FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0578/92 Received:27-MAY-92 Type:FULL

Name: Mr & Mrs A P Reith
Plot 3 , Phase 7
Aalsmeer Rise
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : Plot 3, Phase 7 Aalsmeer Rise
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
06-JUL-92 H16/0578/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0578/92 Received:27-MAY-92 Type:FULL

Name: Mr & Mrs A P Reith
Plot 3 , Phase 7
Aalsmeer Rise
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : Plot 3, Phase 7 Aalsmeer Rise
Spalding Lincs

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.

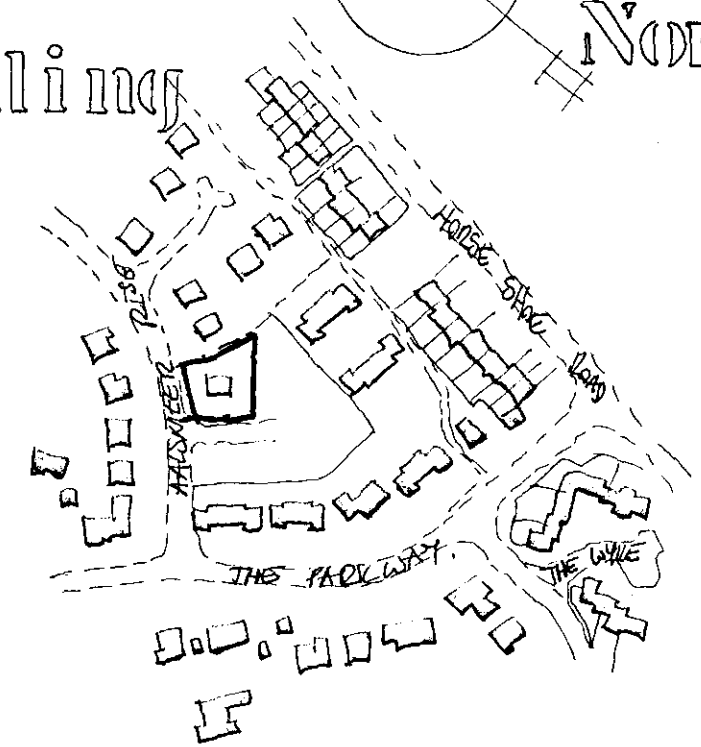
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Authorised to issue:

