-MAR-94	Case Officer:	
Report if not clear by	13-APR-94		P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 52.54 M2
Category: Redevelopment
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~15~~ 17-MAR-94	~~05~~ 7-APR-94
Cllr C F Fisher	0775 725983	14-MAR-94	21-MAR-94
Cllr Mrs A M Newton	0775 762210	14-MAR-94	21-MAR-94
Cllr R C West	0775 760231 (Of	14-MAR-94	21-MAR-94

L.C.C - No Objections JC 24/3/94

I .N 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 : P3994
Date received : 09-MAR-94

Received from

Mrs M E Cresswell

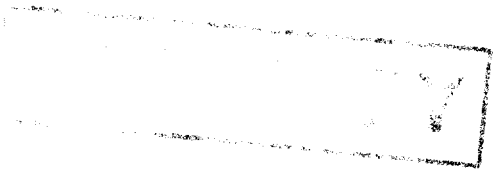
Address

62 Wygate Road
Spalding

Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

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



ADMIN RECORD SHEET

Initial

Submitted Fee £70.

Receipt No P3994

Date first Rec'd 09 MAR 1994

Registration

Reference H16 | 0241 | 94

Cross-Ref R

Date 10 | 3~~8~~

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 300 OS Plots
Grid ref 523750 322950

Ward T Parish SPALDING

Inside IBD YES Inside LP area YES

Constraints:

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

Hazards –
Dist Bound ☐
Other: ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref

Linked to property Ref 023466

Planning Records:
Earlier apps

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

DC INSTRUCTION SHEET

APPLICATION REF: H16/0241/C

Directions

Art ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

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 PM 11-3 Big ? 2 Surrey drgs short

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 : PM

Senior Officer Confirmed ..PM..... Date...11/5... Recorded DC....

RECOMMENDATION/DECISION

ON-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 PM Date 15-4

Notes:

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

CONDITIONS/REASONS:

1 TL 1

Condition monitoring:

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

Determined plans indicated ☐

Departure approval confirmed ☐

Flag for on-site review ☐

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. If building works are proposed, please state extra floor space to be created: (ex. garage demolished so 37m² deducted) 52.54 sq. metres

B. Please state size of any new structure:- (a) max. height: 4.6 metres
(b) max. length: 13.3 metres
(c) max. width: 9.0 metres

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

D. Please state type and colour of roofing materials. concrete tiles to 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 WITH SEPARATE GARAGE/WORKSHOP.

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? SEE PLAN

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		
The proposal affects a public right of way		
The proposal is known to affect contaminated or filled land		
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.		➡ 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.

proposed extension

1.8 fence (existing)

new

COURTYARD

flat roof (existing)

