FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0264/93 Received:18-MAR-93 Type:FULL

Name: Mr & Mrs T J Carter
6 Apeldoorn Gardens
Spalding
Lincs
PE11 1JT

Agent: A Roffe
1 Green Lane
Spalding
Lincs
PE11 2YB

Description: Alterations and extension

Location : 6 Apeldoorn Gardens 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.

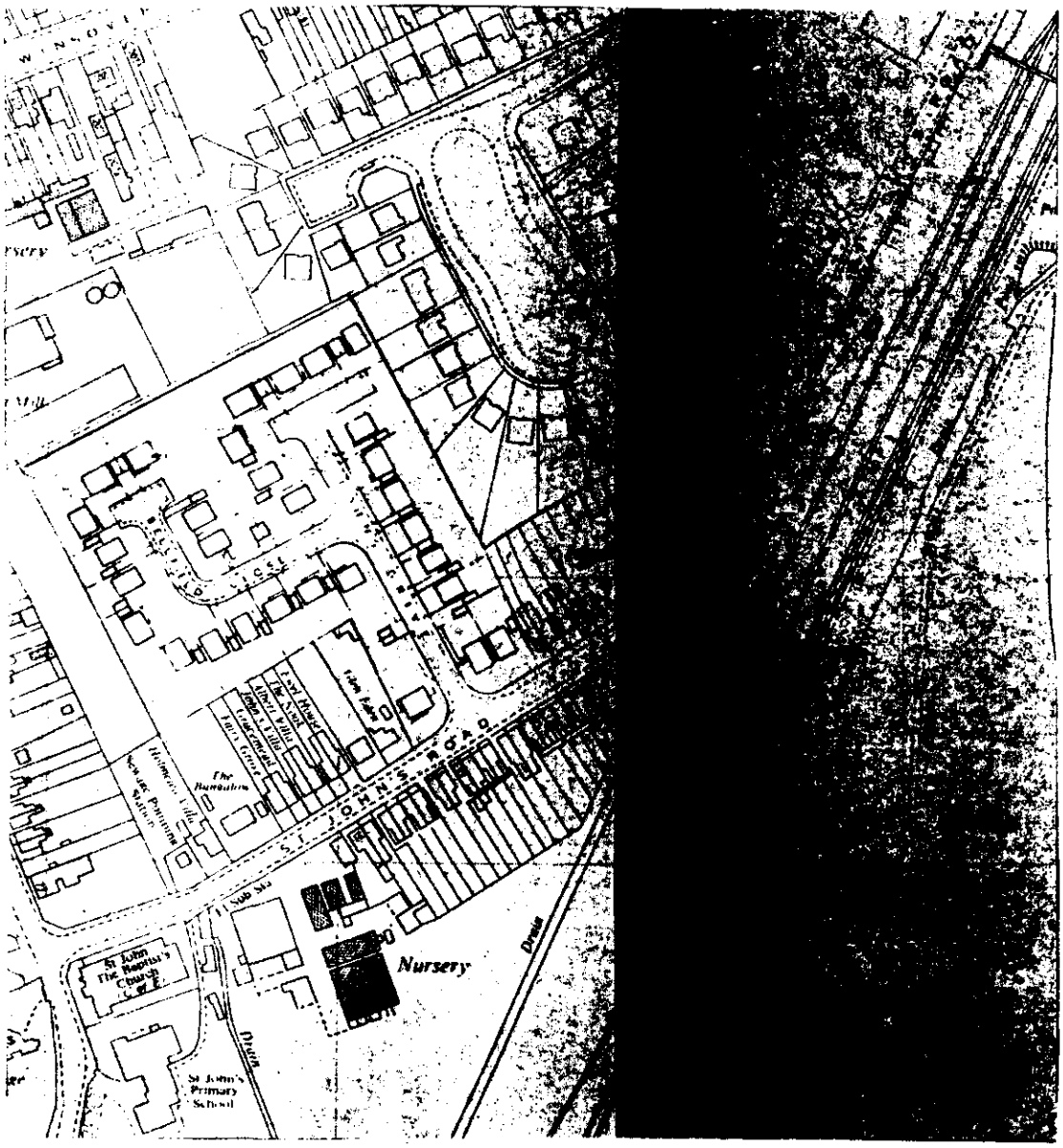
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
26-APR-93 H16/0264/93

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)



LOCATION PLAN
Scale 1:2500

O.S. map ref. TF2401 :2227
Crown Copyright Reserved.

