SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0453/93 Received:14-MAY-93 Type:FULL

Name: Mr & Mrs Chappell
6 Balmoral Avenue
Spalding
Lincs

Agent: Broadgate Builders
(Spalding) Ltd
Broadgate
Weston Hills
Spalding Lincs PE12 6DB

Description: Two storey extension to dwelling including garage

Location : 6 Balmoral Avenue 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.

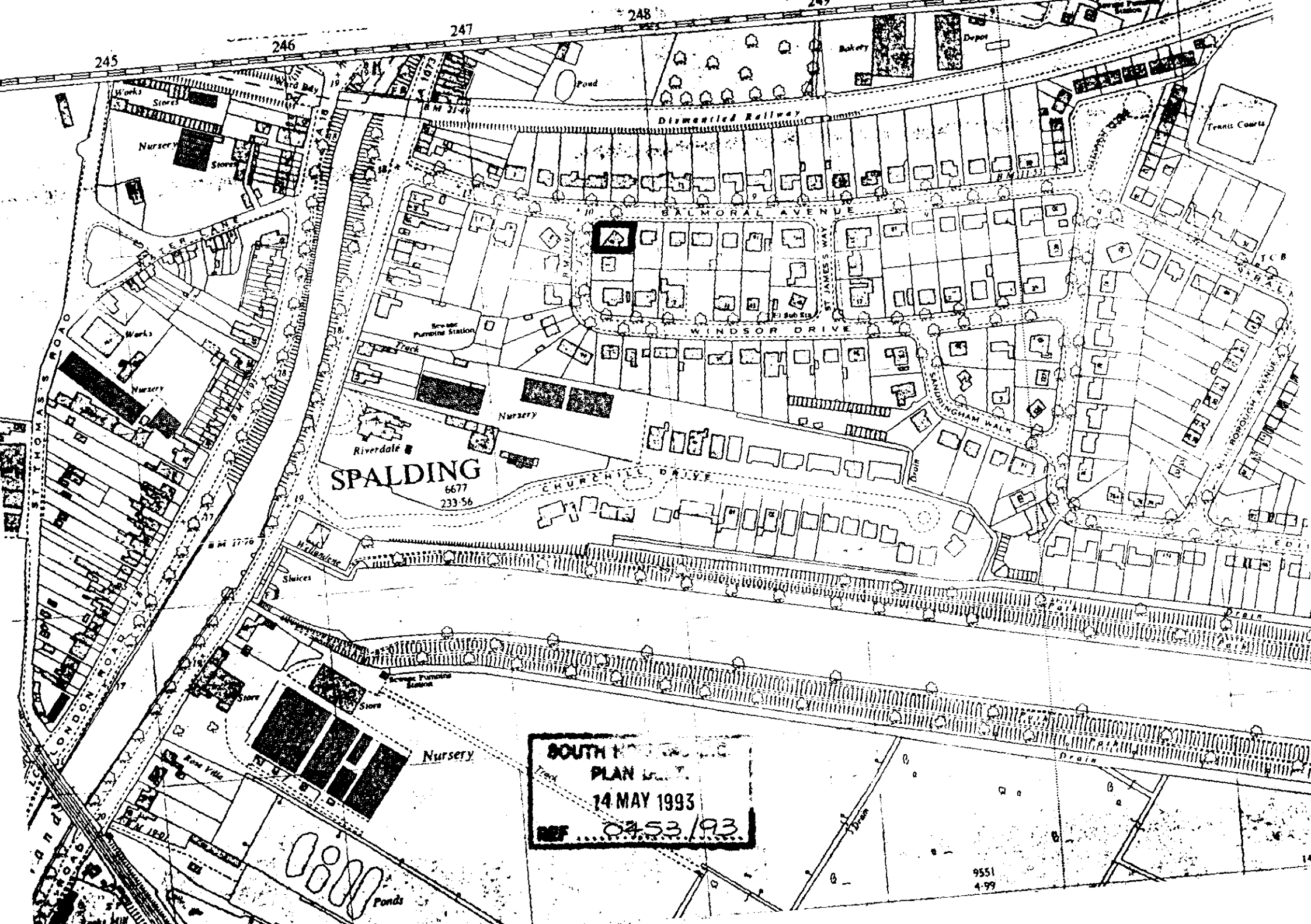
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
18-JUN-93 H16/0453/93