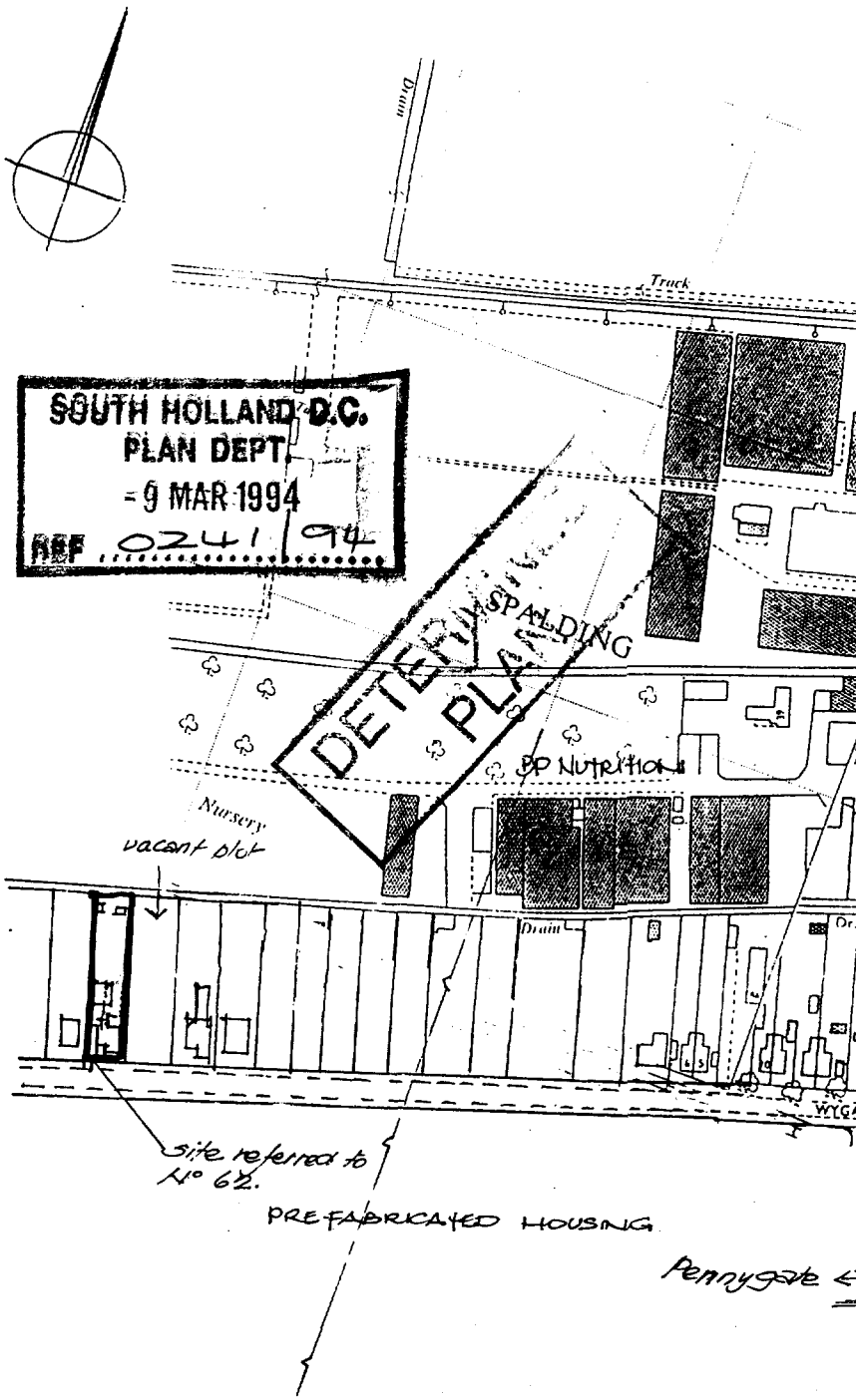
existing bungalow

I.C.

PARKING/TURNING.

vehicular path

NYGATE ROAD



SOUTH HOLLAND D.C.
PLAN DEPT.
- 9 MAR 1994
REF 0241/94

DETERMINED SPALDING PLAN

IDENTIFICATION PLAN. Scale: 1:2
based on O.S. survey sheet.
62 WYGATE ROAD. SPAL
MR AND MRS G. BROWN
Drawing no.: 695/5.

timber garage o/a 7·41 long.

