SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0609/93 Received:28-JUN-93 Type:FULL

Name: Mr & Mrs D Ellis
24 Exeter Drive
Spalding
Lincs

Agent: J R Wakerley
3 Old Rectory Drive
Thornhaugh
Peterborough
PE8 6HW

Description: Extension to include family room, kitchen and WC

Location : 24 Exeter Drive 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
30-JUL-93 H16/0609/93

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0609/93

Date Registered 28 JUN 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS D. ELLIS,
24 EXETER DRIVE,
SPALDING, LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE, THORNHAUGH
PETERBOROUGH PE8 6HW. Tel: (0780) 783073

Tel. No.
(Personal contact name) J.R. WAKERLEY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

24 EXETER DRIVE, SPALDING LINCS

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED FAMILY ROOM, KITCHEN EXT. & W.C. ADDITION.

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60 If you consider no fee is payable include a written explanation instead.

Signed ..... Date 24.6.93 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 0.0444 (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: 24 sq. metres

B. Please state size of any new structure:- (a) max. height: 3.5 metres
(b) max. length: 7.0 metres
(c) max. width: 5.0 metres

C. Please state type and colour of materials for facing external walls:

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: NO

5. GENERAL INFORMATION Please complete each section

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

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 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?	NO	➡ Application No.

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. NONE

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 24.6.93

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 24.6.93.

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~~ .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours :
Boundaries :
Site Features :

Inspected by PJH
Date 6-7

Site Notice posted by PJH
Date 6-7
Expiry
On post next to most affected neighbour

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Rear ext[n] 1.8 m beyond to boundary.
Flat roof but small patio to side, tot height below fence ~~adj 3 to 5 m taller than hedge~~ OK

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 Recommendation

Approve (or equiv)

Refuse (or equiv)

Signed PJH Date 20-7

Notes:

☐ Disabled
☐ Prev conditions
☐ Amended plans –
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1 TL1

DC INSTRUCTION SHEET

APPLICATION REF: H16/0609/93

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:

Additional Consultation/Publicity Required

PM 1-7

22/7

		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	Specify:
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:

Case Officer

Senior Officer Confirmed ..... PM Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60 .

Receipt No P3898

Date first Rec'd 28 JUN 1993

Registration

Reference H16/0609/93

Cross-Ref B16/0376/93

Date 29/6

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 24 SQMTS

Earlier permission – Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded: Extension to include, family room, kitchen + WC

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 301 OS Plots
Grid ref 529490 323530

Ward Q 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 ☐
TPO Tree Pres ☐
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐

Linked to property Ref 018434 ☐

Planning Records:
Earlier apps

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

455/88 .

Extension to include family room, kitchen and WC

Mrs Bliss phoned, probs the architect, poss can't get plans in within 14 days Gave her to 6-12-97

I. Mr Blais Exeter Drive 11/6/06/09/93 Scheme
amended by Council. After looking at my
27 the last changes B Regs made
Oct advised & made alterations we need
an amendment. Passed to B. Regs
for advice from them, Gave them on Fri.
PR Rep

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

H16/0609/93

FULL

Applicant: Mr & Mrs D Ellis
Tel:

Agent: J R Wakerley
0780 783073

Description: Extension to include family room, kitchen and WC

Location: 24 Exeter Drive
Spalding
Lincs

Valid date:	28-JUN-93	Terminal date:	23-AUG-93
Target dates:		Target Committee:	04-AUG-93
To case officer	05-JUL-93	Report deadline:	21-JUL-93
Inspected by	12-JUL-93		
Extra contacts	19-JUL-93	Case Officer:	
Report if not clear by	02-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size: 24 M2
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	06-JUL-93	27-JUL-93
Cllr E N Davies	02-JUL-93	09-JUL-93
Cllr J Goodley	02-JUL-93	09-JUL-93

A.C.C - No objections to CS 8/7/93

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 : P2898
Date received : 28-JUN-93

