SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0542/94 Received:06-JUN-94 Type:FULL

Name: Mr & Mrs M Pepper
1 Maple Grove
Spalding
Lincs

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

Description: Extension and alterations

Location : 1 Maple Grove 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.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
13-JUL-94 H16/0542/94

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)



253
254
255
256
257
258
259
Store
RUTLAND CLOSE
OSIER ROAD
Clougha
Bowling Green
CLEY HALL DRIVE
LINK WAY
HALMER GATE
MAPLE GROVE
BM 3·82m
3·4m
3·7m
ALBERT STREET
QUEENS ROAD
B1165
G P
Quo Vadis
3·0m
LOW ROAD
Drain
Tracks
El Sub Sta
Sewage Pumping Station
AVEBURY GARDENS
NEVILLE AVENUE
HALMER GARDENS
RAINTON COURT
KIRBY CT
The Priory School
Bowling Green
Tank
Playing Field
F B
BM 3·51m
EXETER DRI
GRANGE
NG
SOUTH
PLAN
D.C.
06 JUN 1994
REF 0542/94

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0542/94

Date Registered 06 JUN 1994

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. & MRS. M. PEPPER
1 MAPLE GROVE
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) LTD
BROADGATE
KIRTON HILLS
SPALDING. LINCS
Tel. No. 0406 380532
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

1 MAPLE GROVE. SPALDING. LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION & ALTERATIONS

Please complete

Signed ..... Date 2-06-94

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.

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:	5.0	metres
(b) max. length:	4.9	metres
(c) max. width:	6.3	metres
D. Please state type and colour of materials for facing external walls:	TO MATCH EXTG	
E. Please state type and colour of roofing materials.	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 ✓

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?

EXTG UNAFFECTED

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 —

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?	NO	➡ 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 2-06-94

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 2-06-94

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: H16/0542/94

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

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

LB ☐ Advt ☐

Other.....

Details needed: (Non-std only)

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

RECONSULTS (revalidated) ☐ All

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

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:

Press
PC
WM
Residents

Case Officer: DAVID JEDNEY

Senior Officer Confirmed ..... Date 9/6/94 Recorded DC....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy : Extension at rear.
Neighbours : House adj. (has conservatory at rear).
Boundaries : wire fence currently on boundary
Site Features : Existing brick light brown colour. Plain tile roof

Inspected by DMG
Date 13/6

Site Notice posted by
Date DMG
Expiry 13/6

Individual Resident Notices required:

Addresses to be sent to – ~~[illegible]~~

Addresses delivered to –

Telephone/Visitor Record

Date	Conversation with	Conclusion

Case Officer Conclusions DMG. 6/7.

Acceptable in terms of design/appearance. Materials to match existing.
Utility window/door only facing NW.
Neighbours not materially affected in my opinion.

RECOMMENDATION/DECISION

NON-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 JMK Date 6/7

Notes:

Disabled
Prev conditions
Amended plans –
Dwg no:
Received:

CONDITIONS/~~REASONS~~:

1 TL 1
2) SC 50 -- (material)
Reason standard

Condition monitoring:

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

Determined plans indicated ✓

Departure approval confirmed

Flag for on-site review

AL IN RECORD SHEET

Initial

Submitted Fee £ 70 .

Receipt No P4375

Date first Rec'd 06 JUN 1994

Registration

Reference H16/0542/94

Cross-Ref IN .

Date 07-JUN-94 dAC

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

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Information

Index sheet 201 OS Plots
Grid ref 529560 322860

Ward CR 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

4 TPO Tree Pres

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

Linked to site Ref

Linked to property Ref 0201230

Planning Records:
Earlier apps 1160/89

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

BR[illegible] SMITH Dip TP MRTPI
Dir[illegible]or 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

H16/0542/94
FULL

Applicant: Mr & Mrs M Pepper
Tel:

Agent: Broadgate Builders
0406 380532

Description: Extension and alterations

Location: 1 Maple Grove
Spalding
Lincs

Valid date:	06-JUN-94	Terminal date:	01-AUG-94
Target dates:		Target Committee:	12-JUL-94
To case officer	13-JUN-94	Report deadline:	28-JUN-94
Inspected by	20-JUN-94	Agreed TD Ext:	
Extra contacts	27-JUN-94	Case Officer:	
Report if not clear by	11-JUL-94	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints: TPO

