FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0399/92 Received:31-MAR-92 Type:FULL

Name: Mr & Mrs C Reddin
3 Abbots Way
Spalding
Lincs
PE11 1JS

Agent: Mr & Mrs C Reddin
3 Abbots Way
Spalding
Lincs
PE11 1JS

Description: Garage/porch extension

Location : 3 Abbots Way 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
18-MAY-92 H16/0399/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0399/92

Date Registered 31 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr and Mrs. C. Rodelli.
3 Abbots Way,
Spalding. Lincolnshire PE11 2DS.

Tel. No. 0775 723444.

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

As Above.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Garage / Porch Extention.

Please complete

Signed Chris Rodelli

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.

Date 30.3.92

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: [ ]

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: 7.4 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.4 metres

(b) max. length: 4.8 metres

(c) max. width: 1.8 metres

C. Please state type and colour of materials for facing external walls: } To Match Existing

D. Please state type and colour of roofing materials. }

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

5. GENERAL INFORMATION Please complete each section

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

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: Soakaway.

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

C. Please state whether a land drain will be affected: No

D. Foul sewerage will be disposed of to: NA.

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.	[ ]	→ 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.

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 ..... (Applicant/Agent) Date 30.3.92.

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 ..... Applicant/~~Agent~~) Date 30.3.92.

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. P945 1992

Date First Received .....

REGISTRATION

REFERENCE H16/0399/92

Cross-Ref R KL 6-4

Date 1/4/92 2AB

VALIDATION Date 1/11/92

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 ☐ 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 2-4

Index Sheets 2400 OS Nos ..... Grid Ref 523300 122210

Ward [illegible] Parish [illegible] TR Rural ☐ CA ☐ TR Bypass ☐ CB ☐ Grade Level crossing ☐ TPO ☐ Footpath ☐ Other

Inside IBD YES Inside LP Area YES

Linked to site ..... Ref ..... Linked to property ..... Ref 016176

Planning Records:
Earlier apps

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

Inputs completed .....

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)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

PDN 8-4 Chris Reddie + H+P.S Dept

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): DZ 8/4 check with NRM. Does this have to go to committee: if it does then 4 consider it to be Mark given nature of scheme.

1 + 5.
Abbotts Way
Spalding

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ok Neighbours Yes Other

Boundaries Beech hedge to front, hawthorne Site Features Nurse + garden

Inspected by: PJM Hedge + fence to
date: 14-4. side site
no 5

Case Officer Conclusions (issues)

Small extn to front of garage + porch
No 5 has had a larger garage + porch extn which
comes further forward. No 1 not effected.

Case Officer Recommendations (summary) GRANT
(details overleaf) 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? Yes No [Reason:	No ....
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) Other info. viz: Signed	Yes ....
	ANY ONE OF ABOVE		

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
.....

Recommendation/draft report produced.....

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0399/92 Received:31-MAR-92 Type:FULL

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3 Abbots Way
Spalding
Lincs
PE11 1JS

Agent: Mr & Mrs C Reddin
3 Abbots Way
Spalding
Lincs
PE11 1JS

Description: Garage/porch extension

Location : 3 Abbots Way 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:

15-MAY-92 H16/0399/92 AD..N.....DC..N....

15/5

APPLICATION REFERENCE: H16/0399/92 DATE RECEIVED: 31-3-92

APPLICANT: Mr & Mrs C Reddin
3 Abbots Way
Spalding
Lincs PE11 1JS

AGENT:

TYPE: Full

DESCRIPTION: Garage/porch extension

LOCATION: 3 Abbots Way, Spalding

County Highways: No objections

Public Consultations: No response received when report drafted.

PLANNING ISSUES

1 This is a small extension to the front of a three bedroomed house. The adjoining property has had a larger extension which extends further forward than this proposal.

2 The proposal is acceptable and has only been brought to the Committee because the Applicant is an employee of the Council.

TLI

RECOMMENDATION - Grant permission.

BRIAN 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

Com

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0399/92 Type: FULL

Applicant: Mr & Mrs C Reddin
Tel: 0775 723444

Agent: Mr & Mrs C Reddin
0775 723444

Description: Garage/porch extension

Location: 3 Abbots Way
Spalding

Valid date: 31-MAR-92 Terminal date: 26-MAY-92
Target dates: Target Committee: 13-MAY-92
To case officer 05-APR-92 Report deadline: 29-APR-92
Inspected by 10-APR-92
Extra contacts 15-APR-92 Case Officer:
Report if not clear by 05-MAY-92 P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 8.6 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Owner/Occupier 1 Abbots Way		15-APR-92	29-APR-92
Owner/Occupier 5		"	"
Cllr C F Fisher	0775 725983	06-APR-92	20-APR-92
Cllr Mrs A M Newton	0775 762210	06-APR-92	20-APR-92
Cllr R C West	0775 760231 (Of	06-APR-92	20-APR-92

L.C.C - No objections JCB 8/4/92.