29-JUN-92 H16/0578/92 AD..N.....DC..PS...
30/6 3/7

Spalding

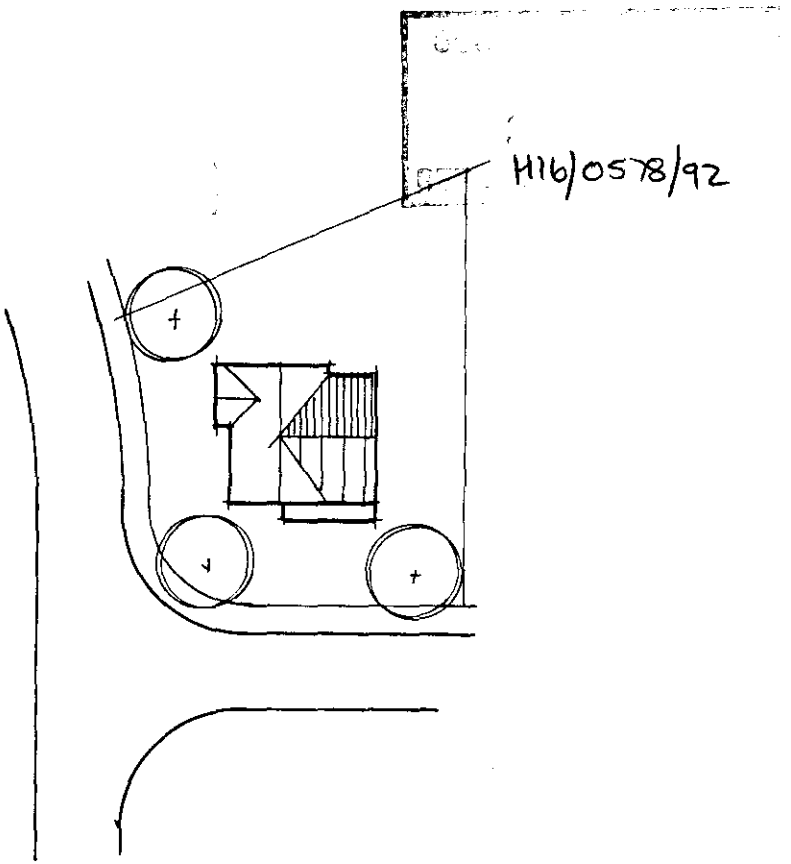
North



location plan

scale 1:2500

H16/0578/92



site layout

scale 1:500

proposed extension to house

Plot 3, Phase 7, Hadsteer Rise, SPALDING.

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0578/92

Date Registered 27 MAY 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs A.P. REITH.
PLOT 3 PHASE 7.
AALSMEER RISE, SPALDING.

Tel. No.

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

BROADGATE BUILDERS LTD,
BROADGATE, WESTON HILLS,
SPALDING, LINCS.

Tel. No. HOLBEACH 380532
(Personal contact name) M. CHARLTON.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT 3 PHASE 7 AALSMEER RISE, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO HOUSE.

COPY

Please complete

Signed. .....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £86.00 If you consider no fee is payable include a written explanation instead.

Date. 26 MAY 1992

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: ± 7.800 sq. metres

B. Please state size of any new structure:- (a) max. height: 8.830 metres
(b) max. length: 3.140. metres
(c) max. width: metres

C. Please state type and colour of materials for facing external walls: EXTERNAL MATERIALS TO MATCH EXISTING.

D. Please state type and colour of roofing materials.

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? EXISTING

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 Soakaways.

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

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.	NO	→ Date: Consultee(s):

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 THE SECTIONS.

Use the notice at the bottom of the page only when necessary.

1. **APPLICANT'S INTEREST**
Please state interest (e.g. owner, prospective purchaser)

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 26-5-92

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 26-5-92

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 .....

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete

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 floorspace ____ 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 ☐		
What provision is being made for access to the premises for the disabled?			

APPLICATION ASSESSMENT

Not. for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features 6ft close boarded fence on site boundary. House next door 1 upper small window. Ground floor windows screened by fence. Opposite is car parking provision with fence onto terraces.

Inspected by: GS
date: 12/6/92

Case Officer Conclusions (issues)

Case Officer Recommendations (summary) GRANT / REFUSE
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

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
.....28/6.....

Recommendation/draft report produced.....

Conditions/Reasons

Consent GS 29/6/92

Notes to applicant

Disabled access .....

Outstanding RM .....

Amended plans ..... viz

Other

FURTHER INFORMATION / CONSULTATIONS

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:

CONSULTATION/PUBLICITY REQUIRED

PAM 4-6

Publicity : General
Departure
Setting of LB Viz

Residents (Postal): 2, Aalsmeer Rise

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 :

REVALIDATION AFTER DIRECTION

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued 27 MAY 1992 No. P.1212

Date First Received .....

REGISTRATION

REFERENCE H16/0578/92

Cross-Ref B16/0428/92

Date 28/5/92

VALIDATION Date.....

Type FULL Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ..... Floorspace 27.72

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical:- Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

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...16.6.92

Index Sheets 7219 OS Nos ..... Grid Ref 519350 181970

Part ..... Parish SANDWICH

Inside CBD YES Inside C2 area YES

CR Burial	☐	C1	☐
CR Bypass	☐	C3	☐
Level crossing	☐	TPO	☐
Footpath	☐	Other:	

Grade ☐

Linked to site.....Ref..... Linked to property.....Ref...0330470

Planning Records:
Earlier apps

3 Leg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

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

Application no: H16/0578/92 Type: FULL

Applicant: Mr & Mrs A P Reith Agent: Broadgate Builders Ltd
Tel: 0406 380532

Description: Extension to house

Location: Plot 3, Phase 7
Aalsmeer Rise
Spalding
Lincs

Valid date: 27-MAY-92 Terminal date: 22-JUL-92
Target dates: Target Committee: 14-JUL-92
To case officer 01-JUN-92 Report deadline: 30-JUN-92
Inspected by 06-JUN-92
Extra contacts 11-JUN-92 Case Officer:
Report if not clear by 01-JUL-92 ~~P J UDY~~ GS