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	13-JUN-94	04-JUL-94 ✓
Cllr E N Davies	10-JUN-94	17-JUN-94
Cllr J Goodley	10-JUN-94	17-JUN-94
Cllr Mrs D F Davies 0406 380546	10-JUN-94	17-JUN-94

L.C.C - No Objections [illegible] 16/6/94

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H16/0542/94 Received:06-JUN-94 Type:FULL

Name: Mr & Mrs M Pepper
1 Maple Grove
Spalding
Lincs

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

Description: Extension and alterations

Location : 1 Maple Grove 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.

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

06-JUL-94 AD check...A.12/7....

Authorised to issue (inc Delegation).....A.12/7

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

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4375
Date received : 06-JUN-94

Received from

Broadgate Blds (Spalding) Ltd.

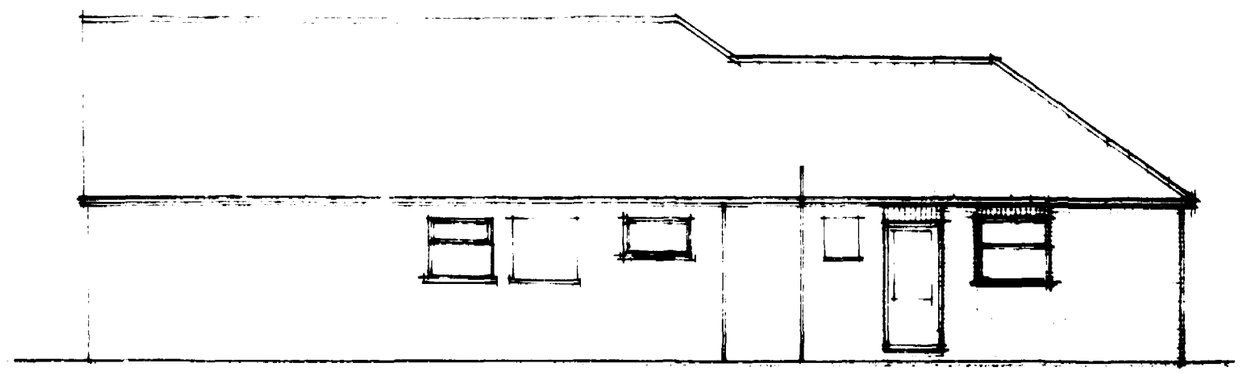
Address

Broadgate
Weston Hills
Spalding

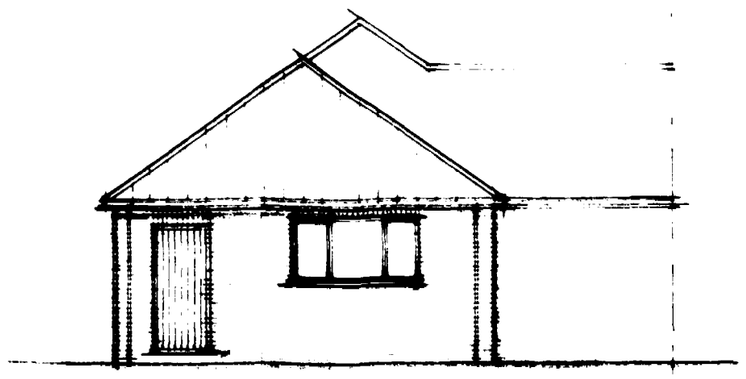
Fee paid	£	70.00
VAT	£	0.00
Total received	£	70.00