Received from

Timbergate Construction

Address

24 Exeter Drive
Spalding

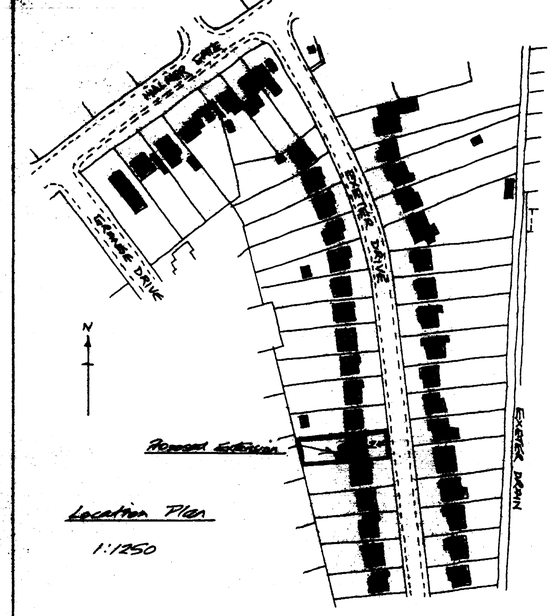
Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

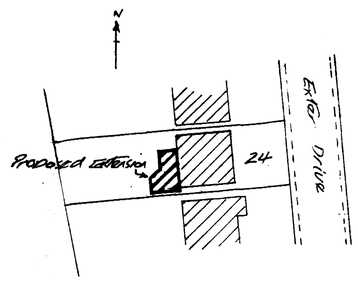
Signed.....K. Lowe.
(Authorised Collector)

DO NOT SCALE FROM THIS DRAWING.
IT IS THE CONTRACTORS RESPONSIBILITY TO CHECK ALL DIMENSIONS ON SITE.

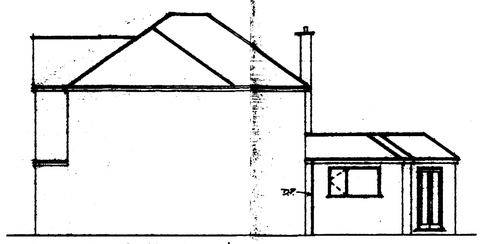
THIS DRAWING IS COPYRIGHT



Location Plan
1:1250



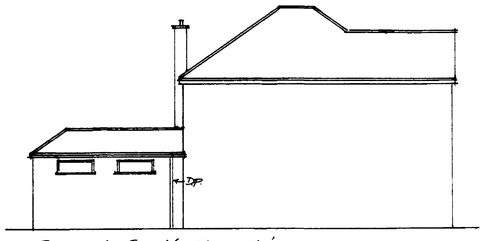
Site Plan 1:500



Proposed North Elevation



Proposed West Elevation



Proposed South Elevation

Notes

Roof (Flat) 3 layers asbestos based felt (Class AAA spec) with drips, flashings, & upstands fixed in mineral felt on 80 mm 'Pearl Deck' (min 'U' Value 25 w/m²c) on timber rafter design roof held to brickwork with metal straps @ 2 m c/s. all at 45° on 100x50 wall plate at total perimeter of extension.

Roof (Sloping) to be concrete tiles (Colour & style to match existing house on 25x38 mm tile batt on 38x25 felt on timber rafter design roof held to brickwork with metal straps at 2 m c/s. to BS. 1250 Pt 1 1976. with. all necessary bracing, chevron etc. Design of roof to be submitted & approved by South Holland District Council before commencement of work.

Roof Ventilation:- To have ventilated soffit & roof tiles to produce ventilation area equivalent to 10 mm continuous gap at total perimeter of ridge of extension. (Vent tiles only used if S.H.D.C. request)

Roof :- Insulation To be 150 thick mineral wool insulation between ceiling joists to give U value of 24 w/m²c.

Walls:- 250 cav. brickwork outer skin 100 mm blocks & mortar matching house 50 mm 'Artherm' cav. insulation inner skin 100 mm load bearing blockwork to achieve 45 w/m²c. Held to existing house with 'Fixtie' ancorites

Ceilings:- 12.5 mm thick plasterboard with plaster finish.

Wall Plastering:- render with sand/cement & plaster skin finish.

Floor:- 75 thick sand/cement screed with chicken wire rein forcement on 50 mm 'Jablite' on 100 mm conc. subfloor with 1200 g. D.P.M. on 150 thick consolidated hardcore.

Foundations:- Concrete strip to 450 wide & depth to suit L.A. Building Inspector.