DEVELOPMENT/CONSTRAINTS

Size: 27.72 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	03-JUN-92	17-JUN-92
Cllr Mrs A M Newton	0775 762210	03-JUN-92	17-JUN-92
Cllr R C West	0775 760231 (Of	03-JUN-92	17-JUN-92
Owner/Occupier, 2 Aalsmeer Rise		12-JUN-92	26-JUN-92

L.C.C - No objections for GS 18/6/92.

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
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0578/92 Type: FULL

Applicant: Mr & Mrs A P Reith
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Extension to house

Location: Plot 3, Phase 7
Aalsmeer Rise
Spalding
Lincs

Valid date: 27-MAY-92
Target dates:
To case officer 01-JUN-92 3-6
Inspected by 06-JUN-92
Extra contacts 11-JUN-92
Report if not clear by 01-JUL-92

Terminal date: 22-JUL-92
Target Committee: 14-JUL-92
Report deadline: 30-JUN-92

Case Officer:
P J UDY

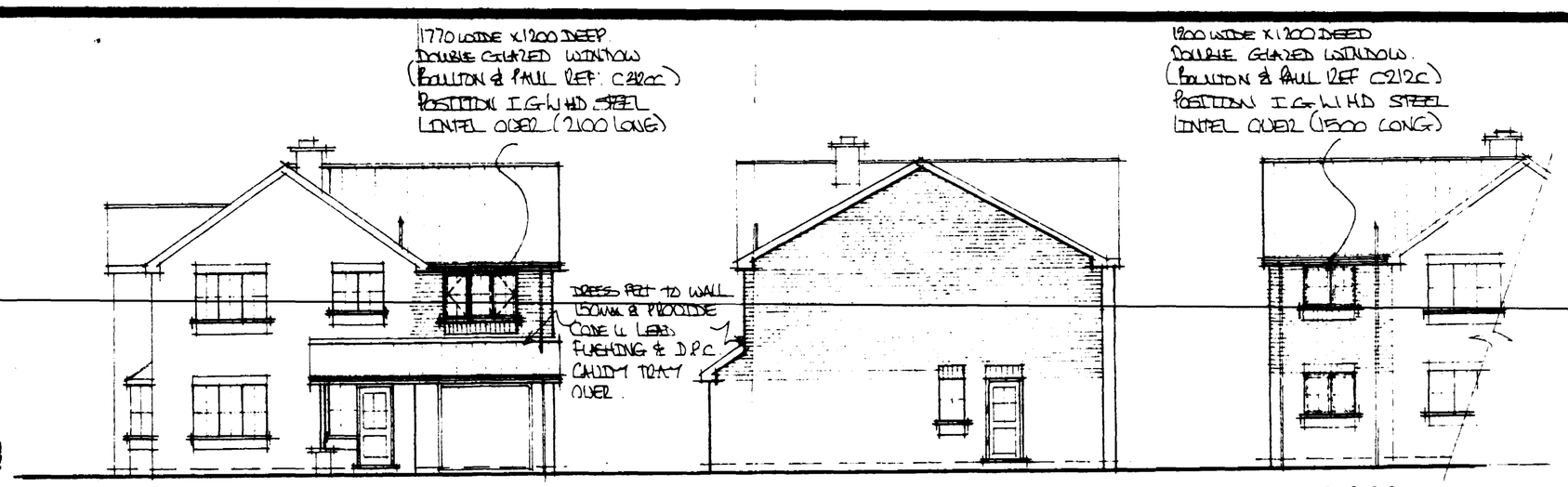
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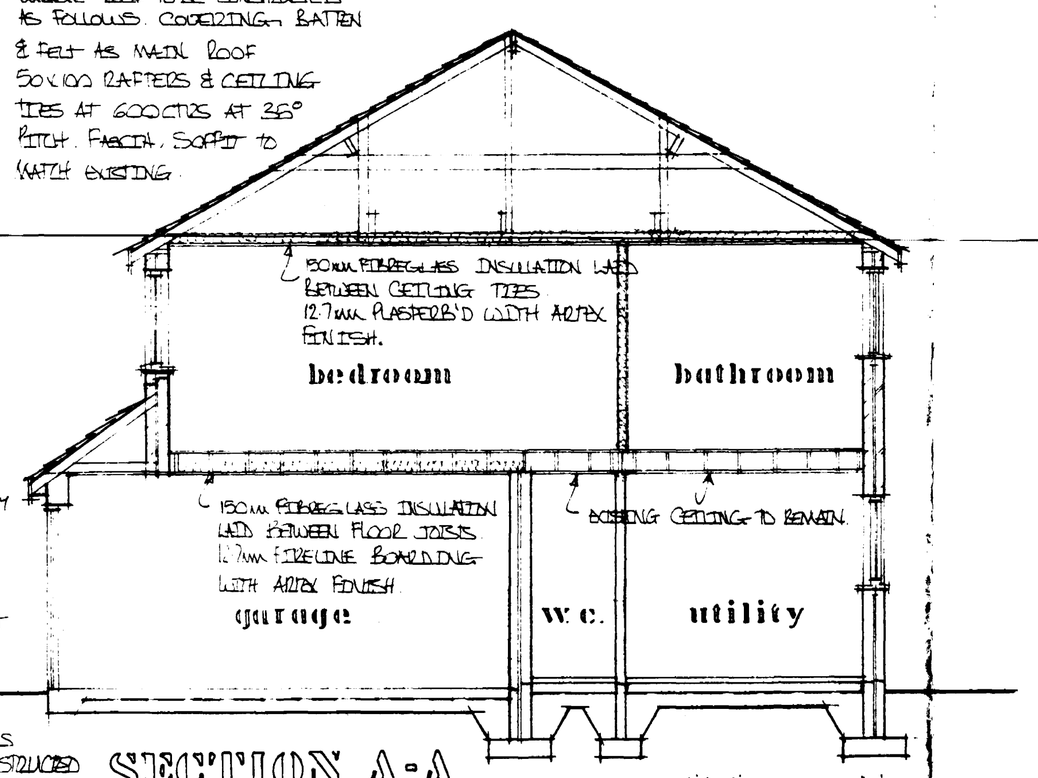
L.C.C. - No objections JE 06 4/6/92.