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)


SPALDING
6677
233·56
BALMORAL AVENUE
WINDSOR DRIVE
CHURCHILL DRIVE
SANDRINGHAM WALK
ST JAMES WAY
ST THOMAS ROAD
LONDON ROAD
Dismantled Railway
Tennis Courts
Bakery
Depot
Pond
Nursery
Stores
Works
Riverdale
Sluices
Ponds
Drain
Track
Sewage Pumping Station
Elec Sub Sta
Ash Villa
PLAN
14 MAY 1993
REF 0453/93
9551
4·99

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0453/93

Date Registered 14 MAY 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Chappell
6 Balmoral Avenue
Spalding
Lincs

Tel. No.

NAME AND ADDRESS OF AGENT

(f form completed by agent)
Broadgate Builders (Spalding) Ltd
Broadgate
Weston Hills
Spalding, Lincs. PE12 6DB
Tel. No. 0406 380532
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

6 Balmoral Avenue, Spalding, Lincs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Two storey extension to dwelling incl garage

Please complete ... I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £50.00 14/05/93 ... If you consider no fee is payable include a written explanation instead.

Signed ... Date ... 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. Please state site area (in all cases)	hectares
B. If building works are proposed, please state extra floor space to be created:	sq. metres
C. Please state size of any new structure:- (a) max. height:	8.00 metres
(b) max. length:	8.60 metres
(c) max. width:	6.50 metres
D. Please state type and colour of materials for facing external walls:	Facing brick to match extg
E. Please state type and colour of roofing materials.	Tiles to match extg
F. 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.

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 — No

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 Block plan

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees — No

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	N/A
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.	No	➡ 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 ..... (~~Applicant~~ / Agent) Date 14/05/93

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 ..... (~~Applicant~~ / Agent) Date 14/05/93

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 .....

APPLI[illegible]TION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJM
Date 25-5

Site Notice posted by PJM
Date 25-5
Expiry 15-6

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

on Telegraph pole at North of Bath Rd. Near at Spot

Case Officer Conclusions House on Corner Garage will breach Bathroad line. Slightly taller. Dwelling to rear has blank gable & extra window as Bathroom. Proposed side body blank. Have allowed extn over garage elsewhere only difft is that this has extra garage (no) to side & line, as it too big + exposed

RECOMMENDATION

On balance OK

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 PJM Date 16-6

Notes:

	Disabled
	Prev conditions
	Amended plans – Dwg no: Received:

Conditions/Reasons (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0453/93

rections

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:

Consultation/Publicity Required

PDU 19-5
M 20/5

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

ADMIN RECORD SHEET

Initial

Submitted Fee £60

Receipt No P2685

Date first Rec'd 14 MAY 1993

Registration

Reference H16/0453/93

Cross-Ref B16/0283/93

Date 17/5

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 330
Grid ref 524760

OS Plots 321980

Ward S

Parish SPALDING

Inside IBD YES

Inside LP area YES

Constraints:

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

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐

Linked to property Ref 3 ☐
01658823

Dist Bound ☐

Other:

Planning Records:
Earlier apps

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

BRIAN SMITH ρ 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

H16/0453/93

FULL

Applicant: Mr & Mrs Chappell
Tel:

Agent: Broadgate Builders
0406 380532

Description: Two storey extension to dwelling including garage

Location: 6 Balmoral Avenue
Spalding
Lincs

Valid date:	14-MAY-93	Terminal date:	09-JUL-93
Target dates:		Target Committee:	23-JUN-93
To case officer	21-MAY-93	Report deadline:	09-JUN-93
Inspected by	28-MAY-93		
Extra contacts	04-JUN-93	Case Officer:	
Report if not clear by	18-JUN-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	25-MAY-93	15-JUN-93
Cllr B J Davies	20-MAY-93	27-MAY-93
Cllr C Evans	20-MAY-93	27-MAY-93
Cllr M C White	20-MAY-93	27-MAY-93

L.C.C. – No objections JCB 20/5/93

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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2685
Date received : 14-MAY-93

Received from

Broadgate Blds (Spalding) Ltd.

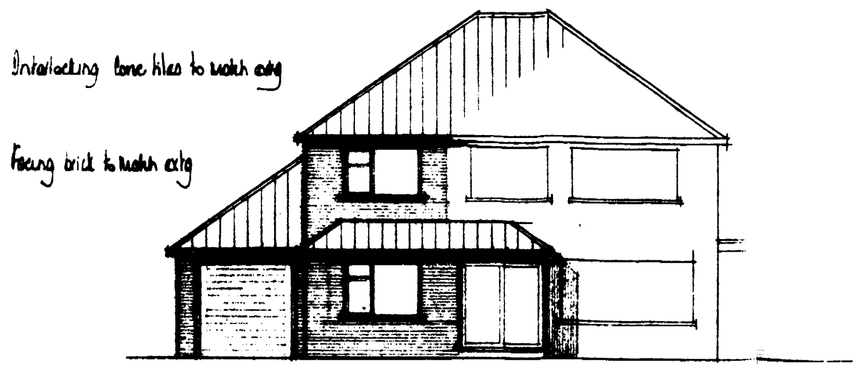
Address

Broadgate
Weston Hills
Spalding

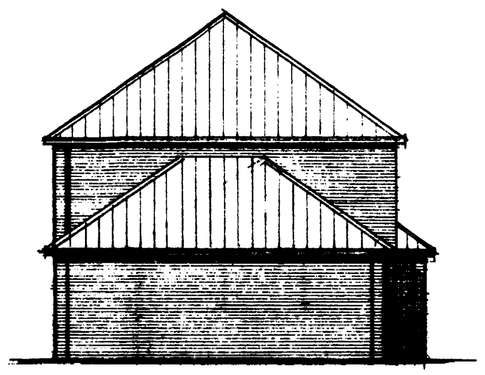
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

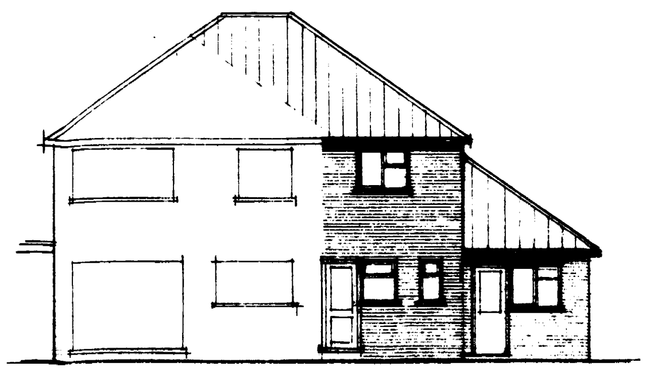
Signed.....K. Lowe.....
(Authorised Collector)



n. west



n. east



s. east

FOUNDATIONS
Foundations to be C20P grade concrete.

For 265mm walls foundations to be 700 x 230mm.
For 100mm " " " 450 x 230mm.

Foundations to be taken down to a firm load-bearing strata, min. 1.0m if in shrinkable subsoil, in accord. with the requirements of the Local Authority Building Control Dept.