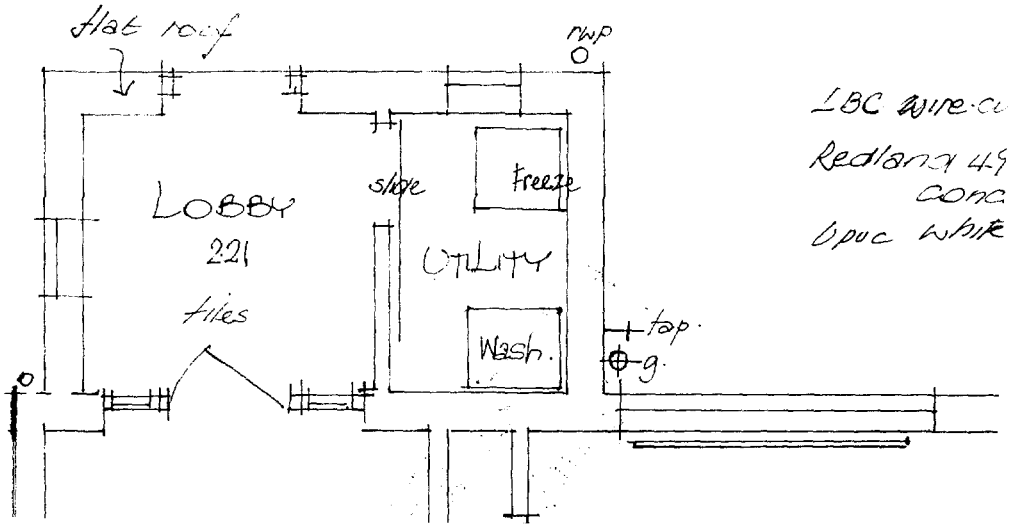
fence



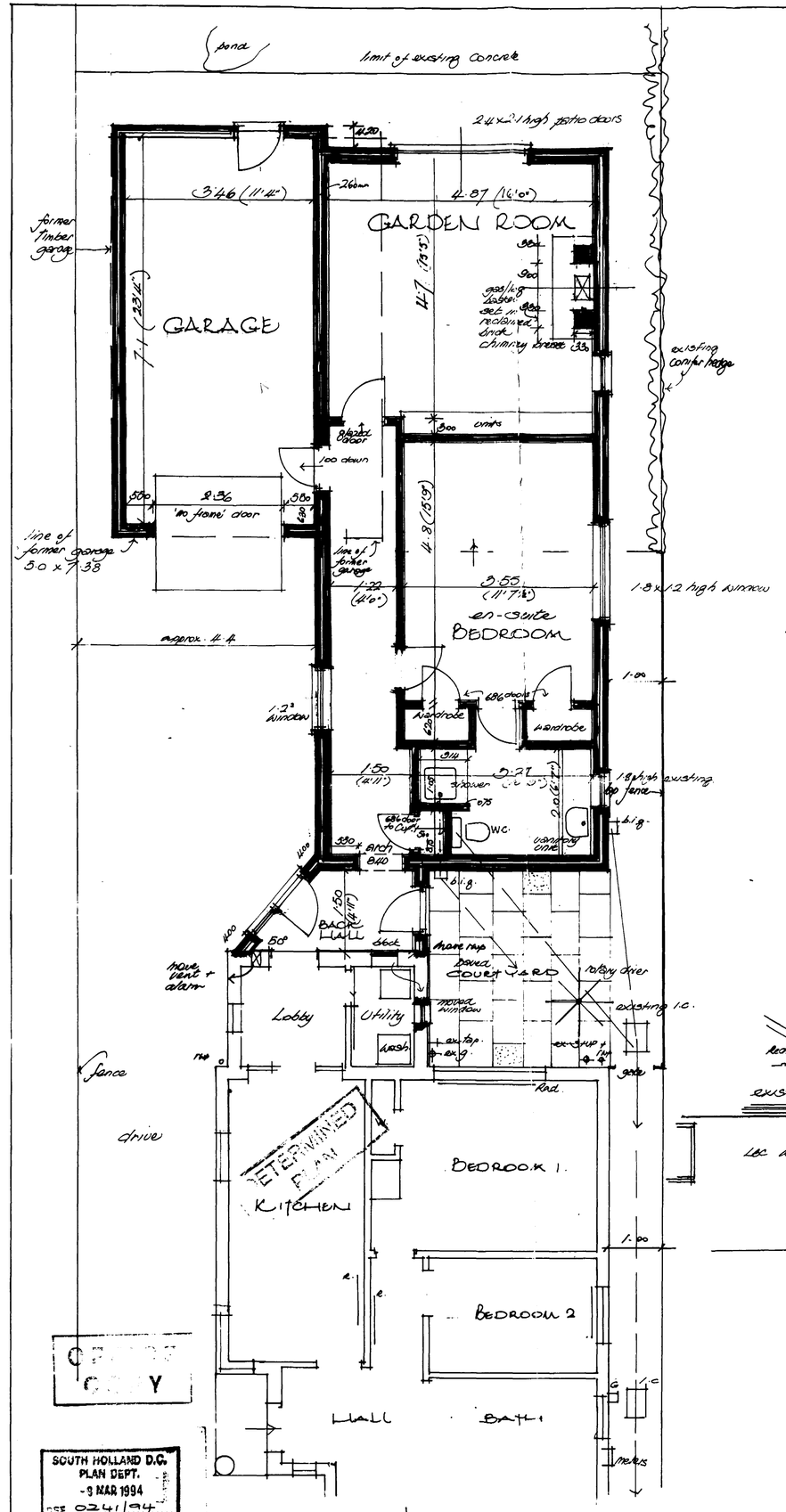
FRONT ELEVAT

yard.

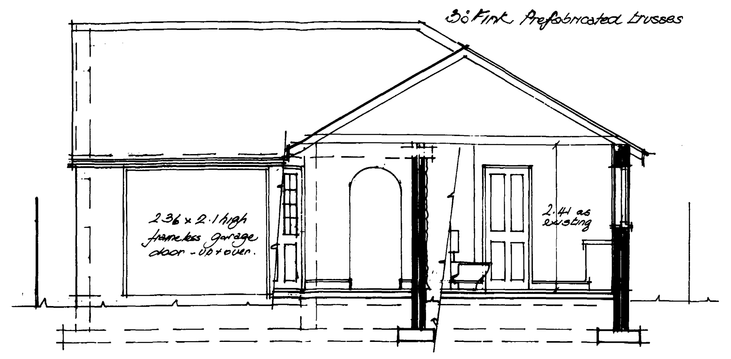
SURVEY · 62 WYGATE ROAD.
Scale: 1·50.