FRONT

SIDE

REAR.



SECTION A-A

pitched roof structure
REDLAND GROVEBURY FARMHOUSE RED CONCRETE INTERLOCKING TILE TO MATCH EXISTING & TO COMPLY WITH BS 473, 550 PART 2 1971.
25X38 S.W. TANALISED RAFTERS ON UNDERFELT TO B.S. 747 TYPE 1F IN ALL CASES LAP FELT 150MM.
RIDGE 38X150.
RAFTERS 50X125 AT 600 CTRS.
CEILING TIES 50X125 AT 600 CTRS.
PURLIN 75X99S.
RENDER 65X200
HANGER 50X100 AT 1200 CTRS.
COLLAR 38X200 AT 1200 CTRS.
WALL PLATE 50X100.
50X5MM LATERAL RESTRAINT STRAPS & ANCHOR STRAPS GALVANISED MILD STEEL AT VERGE & CEILING LEVEL AT 2.0M CTRS.
FASCIA, SOFFIT, BARGE BOARDS AND P.V.C. GOODS TO MATCH EXISTING CLOSE CAVITY ABOVE EAVES LEVEL.

note: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE

note: EXISTING ROOF PITCH 35° EXTENSION ROOF PITCH TO ENSURE FASCIA & RIDGE LINES ARE LEVEL (35° APPROX)

note: TILES TO BE LAID WITH 75MM MIN HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND WITH REGARDS TO WIND SPEED, ROOF PITCH & EXPOSURE RATING AS DETAILED IN CP3 CHAPTER V PART 2 1971.