Cash/Cheque : Cheque

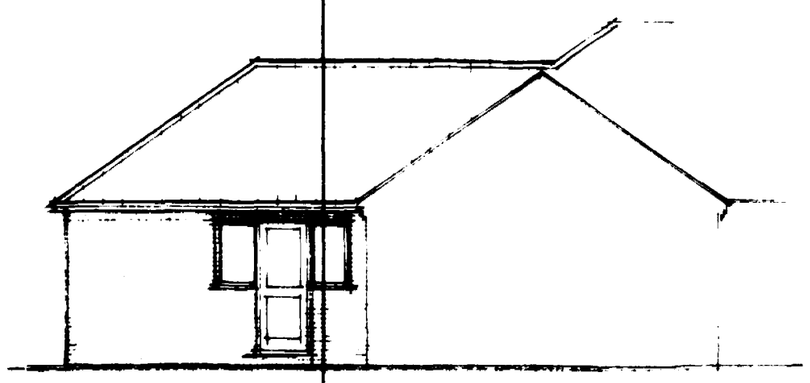
Signed.....K. LOWE.....
(Authorised Collector)



north

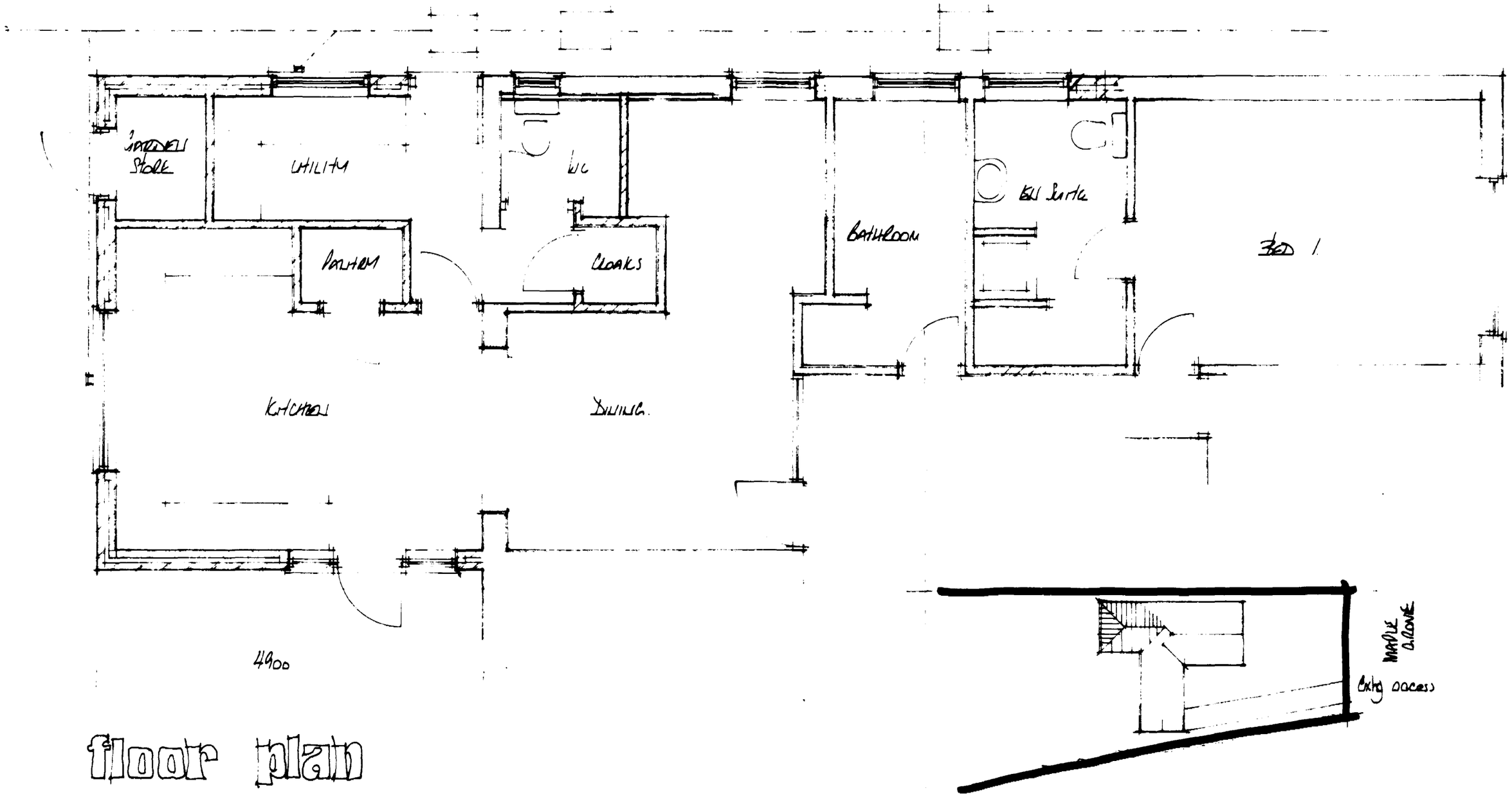


west



south

Roof tiles to match extg
Facing bricks to match extg



floor plan

block plan

Broadgate Builders

SOUTH ... D.C.
PLAN ...
06 JUN 1994
REF. 0542/94

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

Extension & Alterations to Dwelling
At 1 Maple Grove
Spalding
for
Mr. Mrs. M. Pepper

