SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0431/93 Received:10-MAY-93 Type:FULL

Name: Mr & Mrs M C Scourfield
38 Saxon Close
Spalding
Lincs
PE12 6AX

Agent: A Roffe
Building Design & Plans
1 Green Lane
Spalding
Lincs PE11 2YB

Description: First floor extension

Location : 38 Saxon Close 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.

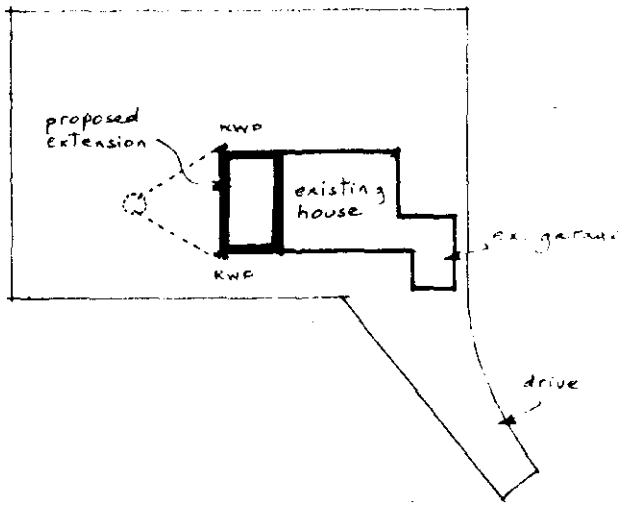
Director of Planning and Building Control Services
10-JUN-93 H16/0431/93

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.

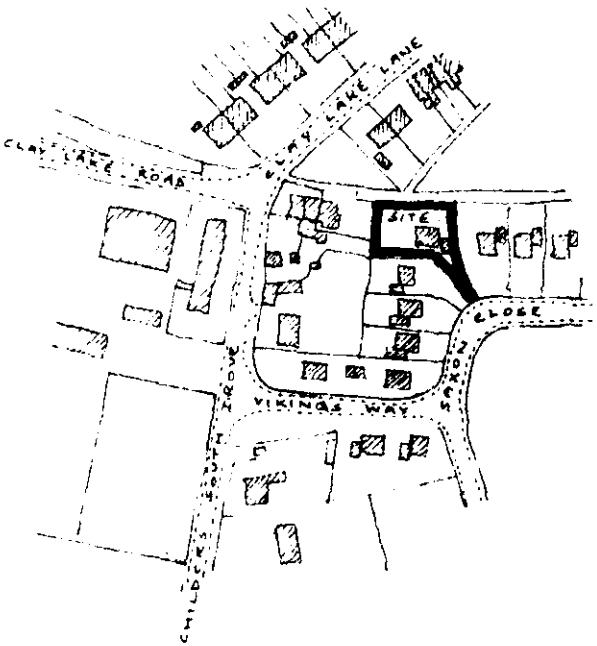
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

sodkaways to be sited more than 5m from dwelling and rainwater drains to be impervious where less than 5m from dwelling.



site 1:500



O.S. Map ref TF 2521
Crown Copyright Reserved

location 1:2500

SOUTH HO[illegible]
PLAN [illegible]
[illegible] 1993
REF 0431/93

Mr. & Mrs. M. C. Scourfield,
38, Saxon Close, SPALDING.
Extension to house

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0431/93

Date Registered 10 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. and Mrs. M.C. Scourfield
38, Saxon Close,
SPALDING PE12 6AX

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

38, Saxon Close, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

First Floor 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 10th May 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:	7.1	metres
(b) max. length:	4.0	metres
(c) max. width:	7.0	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	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.

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 A. Rolfe (~~Applicant~~ / Agent) Date .....

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 A. Rolfe (~~Applicant~~ / Agent) Date .....

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 .....

DC INSTRUCTION SHEET

APPLICATION REF: H16/0431/93

Directions

Art 7 (Outlines)

☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

☐ Non Std

Precise details:

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations:

All.....
Specified:

Unsatisfactory –
Further direction:
Signed.....
Senior Off.....

Precise details:

PSU 13-5

Consultation/Publicity Required

DR 1/5

	Publicity:	Consultations:	
Departure	.....	County	.....
Setting of LB	.....	E Heritage	.....
Public Right of Way	.....	Societies	.....
Discretionary	.....		