pitched roof ventilation
PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH BUILDING REG. F2 BY PROVIDING A 10MM WIDE CONTINUOUS GAP IN SOFFIT WITH FLY PROOF MESH OVER.

walling
cavity wall
260MM CAVITY WALL TO CONSIST OF 100MM FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH B.S. 3921:1971)
60MM CAVITY.
CAVITY FILLED WITH TERRAWAY HD DRY CAVITY WALL INSULATION INSTALLED BY TERRAWAY IN STRICT ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE NO D 86-1606.
100MM SOLID INSULATION BLOCKWORK.

note: CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL WALL TIES SPACED 450 VERTICALLY & 900 HORIZONTALLY CTRS TO B.S. 1243:1978
WALL TIES TO BE STAGGERED AND PLACED AT 225MM VERTICAL CTRS AT UNBONDED CLOSURE OF CAVITY.

note: AT EVERY CLOSURE OF CAVITY PROVIDE HYLOAD D.P.C.

note: INTERNAL BLOCKWORK TO RECEIVE 10MM SAND CEMENT RENDERING WITH SKIM PLASTER FINISH.

internal walls
NEW FIRST FLOOR INTERNAL WALLS 100MM TIMBER STUDWORK CONSTRUCTED AS FOLLOWS.
50X75 HEAD & SOLE PLATE.
50X75 VERTICAL STUDS AT 600 CTS.
75MM FIBREGLASS INSULATION BETWEEN STUDS.
9.7MM PLASTERB'D + SKIM FINISH TO BOTH SIDES.
WHERE WALLS RUN PARALLEL TO JOIST DIRECTION BUILD OFF DOUBLED UP JOISTS (DOUBLED UP JOISTS IN ADDITION TO NORMAL JOIST SPACING & BE BOLTED TOGETHER)
WHERE WALLS RUN AT RIGHT ANGLES TO JOIST DIRECTION BUILD OFF SOLE PLATE.

first floor floor construction
19MM FLOORING GRADE WBP CHIPBOARD OR 50X200 CLASS SC3 GRADE JOISTS AT 400 CTRS.
50X5MM ANCHOR STRAPS & LATERAL RESTRAINING GALVANISED MILD STEEL STRAPS TO FLOOR STRUCTURE AT 2.0M CTRS.

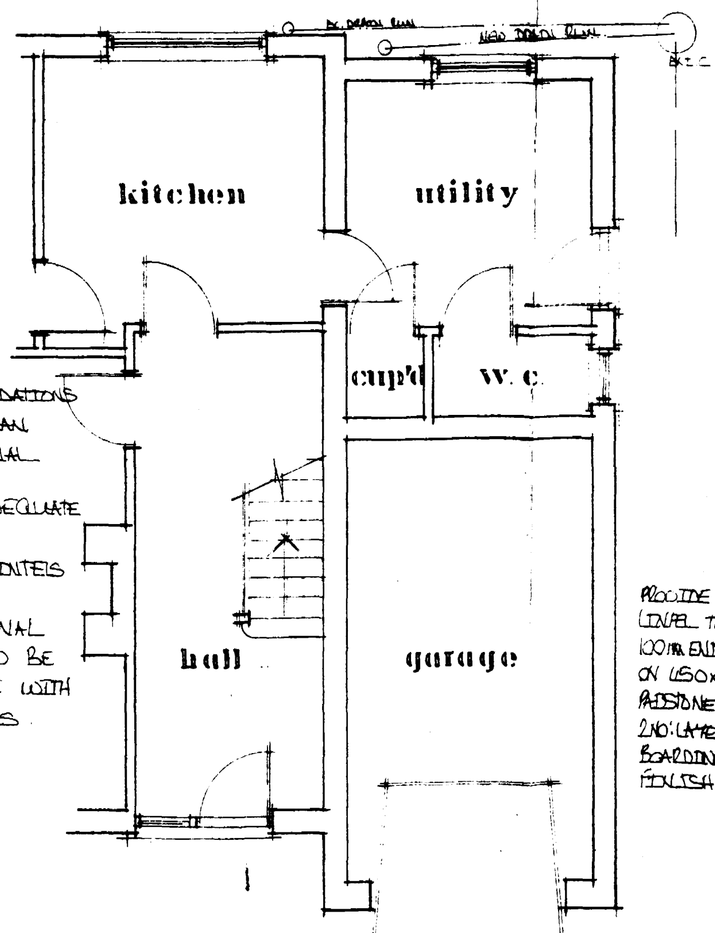
ventilation provision
ALL ROOM TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.
all habitable rooms TO HAVE PRIORITY TRICKLE VENTS INSTALLED TO WINDOWS FRAME AT HIGH LEVEL VENT AREA TO BE NOT LESS THAN 4000MM².
bathroom
TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY AND DUCTED TO EXTERNAL AIR.