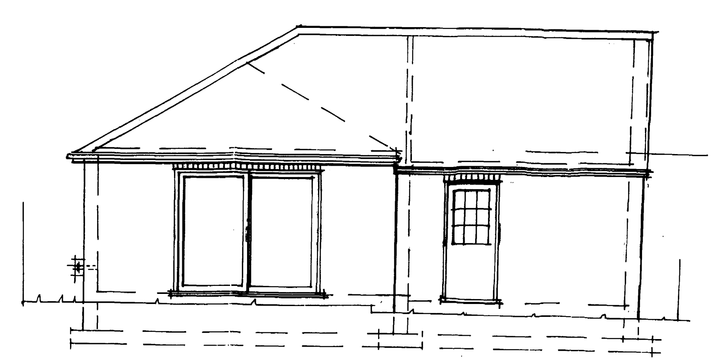
LBC wire-c
Redland 49
conc
Upvc white



FLOOR LAYOUT · existing bungalow & extension ·

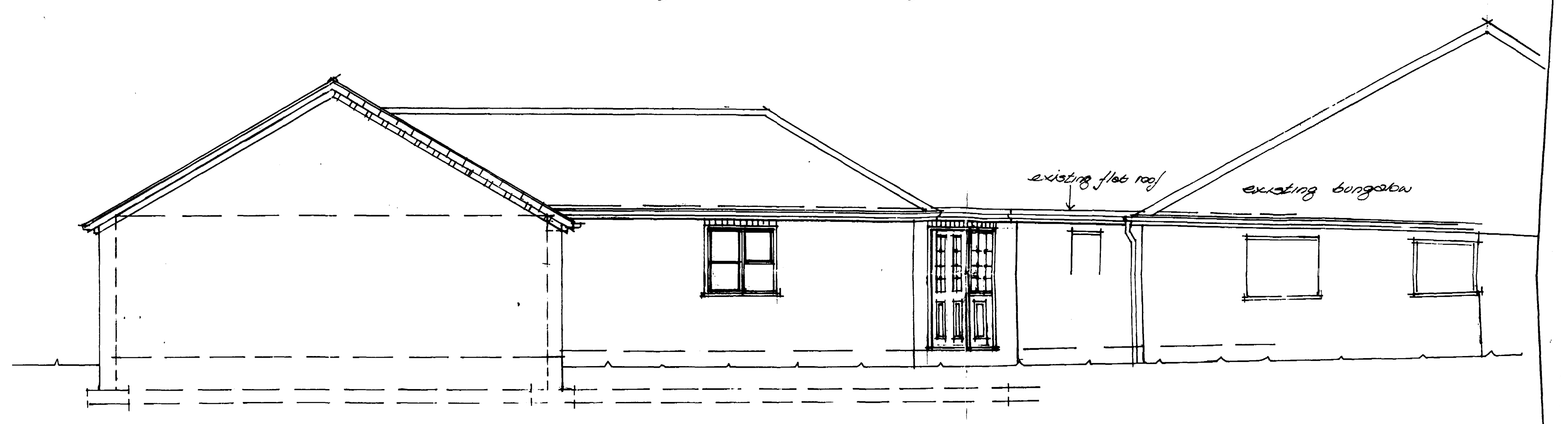


ELEVATION to GARAGE and SECTION thro' shower room

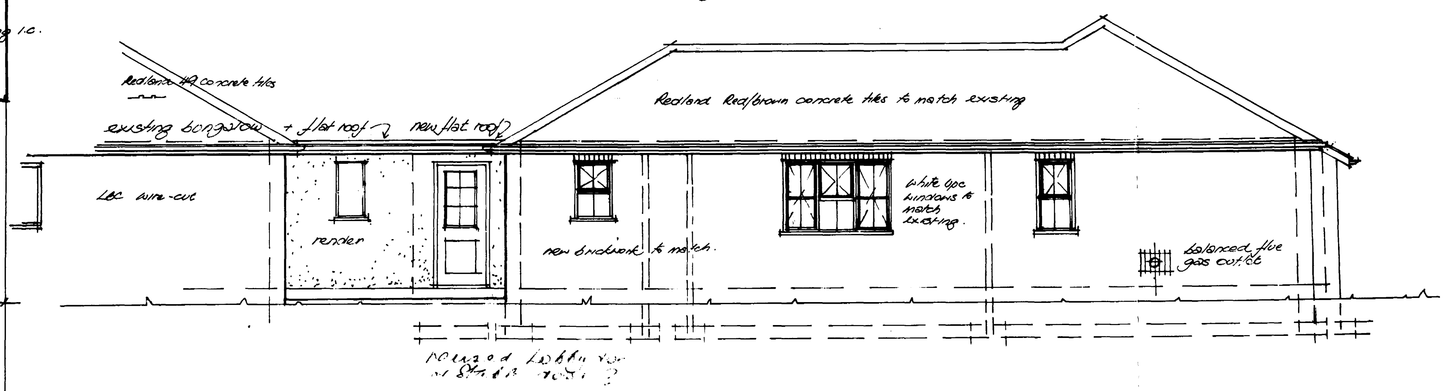


· REAR ELEVATION · north-west ·