BRIAN 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
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SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0399/92 Type: FULL

Applicant: Mr & Mrs C Reddin
Tel: 0775 723444

Agent: Mr & Mrs C Reddin
0775 723444

Description: Garage/porch extension

Location: 3 Abbots Way
Spalding

Valid date:	31-MAR-92	Terminal date:	26-MAY-92
Target dates:		Target Committee:	13-MAY-92
To case officer	05-APR-92 7-4	Report deadline:	29-APR-92
Inspected by	10-APR-92		
Extra contacts	15-APR-92	Case Officer:	
Report if not clear by	05-MAY-92	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 8.6 M2
Category: Extension
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Cllr R C West	0775 760231 (Of	06-APR-92	20-APR-92

L.C.C. - No objections 8/4/92

368. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

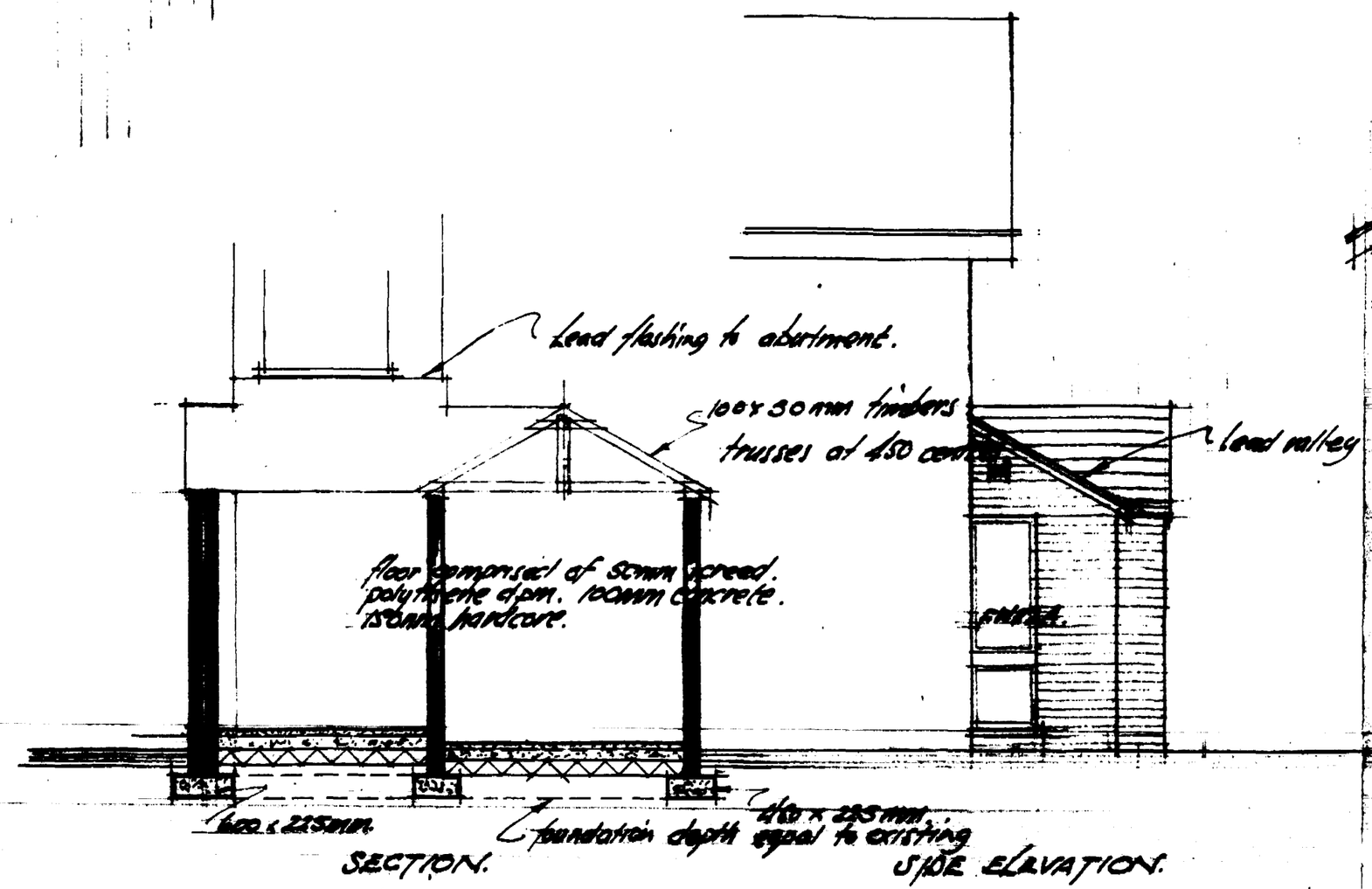
Plan No. and Applicant		Proposal
H13/1309/91 DGM Properties Limited	OA	Two residential building plots and extension of access road at Station Yard off Station Road, Moulton.
H18/0032/92 Nene Joinery Ltd		Proposed industrial building (joinery machine workshop and timber store) at West Bank, Sutton Bridge.