Extra Consultations:

Transport	D/Transp A15	..... *	
	D/Transp A18	.....	
	B Rail	.....	
Environment	Env Services	.....	
	NRA	.....	
	Env Assess	..... G *	Specify:
Conservation	LB Demolish	..... G *	Standard
	Eng Heritage	.....	
	Archaeology	..... G	Specify:
	Consultant	.....	
	Other	.....	Specify:
Hazards	HSC Group	..... G *	Standard
	Specific	..... G	Specify:
Other		.....	Specify:

Note
* Longer expiry
G Group available

Case Officer

Senior Officer Confirmed .....

Date..... Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

14 m to body

26 m to cottage from new bedroom window.

Site Inspection

Accuracy : ok
Neighbours : yes
Boundaries : Fence / hedge.
Site Features : garden

Inspected by PM
Date 18-5

Site Notice posted by PM
Date 18-5
Expiry

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Case Officer Conclusions

Bathroom window looks over large dyke towards houses in Claylake bedroom window looks over 2m leylandii into cottage Blank gable Blank elevation doesn't obstruct neighbours bathroom window

---

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstances viz: .....

Change to Committee recorded:

Decision confirmed as agenda:

DELEGATED/Non-Det

Case Officer Recommendation

Approve (or equiv) ✓

Refuse (or equiv)

Signed PM Date 9-6

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans -

Dwg no:
Received:

Conditions/Reasons (cont overleaf)

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2649

Date first Rec'd 10 MAY 1993

Registration

Reference H16/0431/93

Cross-Ref B16/0267/93

Date 11/5

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 £ 60

Nil fee

Discounted

Previous app – ref:
Type of app
Reason:

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220
Grid ref 5 25510 3 21860

Ward Q

Parish SPALDING

Inside IBD YES

Inside LP area YES

OS Plots

Linked to site Ref

Linked to property Ref 0 220735

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

Planning Records:
Earlier apps

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

BRIAN HITH 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

H16/0431/93

FULL

Applicant: Mr & Mrs M C Scourfield
Tel:

Agent: A Roffe
0775 723680

Description: First floor extension

Location: 38 Saxon Close
Spalding
Lincs

Valid date: 10-MAY-93
Target dates:
To case officer 17-MAY-93
Inspected by 24-MAY-93
Extra contacts 31-MAY-93
Report if not clear by 14-JUN-93

Terminal date: 05-JUL-93
Target Committee: 23-JUN-93
Report deadline: 09-JUN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	18-MAY-93	08-JUN-93
Cllr E N Davies	14-MAY-93	21-MAY-93
Cllr J Goodley	14-MAY-93	21-MAY-93

LCC — No objections JC 28/5/93

DPO

SOUTH HOLLAND
Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

...G DEPT.
PO
...YES/NO

Please contact: Mr. Staines

Tel. Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-A/431/93/JAM Your Ref.

Date 25 May 1993

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. M. SCOURFIELD
EXTENSION TO DWELLING AT 38 SAXON CLOSE, SPALDING

Thank you for the site plan of your above clients proposed development regarding which I have the following observations that should be brought to your clients attention.

The watercourse along the sites Western boundary is my Board's Exeter Drain and the Board's Byelaws as summarised on the enclosed standard conditions apply and must be brought to your clients attention. I am pleased to confirm the proposal as shown does not itself affect my Board's interests.

However, in the eventuality that roof water soakaways are not to be installed, full details of the route and quantity of run-off for surface water disposal will be required for my prior approval.

A copy of this letter is being forwarded to the Director of Planning.

Yours faithfully,

J G Elsey.

ENGINEER TO THE BOARD

A. Roffe, Esq.,
1 Green Lane,
Spalding,
Lincs.
PE11 2YB

BRIAN SMITH , 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 : P2649
Date received : 10-MAY-93