Note: Match all new brickwork, roofing, eaves, pitch etc. to existing ·



SIDE ELEVATION from south-west ·

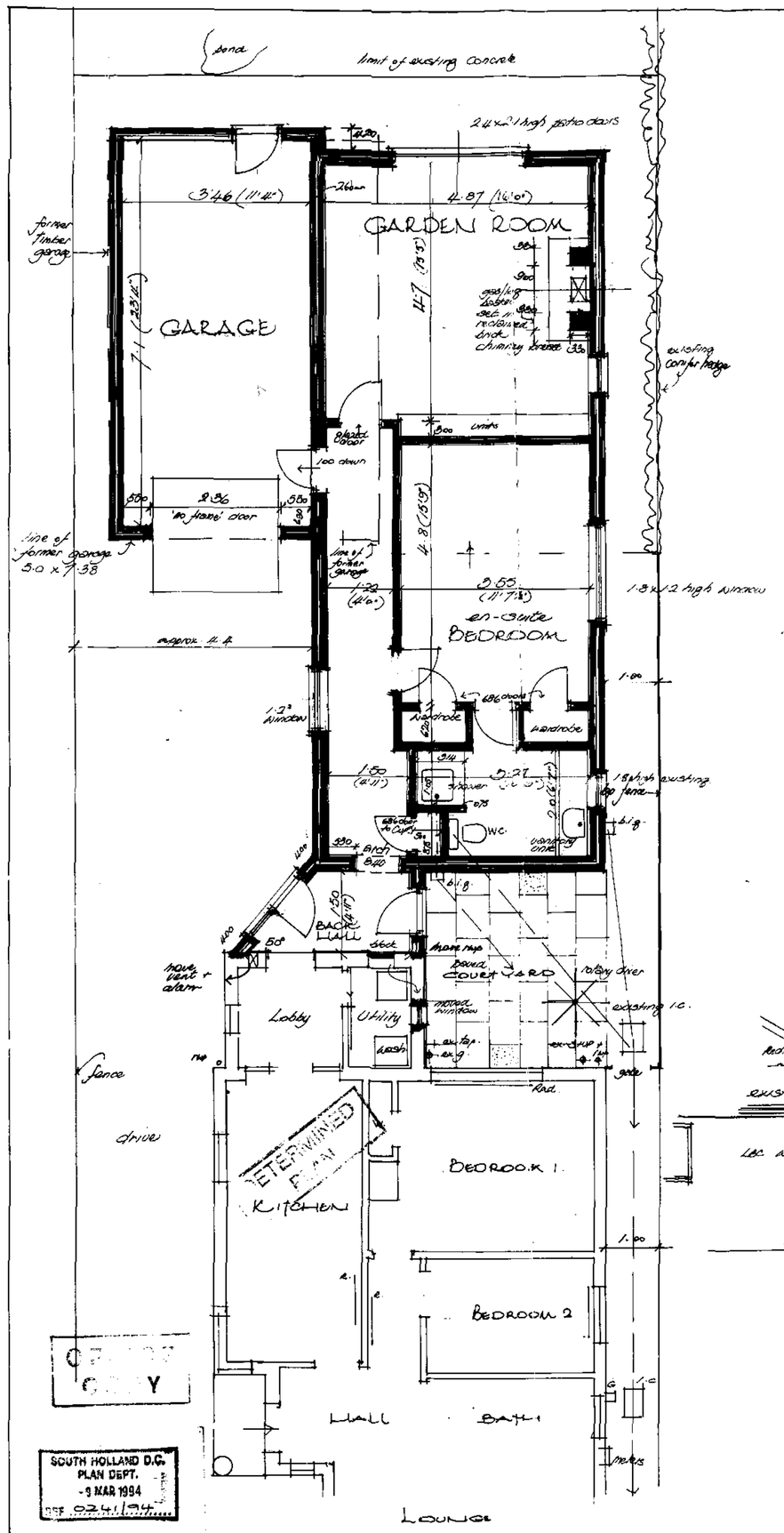


· SIDE ELEVATION from north-east ·

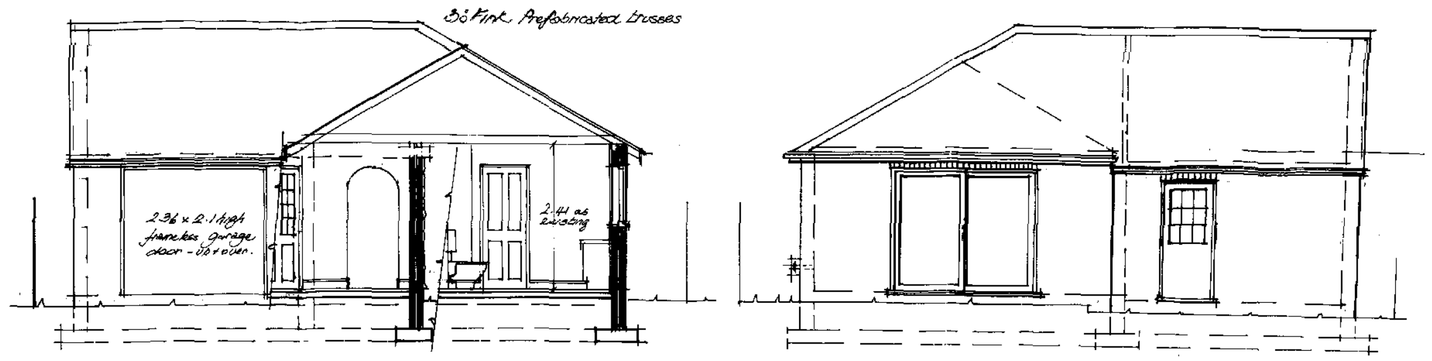
PROPOSED EXTENSION to 62 WYGATE ROAD · SPALDING for Mr and Mrs G. BROWN

Drawing no: 695/4 plans & elevations. Feb. 1994.