(Subject to condition no 4 being amended by the substitution of "30" for "13" in line 4.)

H11/0243/92 S J Wells	OA	Residential development (renewal of outline planning permission H11/0101/89) Land off Daniels Gate, Long Sutton.
H09/0320/92 Trustees of Gregory & Everard Trust	OA	Residential development (renewal of outline planning permission H09/1664/88) at Penny Hill Lane, Holbeach.
H20/0335/92 Mr W F Login	OA	Three bedroomed bungalow and garage (renewal of outline planning permission H20/0119/89) at 'Clanwood', Jarvis Gate, Sutton St. James.

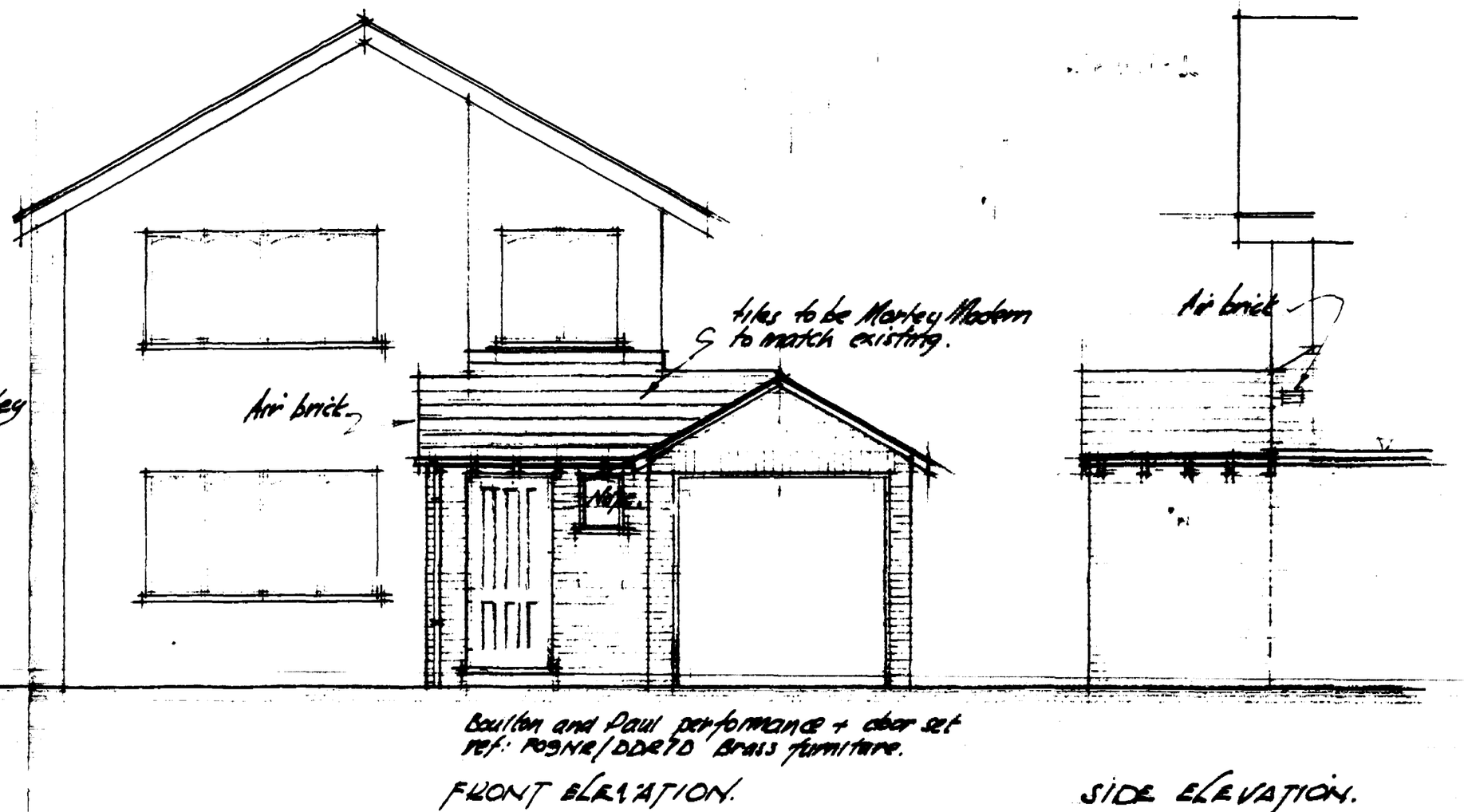
(It was also agreed that the applicant's attention would be drawn to the need to design a building to suit the unusual nature of the site.)