Mr and Mrs T.J. Carter,
6, Apeldoorn Gardens,
SPALDING, Lincs. PE11 1JT

0264/93

Alterations and Extension.

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16|0264|93

Date Registered

18 MAR 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. T. J. Carter,
6, Apeldoorn Gardens,
SPALDING, PE11 1JT

Tel. No.

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

A. ROFFE
Building Design and Plans
1 Green Lane
SPALDING, Lincs. PE11 2YB
Tel: (0775) 723680

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6, Apeldoorn Gardens, SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Alterations and Extension

Please complete

Signed A. Roffe

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.

Date 17th March 1993 . . . . . 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. If building works are proposed, please state extra floor space to be created: — sq. metres

B. Please state size of any new structure:- (a) max. height: 3.85 metres
(b) max. length: 5.68 metres
(c) max. width: 4.20 metres

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

D. Please state type and colour of roofing materials. Marley Modern to match

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.: Residential

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? Garage/Drive

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.		➡ Date: Consultee(s)
Is this application related to a previous submission?		➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

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. Industrial ____ 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?			

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 H. Rolfe (~~Applicant~~ / Agent) Date 17/3/93

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 H. Rolfe (~~Applicant~~ / Agent) Date 17/3/93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Site features

Inspected by GS
Date 30 3

Notice posted by GS
Date 30·3

Accuracy

Other North - 6ft close boarded fence
Depot to rear
10ft conifers to south boundary
No side windows to No. 8

Neighbours

Resident Notices required

Sent

Boundaries

Delivered

Case Officer Conclusions

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer DM

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed DM 21-4

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☑ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

P/0723-3 Better if garage not changed

D2413

	Requested	Sent
Extra Publicity:		
Departure	.....	.....
Setting of LB	.....	.....
Public Right of Way	.....	.....
Discretionary	.....	.....
Extra Consultations:		
Dept of Transport	.....	.....
Environmental Serv.	.....	.....
LB/Cons. Area - Local	.....	.....
- Local & National	.....	.....
- English Heritage	.....	.....
Consultant: Name.....		..... Order No .....
Other:	.....	.....

Case Officer PT

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued P2430

Date first Rec'd 18 MAR 1993

Registration

Reference H16|0264|93

Cross-Ref B16|0161|93

Date 19|3

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee 60

Additional
Refund

Receipt Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 201

OS No's

Grid ref 524030 323350

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property 0164603 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

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

H16/0264/93
FULL

Applicant: Mr & Mrs T J Carter
Tel:

Agent: A Roffe
0775 723680

Description: Alterations and extension

Location: 6 Apeldoorn Gardens
Spalding
Lincs

Valid date:	18-MAR-93	Terminal date:	13-MAY-93
Target dates:		Target Committee:	12-MAY-93
To case officer	25-MAR-93	Report deadline:	28-APR-93
Inspected by	01-APR-93		
Extra contacts	08-APR-93	Case Officer:	
Report if not clear by	22-APR-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 19.94 M2
Category: Extension
Listed building: Other Constraints:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	26-MAR-93	09-APR-93
Cllr Mrs A M Newton	0775 762210	26-MAR-93	09-APR-93
Cllr R C West	0775 760231 (Of	26-MAR-93	09-APR-93
Site/Press Advert MIN		30-MAR-93	20-APR-93

L.C.C - No objections JC 6 1/4/93

IAN 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 : P2432
Date received : 18-MAR-93

Received from

T J & C Carter

Address

6 Apeldoorn Gardens
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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

A. ROFFE

BUILDING DESIGN AND PLANS

1 Green Lane,
SPALDING
Lincs. PE11 2YB Tel: (0775) 723680

18th March 1993

Dear Sirs,

Mr and Mrs T.J. Carter,
6, Apeldoorn Gardens, SPALDING. 0264/93
Alterations and Extension.

I enclose the following documents for your attention in respect of the work it is proposed to carry out at the above premises :-

Building Regulations -

application form,
2 copies drawing no 4,
2 copies location plan,
2 copies detail sheet 521,
2 copies thermal calculations,
fee of £ 34 - 65;

Planning -

4 application forms,
4 copies drawing no 4,
4 location plans
fee of £ 60 - 00.

Cheque from the applicant in the sum of £ 94 - 95.