DATE	May '94	DRAWN	AL
DRWG. No		SCALE	1:50 . 1:100

REVISIONS	DES.	DATE	SIGN

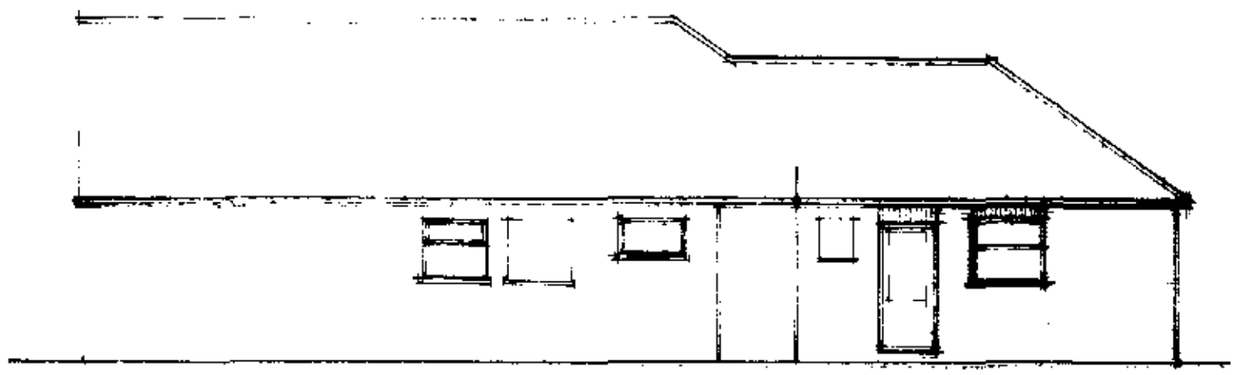
PLANNING

CHECK BY

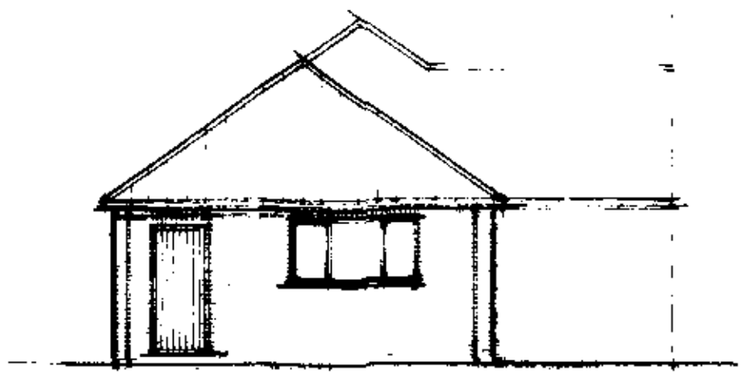
DETERMINED PLAN

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

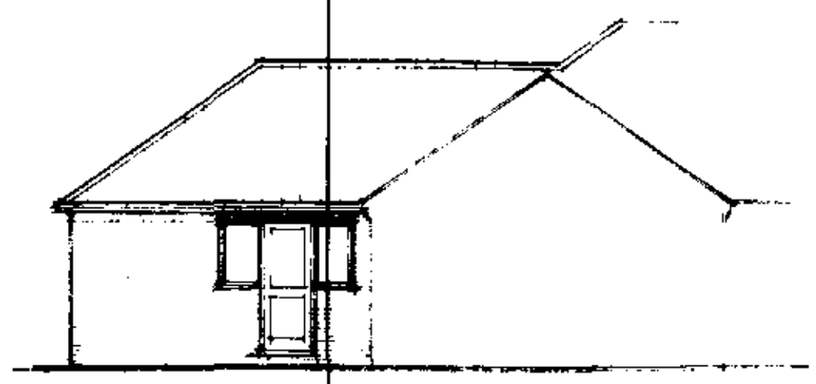