FLOOR CONSTRUCTION
Ground
65mm sand/cement screed reinf. with chicken wire mesh.
500g polythene separating membrane.
50mm flooring grade polystyrene insulation.
100mm min. C15P grade overatte concrete.
1200g polythene damp proof membrane lapped with dpc in walls.
25mm sand blinding.
100mm min. compacted hardcore - if in excess of 100mm fill, to max. 600mm the hardcore is to be laid and compacted in layers not exceeding 150mm.
Where 100mm internal walls are constructed off the floor slab, the slab is to be thickened to 230mm for a min. width of 450mm.
Strip off all vegitable soil from beneath proposal.

First
18mm Weyroc floor panels.
150 x 50mm SC3 grade timd floor joists @ 400mm cts max. with min. 1 row herringbone strut inbetpan.
12.7mm plasterboard, fixed in accordance with manuf. instructions with all necessary noggins, etc., and finish with artex/skim finish in accord. with client's instructions.

LINTELS
Lintels to cavity walls to be IG., to have a min. end bearing of 150mm and be installed in strict accordance with manuf. instructions with a dpc cavity tray over-see lintel schedule.

Lintels over openings in 100mm blocks walls to be Spanlite pcc lintels, 100 x 65mm unless specified otherwise, with the equivalent of 3 courses brickwork over.

Lintels to be protected with either a min. 13mm gypsum plaster or clad with 12mm tacboard to achieve a min. ½hr fire resistance.

WINDOWS/DOORS
To be Boulsom & Paul, or similar, to be double glazed with sealed units and weatherstripped.
Each window to incorporate a controllable trickle vent of 4000mm².
Glazing to windows less than 800mm and doors less than 1500mm above floor level is to be laminated or toughened glass in accordance with BS6206:1981.

VENTILATION
All habitable rooms to contain opening vents equal to 1/20th floor area.

All bath/shower rooms to be mechanically ventilated, direct to the external air, having an extraction capacity of 15 l/sec.

HOT WATER SYSTEMS
A room thermostat or thermostatic radiator valves are to be installed.

All pipes not contributing to useful heat requirements to be insulated.

SMOKE DETECTION
Provide and install self contained smoke alarms complying to BS5446:Pt1:1990 where indicated (SD) on drawing.

Self contained smoke alarms are to be permanently wired to a separately fixed circuit at the distribution board operating at a low voltage via a mains transformer. The wiring installation is to conform to the IEE Wiring Regulations.

WALL CONSTRUCTION
Below Ground
To be class A concrete blocks.
Cavity to be filled to 225mm below lowest dpc level with lean mix concrete.

Cavity Walls
To be 265mm overall constructed as follows:-
100mm facing brick.
65mm mineral wool insulation, i.e. Dritherm.
100mm load-bearing insulation blocks, i.e. Hemelite.

All to be tied together using stainless steel wall ties positioned at distances not exceeding 900mm horizontally, 450mm vertically and staggered. To be at every block course vertically at all returns and reveals.

Internal finish to be 13mm render with gypsum plaster skim finish to give a max. 'U' value of 0.45W/m²c.

Internal Walls
To be 100mm load-bearing insulation blocks (constructed off a dpc at ground level) unless specified otherwise.

Stud Partitions
To be constructed as follows:-
100 x 50mm head and sole plates.
100 x 50mm studs @ 600mm cts with min. 2 rows of
100 x 50mm noggins equally spaced.
100mm g/f insulation within framework.
Face both sides with 12.7mm plasterboard, scrim and tape joints and skim finish.

Stud partitions to be constructed off doubled up floor joists (bolted together at 1.0m cts) at first floor level when running parallel to joists and off 100 x 50 sole plate, with solid blocking between joists when running perpendicular to joists.