Yours faithfully

A. Roffe

A. Roffe.

Vol of Dining Room + Utility =

$$\begin{array}{r} 5.68 \\ \times 4.10 \\ \times 2.5 \\ \hline 58.22\ m^3 \end{array}$$

Vol of Proposed Roof

average length of roof = $\frac{8.1 + 4.3}{2} = 6.2$ m.

$\therefore$ L = 6.2 m

w = 6 m

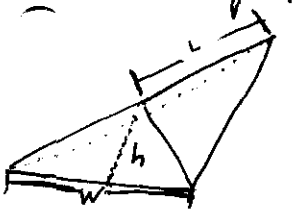
H = 1.3 m

$$\text{Vol} = \tfrac{1}{2} b \times h \times L$$

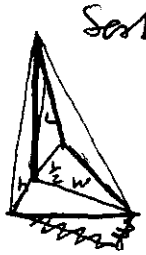
$$= \tfrac{1}{2} 6.2 \times 6 \times 1.3$$

$$= \underline{24.18}$$

minus hip.



This make a pyramid of Sorts.



Vol of Pyramid $\frac{1}{3} b \times h$

$\frac{1}{3}(3 \times 1.3)3$

$= 3.9 m^3$

$\therefore$ Vol of roof = $\underline{20.28}$.

Tot Vol of extn = $\underline{78.5 m^3}$

Vol of original dwelling.

w = 6.3m
h = x 5
L = x 8.9 m.
280.35 m^3.

roof of dwelling. 9.3 L.
6.7 w.
1.5 h.

$\frac{1}{2} b \times h \times L$

$\frac{1}{2} 6.7 \times 1.5 \times 9.3$

$= 46.7325\ m^3$

Vol of garage 2.5m wide
x 2.4 m high
x 8.9 m long
53.4 m^3

Total Vol = 380.4825

18% = 57.07 m^3.

New windows to be double glazed with Trickle ventilation min 4500mm² to all habitable rooms.

I.G. U/S lintols with 150mm end bearings.

Provide horizontal and vertical dpcs to all openings; jambs to be insulated with "Dampcore" or similar.

* Patio doors, door and side windows to be glazed with Toughened glass.

Roof Tiles and Facing Bricks to match original.

To Kitchen provide extractor fan capable of removing 60 l/sec (a/c on/off) or worker head capable of 30 l/sec.

Cavity Walls

100mm facing brick to match original with 50mm cavity filled with 50mm Celotex insulation 100mm inner leaf of Thermalite Shield insulating blocks.

wall ties at 450mm vertically and 900mm horizontally; and at 225mm vertically to jambs of openings.

mortar to be 1:1:6 cement lime sand or equal.

weak concrete fill to cavity to ground level.

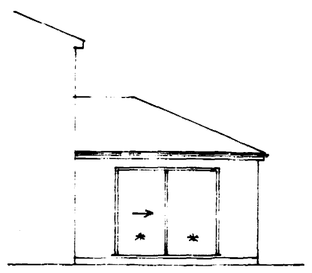
Cavity closed at eaves with brickwork

Bond new and existing walls with "Furfix" profiles To manufacturers instructions.

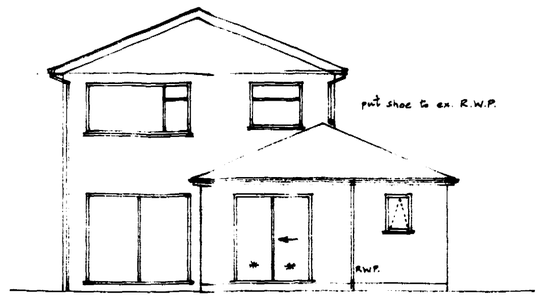
Marley Modern tiles to match house on 25×38mm Tanalised battens at max. 338mm gauge and reinforced roofing felt to BS 747 lapped 150mm horizontally and vertically.

Intermediate rafters and ceiling joists to be 38×100mm at 450mm centres.

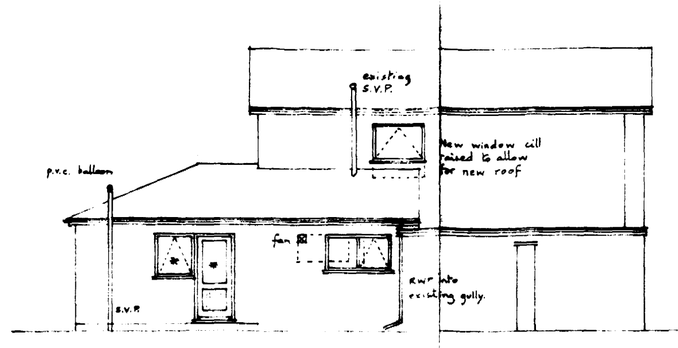
Trusses as TRADA design sheet 521 bolted and connectored together.