H19/0386/92 T Stevens, Esq.		House and garage at Broadgate, Sutton St. Edmund
H16/0399/92 Mr and Mrs C Reddin		Garage/porch extension at 2 Abbots Way, Spalding.
H16/0405/92 Broadgate Builders (Spalding) Limited		One detached dwelling, plot 32, (substitution of house types) on Parkinsons Lane, Woolram Wygate, Spalding
H06/0324/92 Mr and Mrs N Chapman		Extension to form bedroom at 25 Roman Bank, Gedney Dyke.
H16/1328/91 Broadgate Homes		Residential developement - plots 48-63 detached bungalows at Daniels Acre, Lilburn Drive, Spalding.
H02/0317/92 R G & S Barton	OA	Erection of dwelling and garage including details of means of access (renewal of H02/0454/89) at North Street, Crowland.



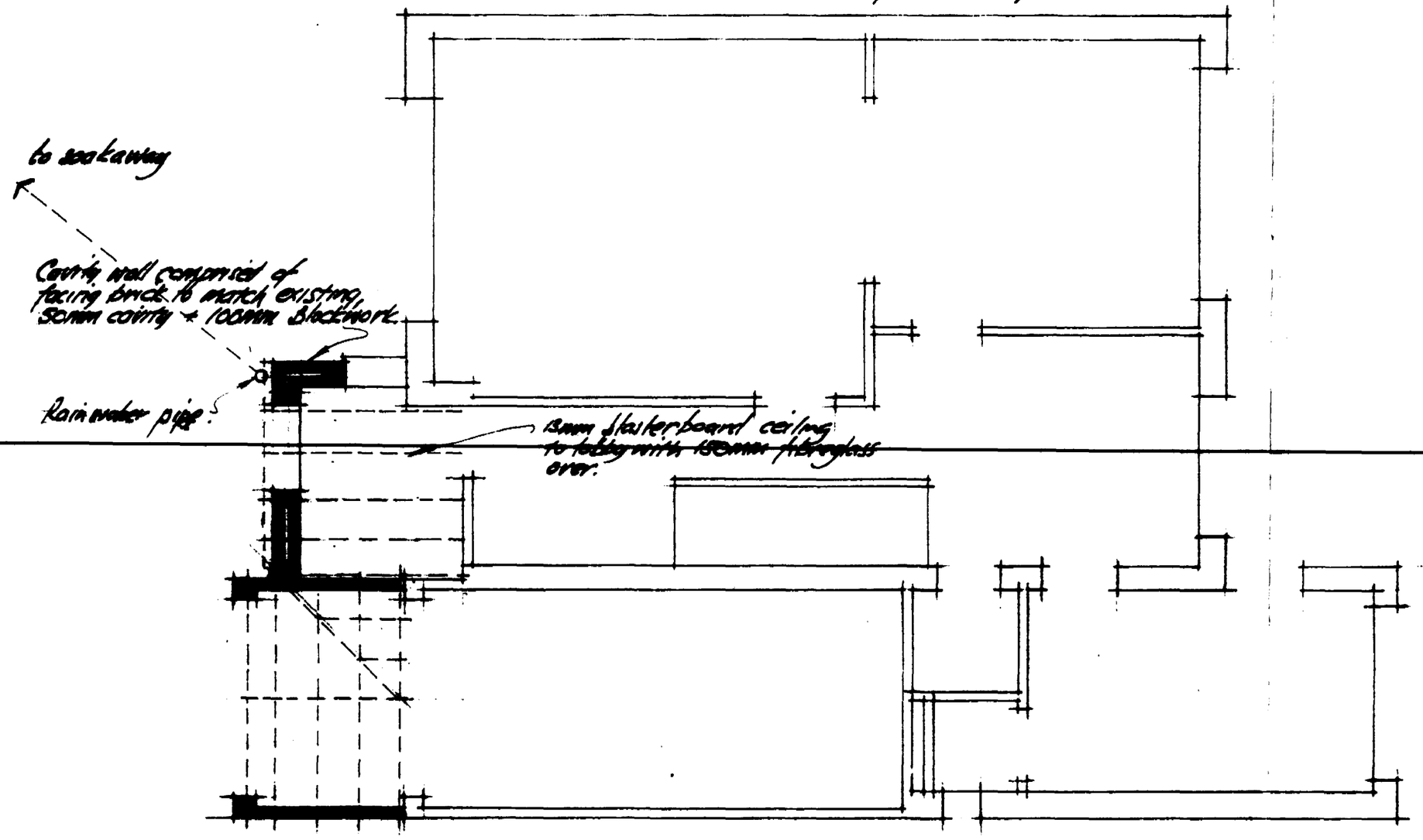
SECTION.