AM ADMEL 932322



north

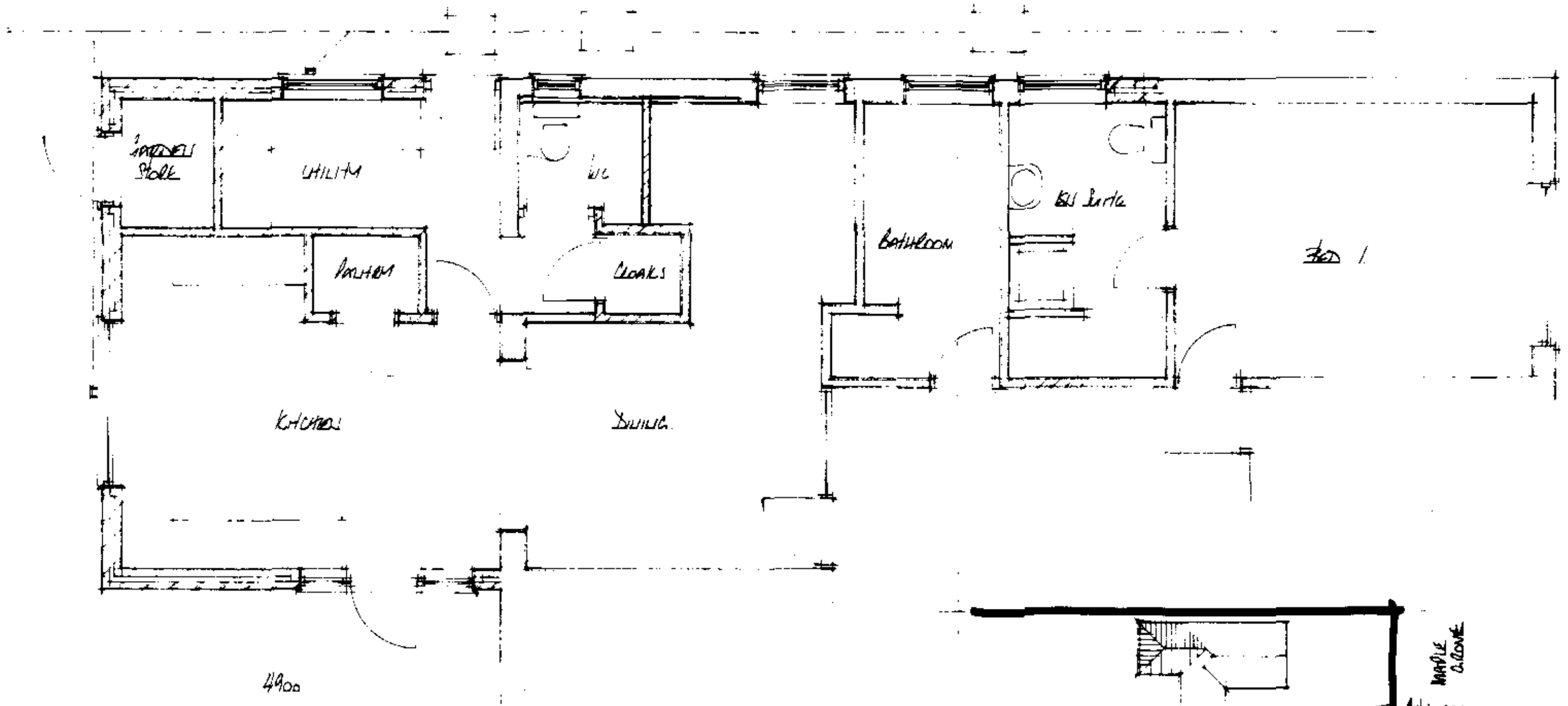


west

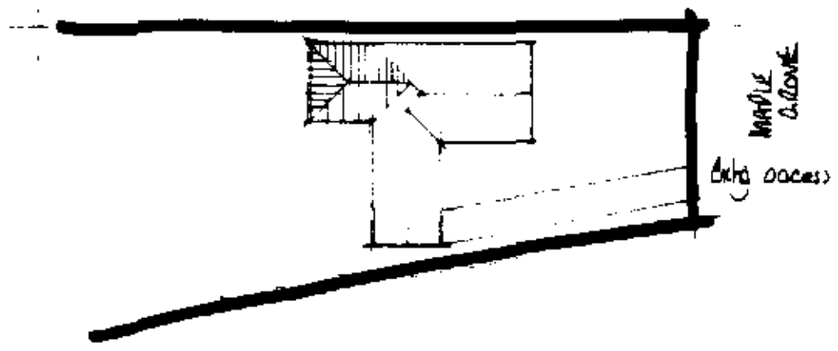


south

Roof tiles to match extg
facing bricks to match extg



floor plan



block plan

Broadgate Builders

SOU... D.C.
PLAN
06 JUN 1994