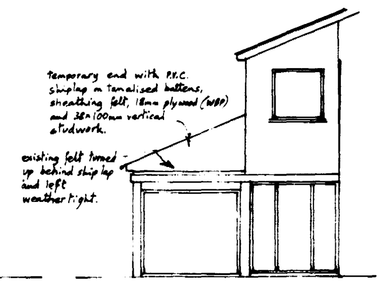
South



East



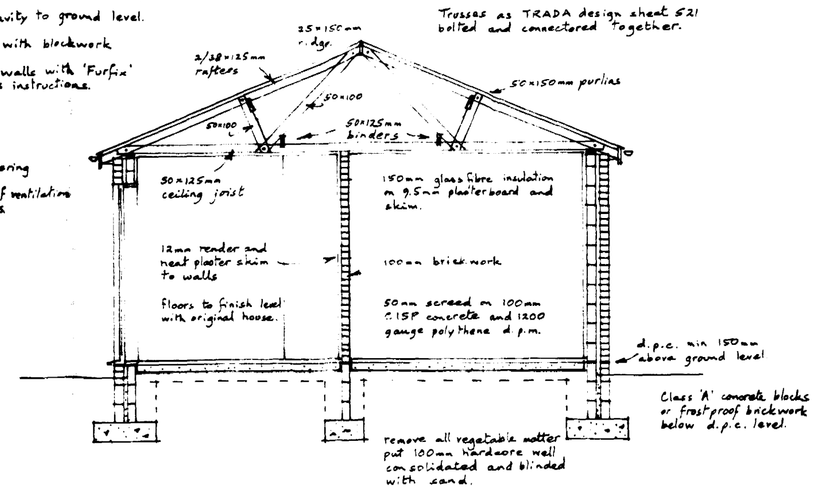
North



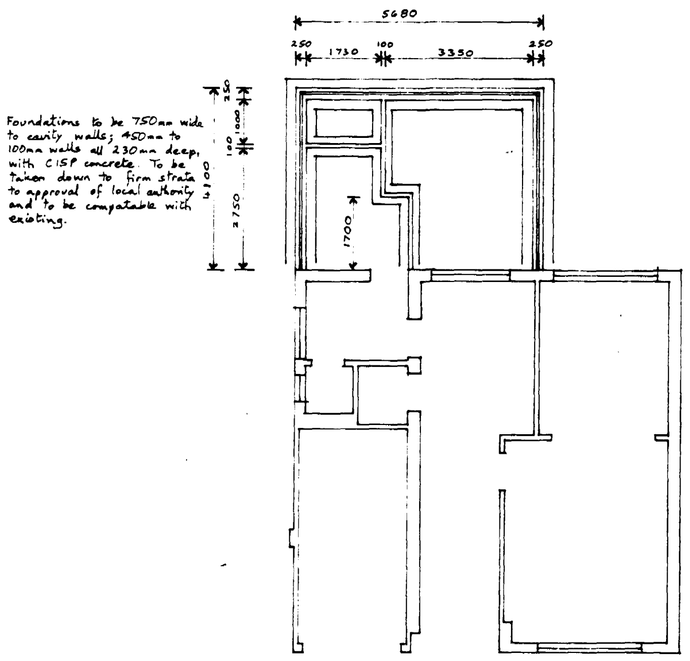
West

100mm P.V.C. guttering

10mm wide flyproof ventilation to opposite eaves.



Section A-A



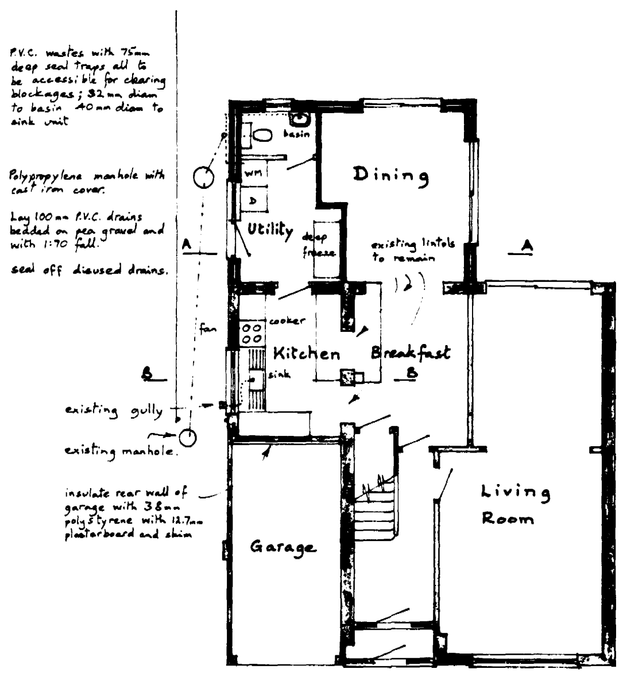
FOUNDATIONS.