Harry T. Cresswell M.C.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 1ER
Telephone 0775 72 36 56



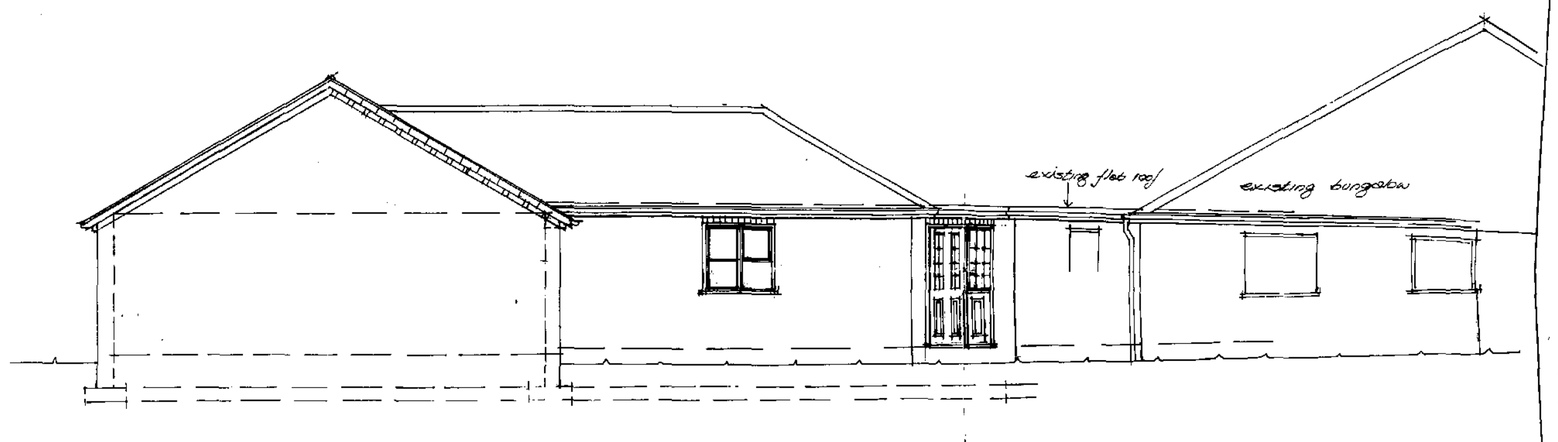
FLOOR LAYOUT · existing bungalow & extension ·



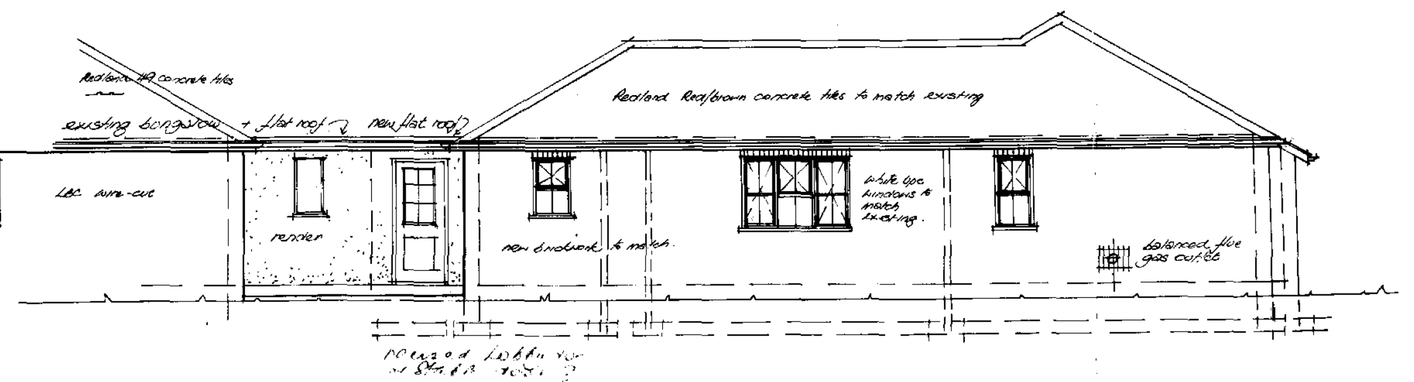
ELEVATION to GARAGE and SECTION thro' shower room

· REAR ELEVATION · north-west ·

Note: Match all new brickwork, roofing, eaves, pitch etc. to existing.