Lintels:- 1.C.I. steel type L/S with Jablite insulation.

D.P.C.'s 100 mm wide black U.P.V.C. for walls 150 above outside ground level.

proprietary 'Thermabate' cav. closer to all window & door openings to achieve min U Value of 1.2 w/m²c

Gutters & Downpipes:- 112 round U.P.V.C. to match existing to downpipes (65 mm dia) to soakaways min distance of 4.5 m from buildings via 100 mm U.P.V.C. pipe with flexi jointed bedded in & surrounded by 150 mm gravel.

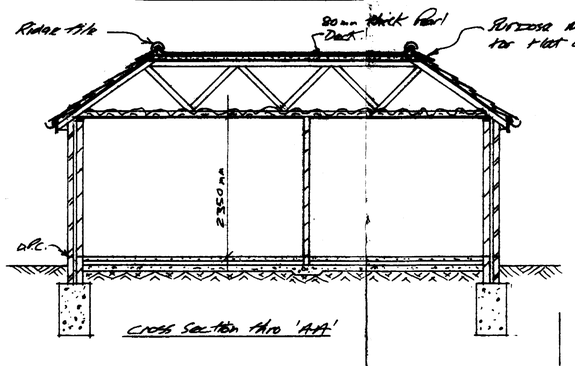
Windows & doors:- to be U.P.V.C. white (Double glazed) by local supplier fitted to man. instructions.

Painting & Decoration:- All woodwork to be knotted stopped & primed / undercoat & 1 full gloss. walls & ceilings to have 2 coats emulsion.

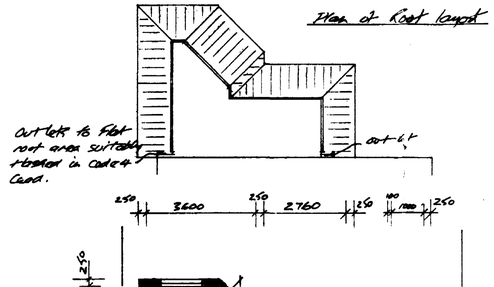
Skirtings & Architraves:- to match existing.

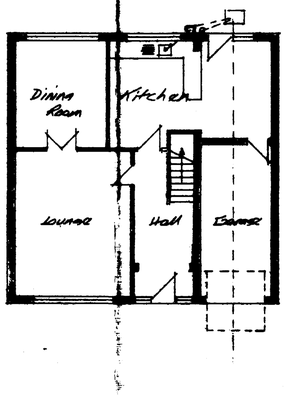
All Lead Flashings:- to be done as necessary in code 4 Lead.

Additional Background Ventilation:- to be air brick in each room min area 4000 mm²

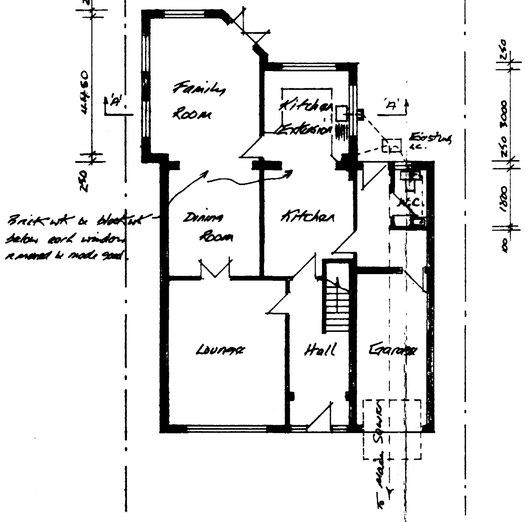


Cross Section thro 'AAA'





Existing Plan



Proposed Plan

SOUTH [illegible] D.C.
PLAN DEPT.
28 JUN 1993
REF 0609.93

DRAWINGS & SURVEYS ARCHITECTURAL
3 OLD RECTORY DRIVE,
THORNHAUGH,
PETERBOROUGH PE8 6HW
TEL. (0780) 783073



CLIENT
Mr & Mrs. D Ellis,
24 Exeter Drive,
Spalding, Lincolnshire.

PROJECT
Proposed Family Room, Kitchen Extension & W.C. Addition

SCALE	DRAWN	DATE
1:100	J.W.	4.6.93

DRAWING No.
93 - 707