Received from

Abbey National plc

Address

38 Saxon Close
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

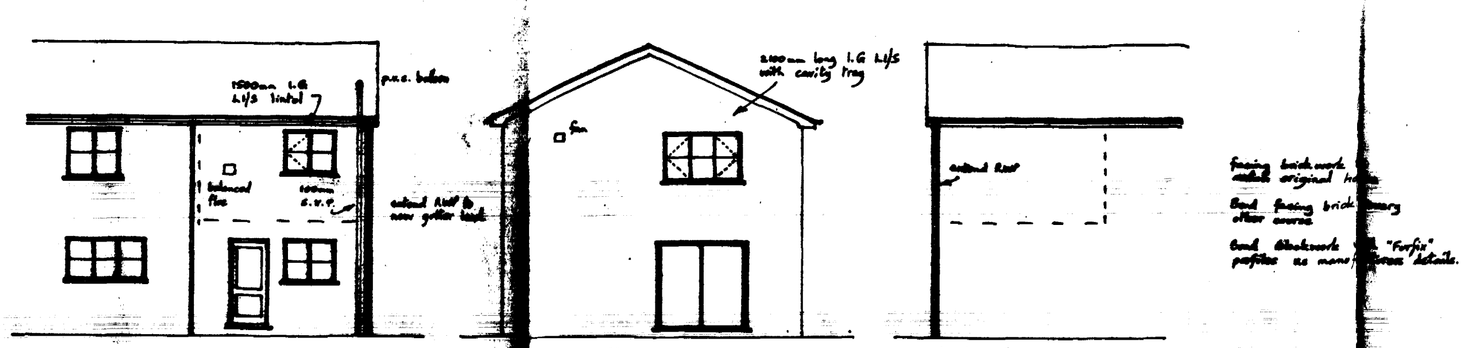
Cash/Cheque : Cheque

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

All windows to be double glazed, those to habitable rooms to have trickle ventilation of 4000 mm² minimum.

Openings to have horizontal and vertical damp proof courses, jambs to be insulated with "Dampcor" or similar

To Building Regs. provide extractor fan capable of removing 15 litres/sec (32 cfm per unit)



WEST SOUTH EAST

double pantile to match existing on 25×38mm battened battens and reinforced roofing felt to B.S. 747 lapped 100mm horizontally and vertically, battens at max 338mm gauge.

Refix existing prefabricated trusses at 450mm centres with 25×100mm longitudinal and diagonal bracing.

150mm glass fibre insulation between joists - maintain 50mm air gap over.

100mm P.V.C. half round guttering

seal off cavity with blockwork.

10mm wide Hyproof ventilation to opposite eaves.

100mm facing brick : 50mm cavity with 50mm Dritherm insulation in 1:1 - 100mm Thermalite shield insulating blockwork.

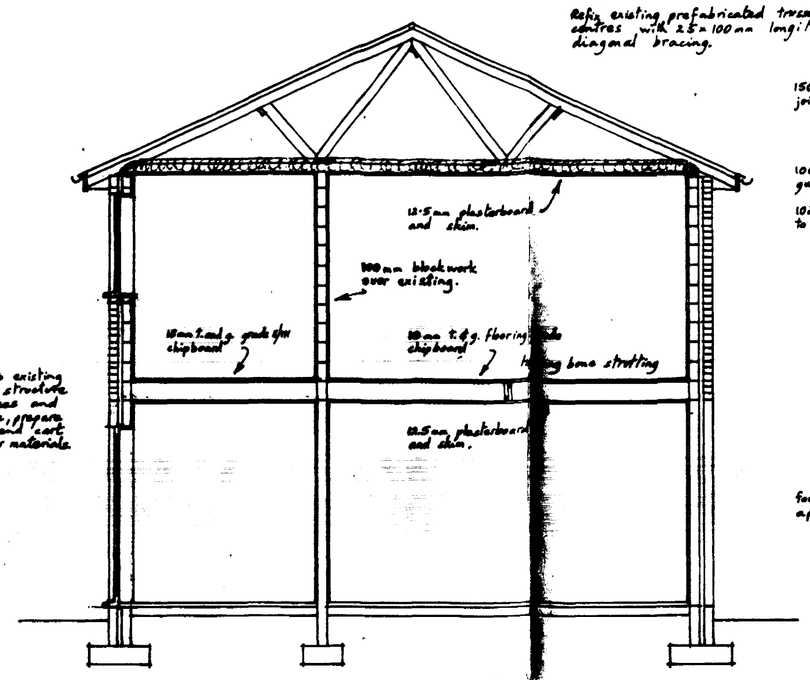
wall ties at 900mm horizontally 450mm vertically and at 225mm to jambs of openings.