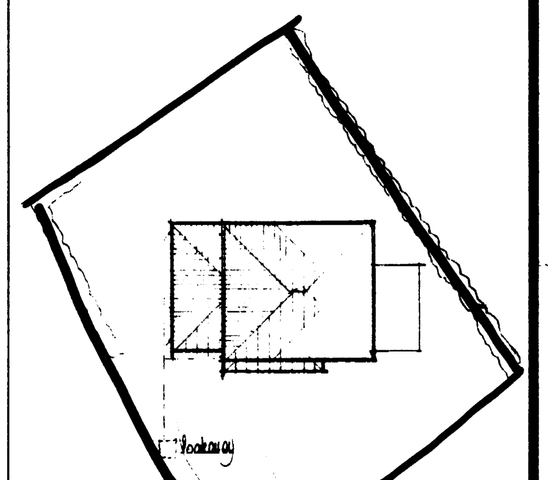
DPC in Walls
To be a min. 150mm above finished ground level.
An insulating vertical dpc, i.e. Damcor, is to be provided to all cavity closures.
A dpc cavity tray is to be built into the cavity walls, stepped as applicable, immediately above an abutment.

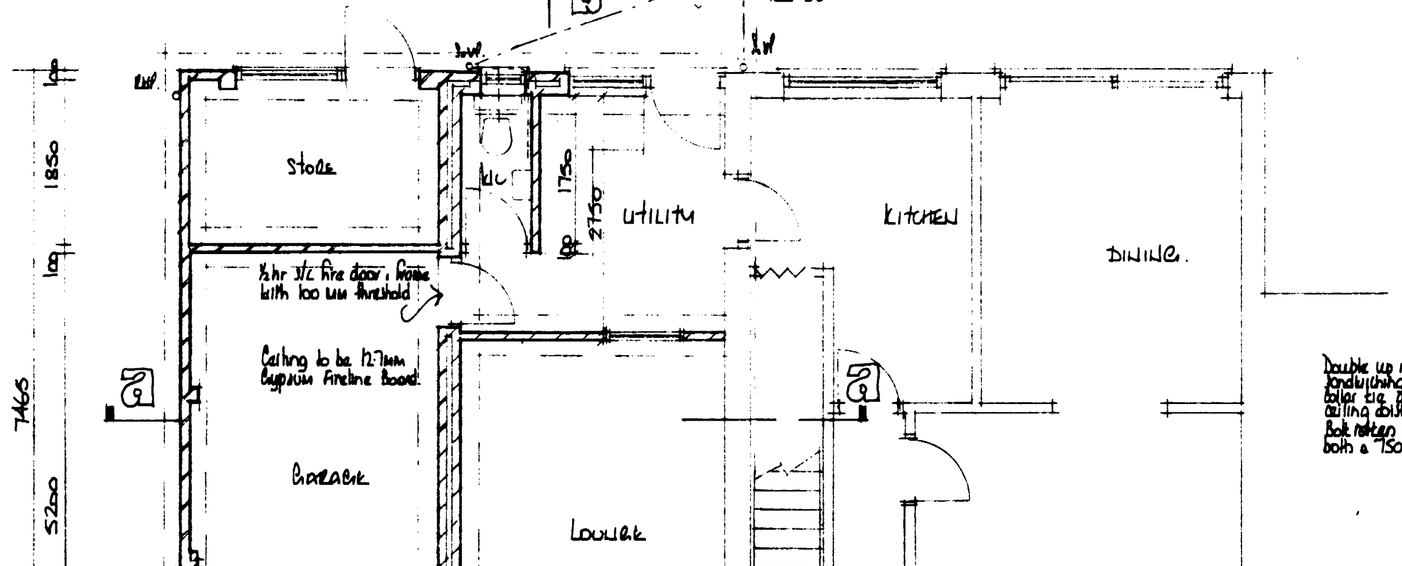
DRAINAGE
Surface
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed from 100mm dia. upturned bend at base of downpipe to soakaway.
Form soakaways a min. 5.0m from the nearest building. Excavate 1200 x 1200 x 1200mm deep, backfill with brick rubble to 300mm below ground level, lay in sheet polythene and make up with vegetable soil.