REF. 0542/94

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532

TITLE

EXTENSION & ALTERATIONS TO DWELLING
AT 1 MAPLE GROVE
SPALDING
for
MR. MRS. M. PEPPER

DATE MAY '94	DRAWN AL
DRWG. No	SCALE 1:50 - 1:100

REVISIONS	DES	DATE	SIGN

PLANNING

CHECK BY

DETERMINED PLAN

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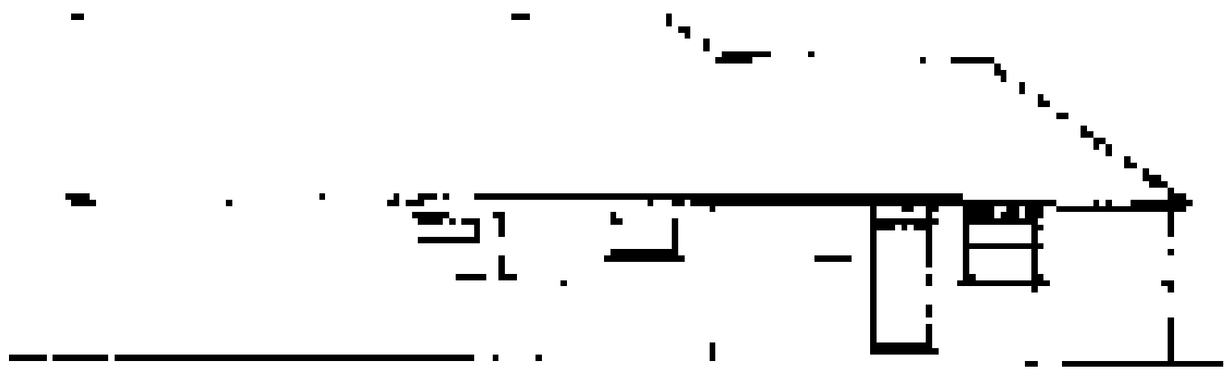
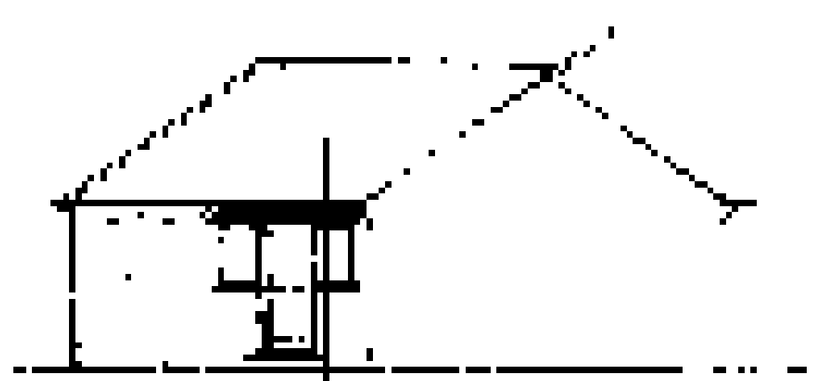
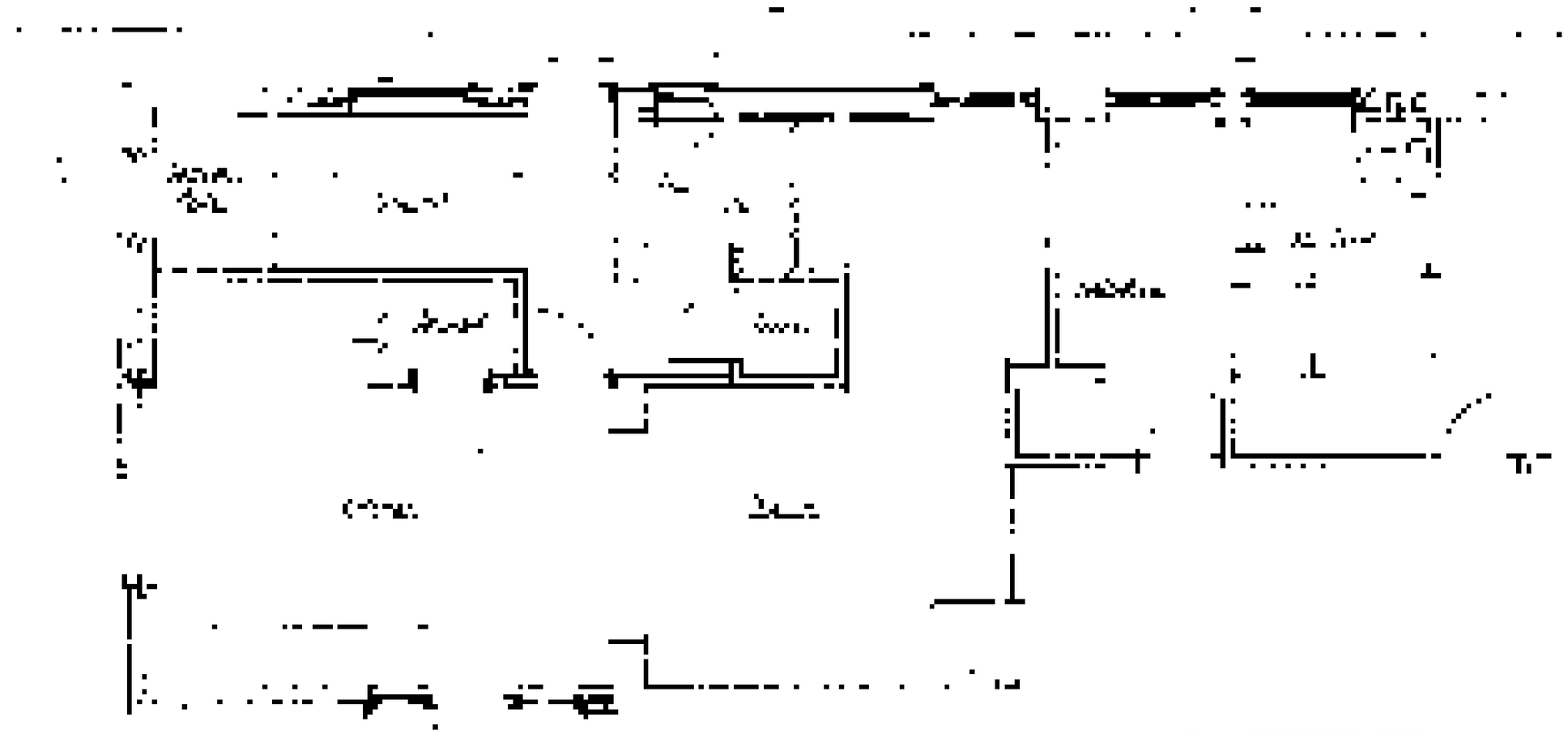
AM ADWEL 993322











Broadgate Builders

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