SIDE ELEVATION from south-west

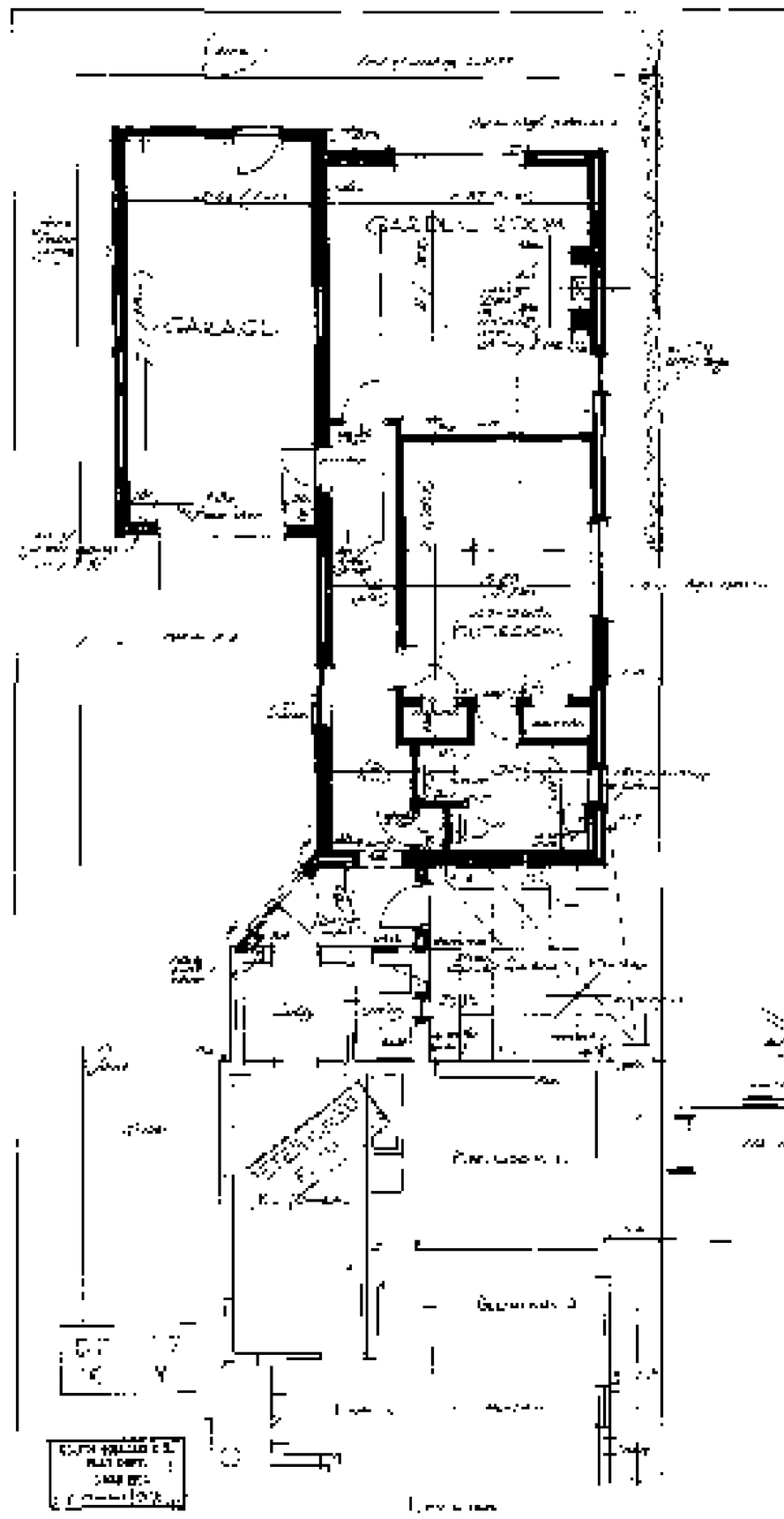


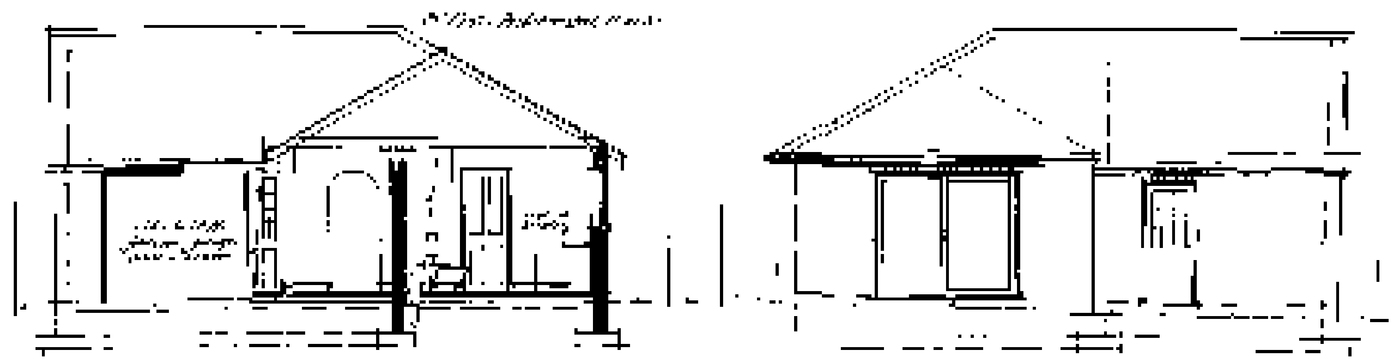
· SIDE ELEVATION from north-east ·

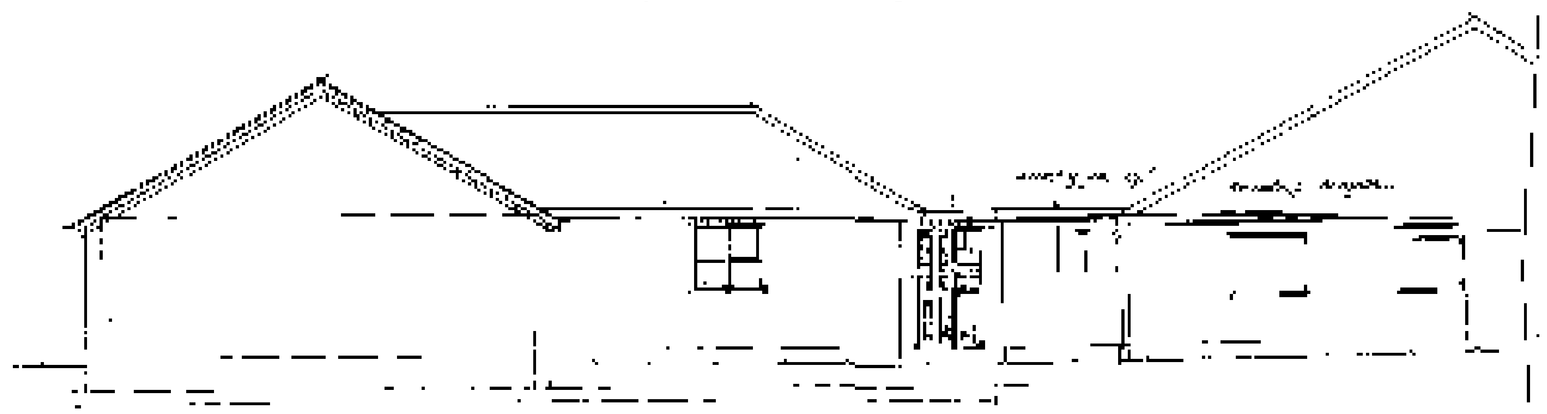
PROPOSED EXTENSION to 62 WYGATE ROAD · SPALDING for Mr and Mrs G. BROWN