SIDE ELEVATION.

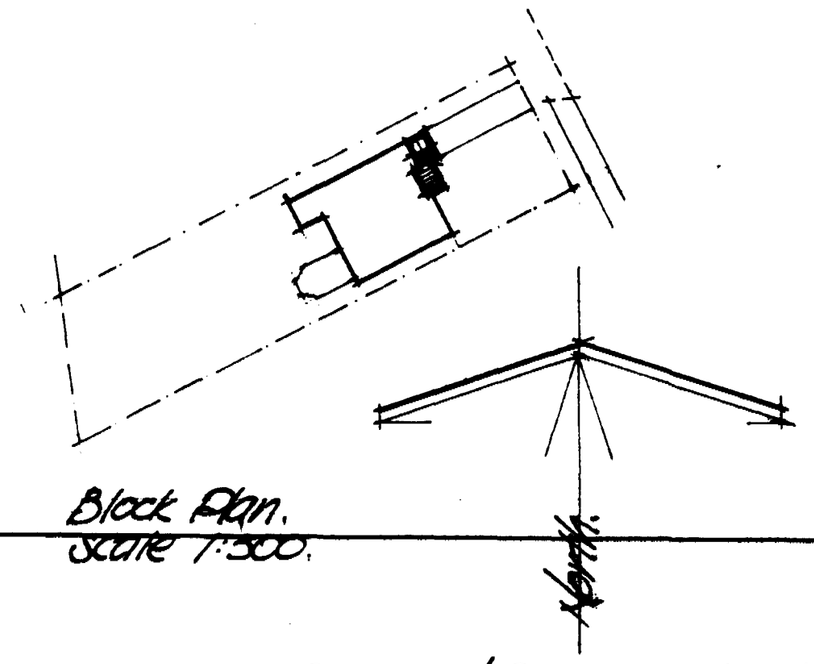


FRONT ELEVATION.

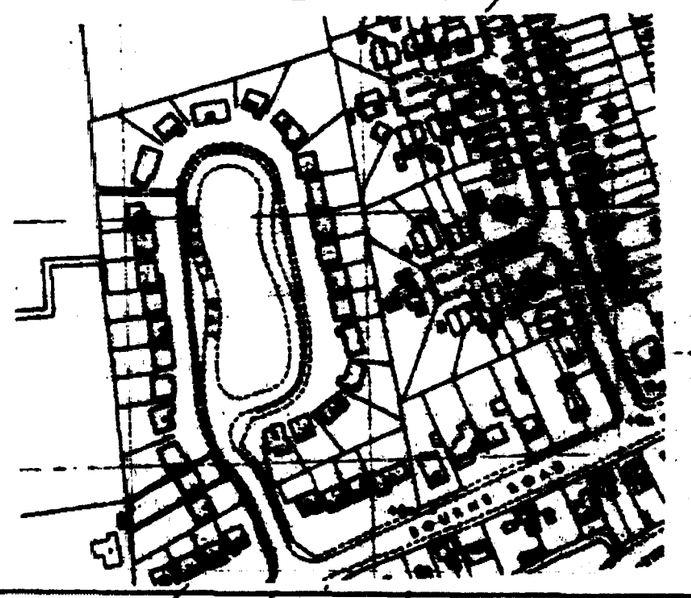
SIDE ELEVATION.



PLAN.



Block Plan.
Scale 1:500.



Location plan.
Scale 1: 2500

Proposed Garage / Porch extention
to No 3 Abbots Way, Spalding. Lincs.
For Mr and Mrs. C. Deeldin.

Scale 1: 50 , 1: 500 , 1: 2500.

Submission Drawing.

April 1992.

SOUTH HOLLAND D.C.
PLAN DEPT.
31 MAR 1992
REF 0399/92