NOTES
drainage foul water
foul drain run.
100MM DIA. U.P.V.C. PIPES (TO B.S.) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PIPES LAID TO A FALL OF 1:70. PIPES BEDDED ON & SURROUNDED IN 100MM PEA GRAVEL.

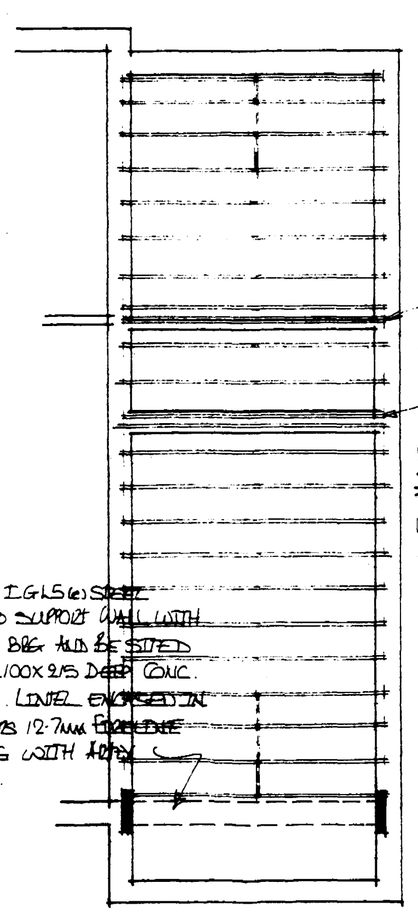
soil and vent pipes
100MM DIA SOIL AND VENT PIPES (TO B.S. 4514: 1983) TO EXTEND 900MM ABOVE FIRST FLOOR WINDOWS HEADS AND TO TERMINATE IN BALLOON FINIAL.
SOIL AND VENT PIPE FITTED WITH ACCESS PLATE AT BASE.

waste pipes
40MM DIA P.V.C. WASTE PIPES (TO B.S. 3943: 1976) FROM NEW APPLIANCES COMPLETE WITH 75MM DEEP SEALED TRAPS AND BOWING EYE ACCESS POINTS AT EVERY CHANGE OF DIRECTION.