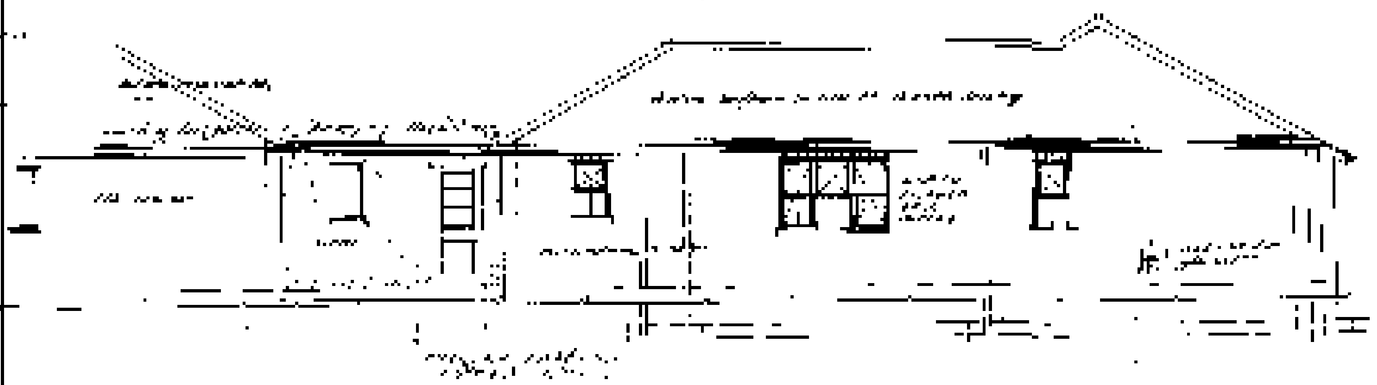
Drawing no: 635/4 plans & elevations. Feb. 1994.

Harry T. Cromwell M.C.I.A.T.
Horseshoe Bridge
Spalding
Lincolnshire PE11 3BA
Telephone (0775) 72 56 56









PROPOSED EXTENSION & 62 WYGATE ROAD, CHILDONG for