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

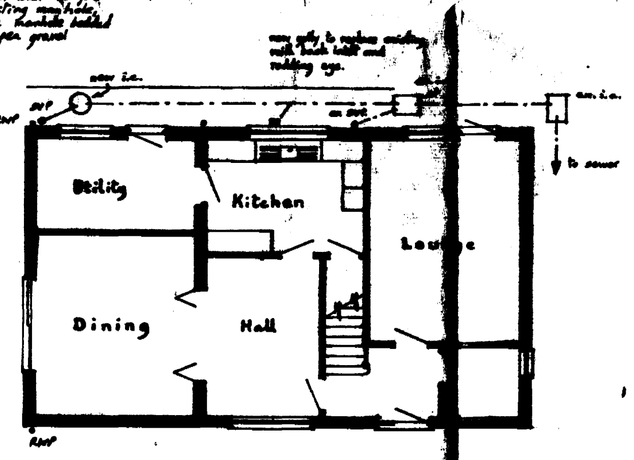
walls rendered with 1:1:6 and skimmed in neat plaster.

foundations, walls and floors approved BR 2167 (1988)

take off roof to existing single storey structure and make trimmer and tile to match existing for first floor and cut away as other materials.

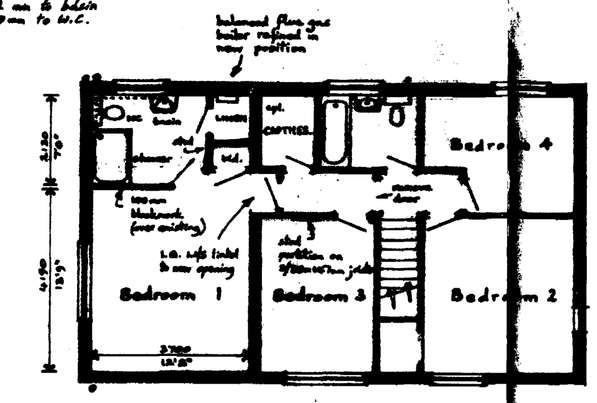


SECTION

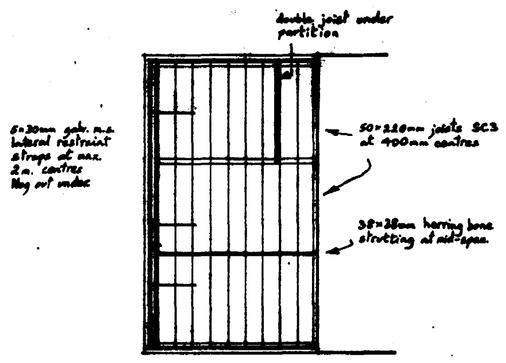


GROUND FLOOR

approved BR 2167 (May/June 1988)

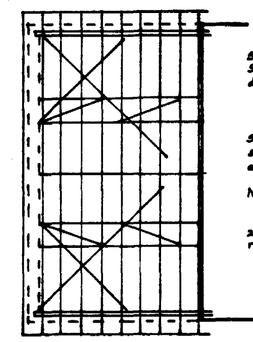


FIRST FLOOR



FLOOR JOISTS

floor to finish level with existing



ROOF

roof, eaves and soffit to match original.

80×100mm wall plate with 5×30mm galv. m.s. holding down straps at max 2m centres.

5×30mm galv. m.s. lateral restraint straps to ceiling joists and rafters at gable at max 2m centres.

Nog out under.

25×100mm diagonal bracing to rafters, ceiling joists and struts.

New building to match original structure.

All dimensions, details, levels, etc. must be checked at commencement and as work proceeds.

General

Hot water pipes and storage vessels to have adequate thermal insulation to Part L of the regulations.

Hot water and heating systems to have controls to limit the lengths of heating periods and the output of the system to Part L of the Regs.

SOUTH HOLLAND D.C.
PLANN Dept.
10 MAY 1993
REF ...043/93...

Mr. and Mrs. M. C. Scourfield,
38, Saxon Close, SPALDING.

First Floor Extension

Scale: 1:100 and 1:50	
Drawing No: 10	L.A. Ref.:
Date: April 1993	

A. ROFFE
BUILDING DESIGN & PLANS
1 Green Lane,
SPALDING,
Lincs. PE11 2YB Tel. (0775) 722089