P.V.C. wastes with 75mm deep seal Traps all to be access; R/E for clearing blockages; 32mm diam to basin 40mm diam to sink unit

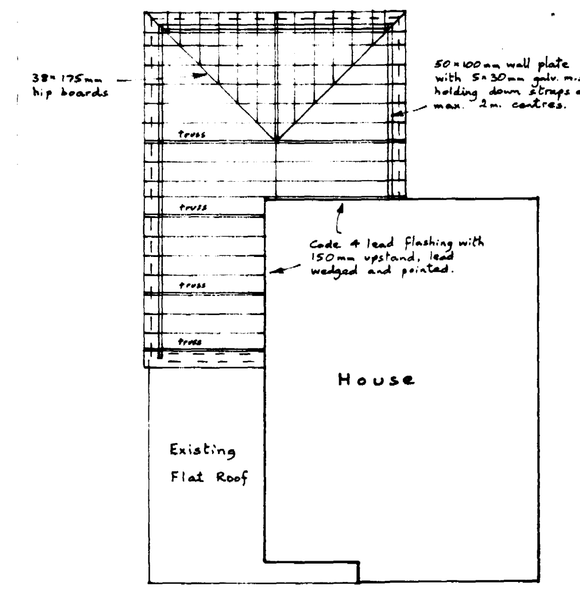
Polypropylene manhole with cast iron cover.

Lay 100mm P.V.C. drains bedded on pea gravel and with 1:70 fall.

seal off disused drains.



GROUND FLOOR

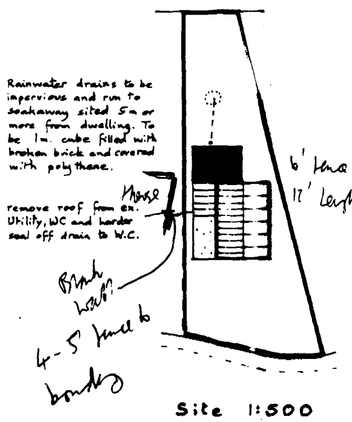


ROOF

Existing heating system extended to new radiators in Dining and Utility, to be fitted with thermostatic valve.

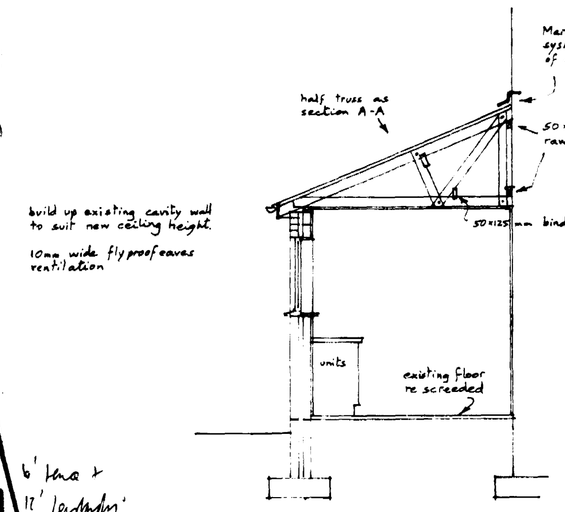
Rainwater drains to be impervious and run To soakaway sited 5m or more from dwelling. To be 1m cubic filled with broken brick and covered with polythene.

remove roof from ex. Utility, WC and border seal off drain to W.C.



Site 1:500

Marley ridge ventilation system (to give equivalent of a 5mm wide gap flyproof)



Section B-B.

0264/93.

Mr. and Mrs. T. J. Carter,
6, Apeldoorn Gardens, SPALDING.
Extension and Alterations.

Scale: 1:100 and 1:50	
Drawing No: 4	L. A. Ref.: Planning N16/ B. Regs. B16/
Date: March 1993	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 723680

SUMMIT
7006-9697