WINDOW/DOOR & LINTEL SCHEDULE

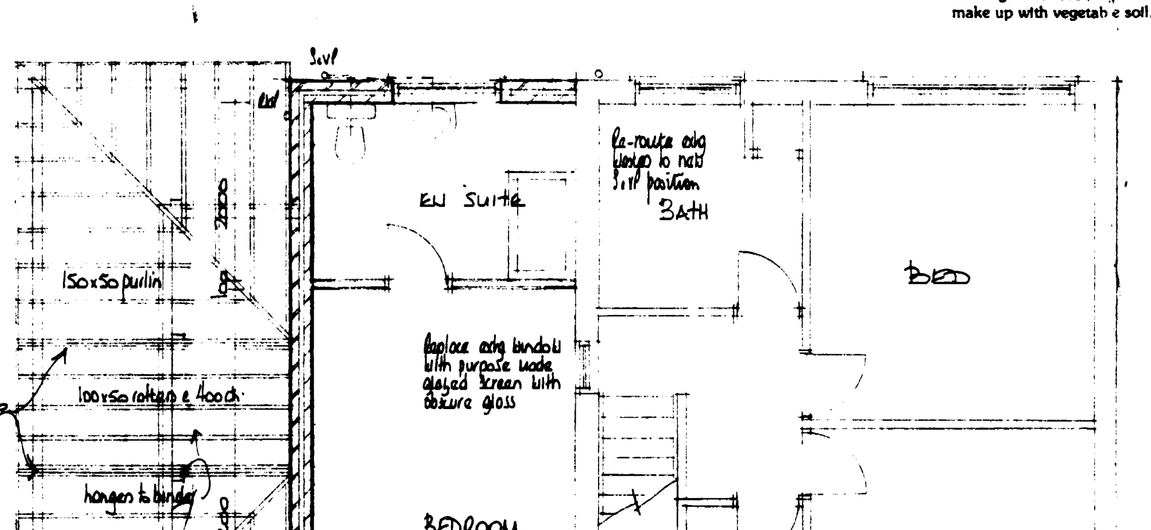
Location	Window/Door ref.	Lintel ref.	Length
1.	315+	L1/S	2100
2.	3rd garage door & frame	Box 200	2700
3	MX210CV opp ent.	Box 200	2400
4	N10V	L1/S	900
5	MN2W10H opp ent.	L1/S	2100
6	312+	L1/S	2100
7	210CV	L1/S	1500

DRAINAGE
Foul
Supply and install proprietary UPVC inspection chambers on 100mm pea gravel bed in accord. with manuf. instructions.
Excavate for and lay in where indicated 100mm dia. flexible jointed UPVC drains on 100mm pea gravel bed at a gradient of 1:70.
Supply and install where indicated 100mm dia. soil and vent pipe jointed to 100mm dia. upturned bend at base. Finish at top, 900mm above window head-ht., with pvc cage.
Supply and install where indicated trapped (roddable) gullies, waste pipes to discharge below grating level and above water level.
Supply and install 40mm dia. pvc waste to sinks and showers, 32mm dia. pvc waste to hand basin with 75mm deep traps. 40mm dia. pvc waste to bath with combined trapped waste and overflow - all unless specified otherwise on plan.
All waste pipes to have rodding access at each change of direction and be readily accessible throughout their lengths.
Above ground drainage to comply with BS5272:1978.
Below ground drainage to comply with BS8301:1985.
All drainage items to be installed in strict accord. with manuf. instructions.





ground floor



first floor

Broadgate Builders

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

SOUTH HOLLAND D.C.
PLAN DEPT.
14 MAY 1993
REF. 0453/93

TITLE
EXTENSION TO DWELLING AT
6 BALMORAL AVENUE
SPALDING for
MR & MRS R.W. CHAPPELL

DATE April 93	DRAWN AL
DRWG. No.	SCALE 1:50 & 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS.
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.