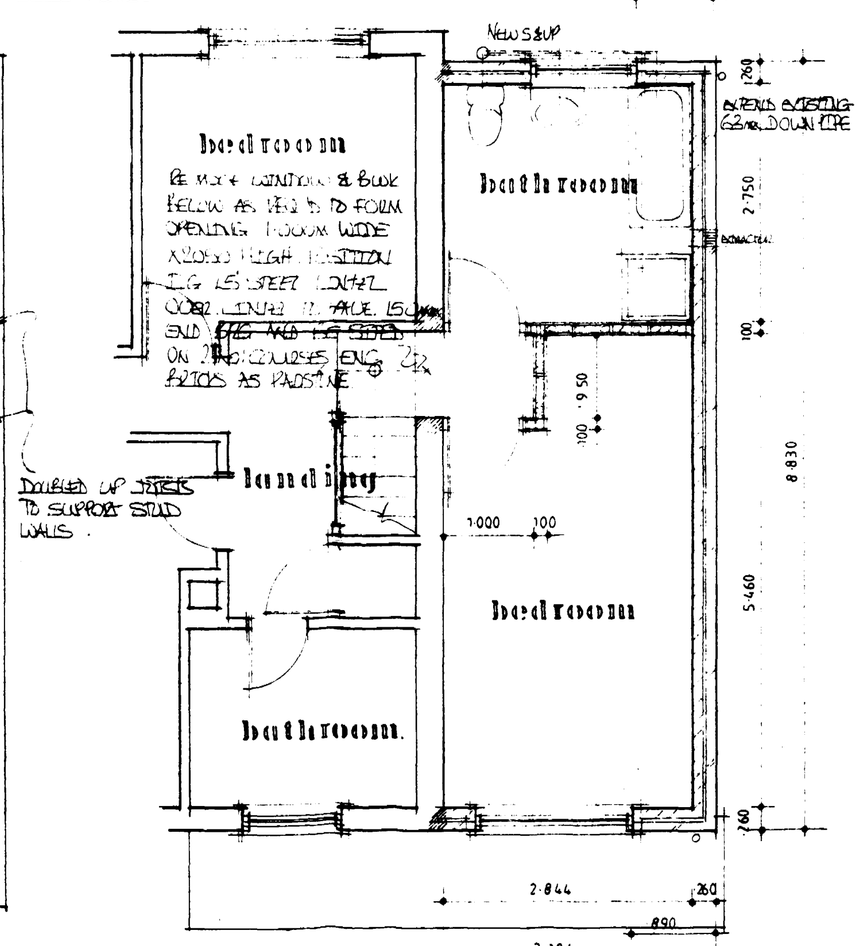
SOUTH HOLLAND D.C.
PLAN DEPT.
27 MAY 1992
REF. H/6/0578/92



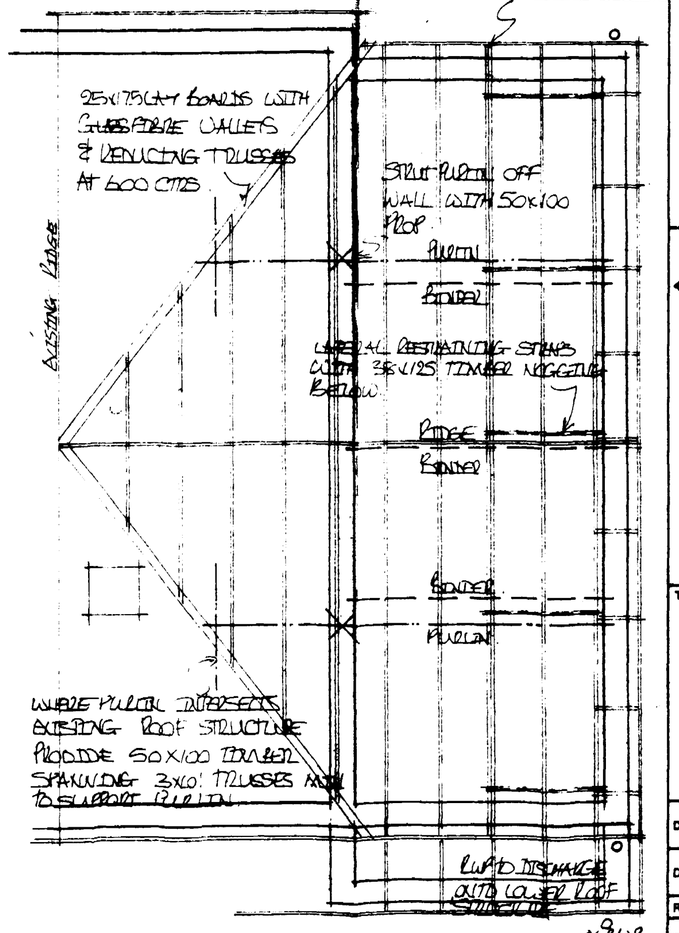
GROUND FLOOR PLAN PROPOSED



FLOOR JOIST PLAN



FIRST FLOOR PLAN PROPOSED



ROOF PLAN

Broadgate Builders

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

TITLE
proposed extension to house Plot 3 Phase 7
Aalsmeer Rise
SPALDING LINCS

DATE MAY 1992	DRAWN M. CHARLTON
DRWG. No. EQUES92 - NB1.	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING BUILDING REGS.