

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0625/93

Received: 02-JUL-93 Type: FULL

Name: Mr & Mrs Moore
58 Saxon Close
Spalding
Lincs

Agent: W J Mumford and Son Ltd
4 Woolram Wygate
Spalding
Lincs

Description: Extension to dwelling including replacing flat roof
to garage with pitched roof

Location : 58 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.

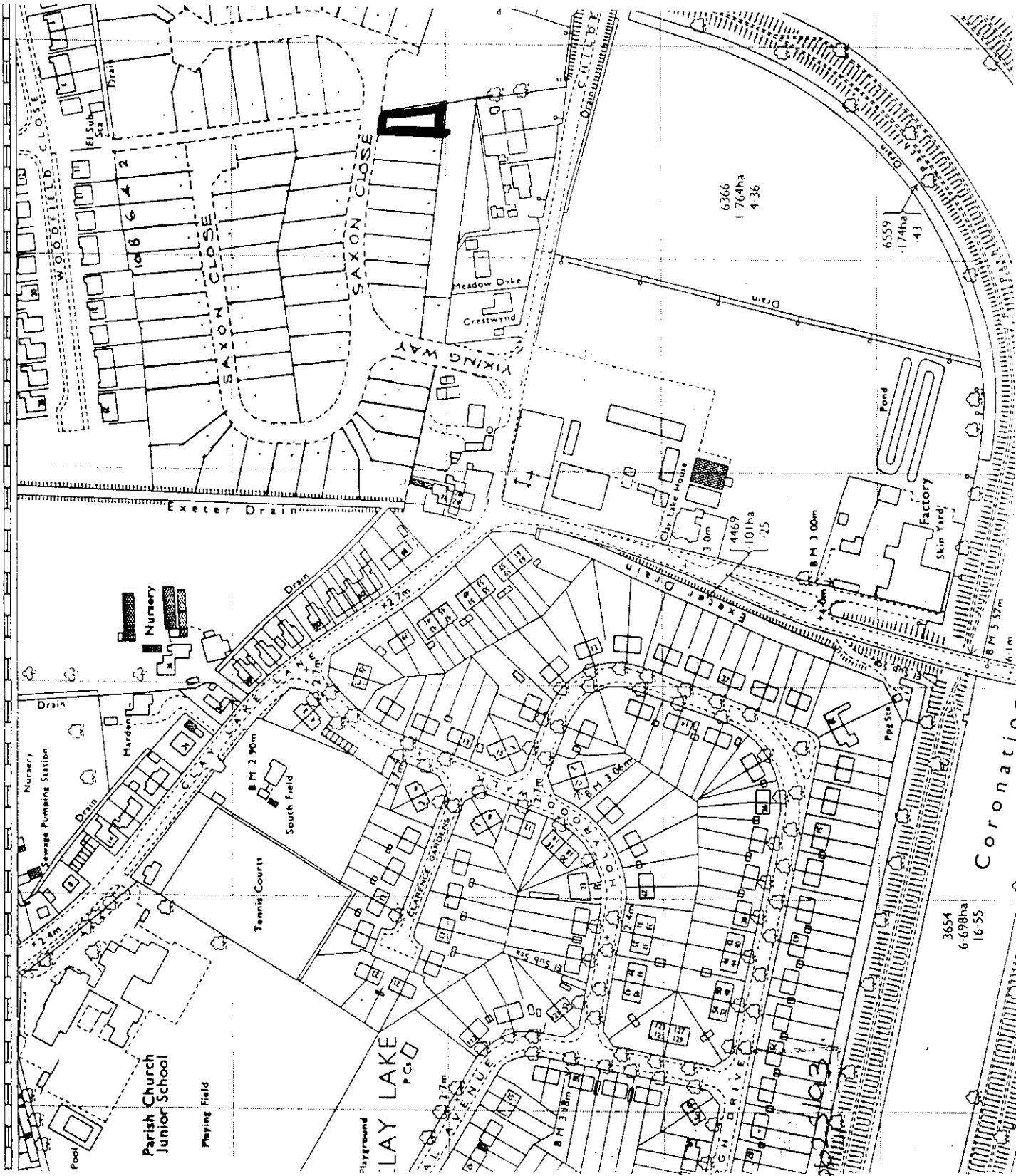
Director of Planning and Building Control Services
01-SEP-93 H16/0625/93

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.

HOLLAND ADMIN CO

SPALDING UD & CP

252 253 254 255 256 257



PLANNING APPLICATION

For office use only

Application No. H16/0625/93

Date Registered 02 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. MOORE
58 SAXON CLOSE
SPALDING.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

K. J. MUMFORD & SON LTD
4 HOOLMAN WYATE
SPALDING.

Tel. No.

(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

58 SAXON CLOSE, SPALDING.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSION TO DWELLING INCL. REPLACING FLAT ROOF TO GARAGE
WITH PITCHED ROOF.

Please complete

I attach

* Four copies of all plans

* an ownership certificate (see back page)

* a fee of 600

If you consider no fee is payable include a written explanation instead.

Previous application No.

Signed.

Date

29-06-93

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 worksor This is an **outline** application
☒ (✓)
☐

Now complete Parts
3, 4 and 5 and an
Ownership Certificates

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 Dwellings
- (ii) Other new building(s)
- (iii) Alterations or extension
- (iv) Change of use

☐
☐
☒
☐

If so, how many:

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:
(b) max. length:
(c) max. width:

metres

metres

metres

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

E. Please state type and colour of roofing materials.

F. Has a survey of the site been undertaken? State Yes or No

3.7
12.2
4.7
TO MATCH EXT
TO MATCH EXT

☐

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?

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

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

☐

SOAKAWAY
N/A.
NO
N/A.

PLEASE COMPLETE IN ALL CASES

The proposal is in connection with agriculture

The proposal affects a listed building

The proposal affects a public right of way

The proposal is known to affect contaminated or filled land

The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.

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.

Is this application related to a previous submission?

State Yes or No

NO
NO
NO
NO
NO

⇒ If so, please give details in Part 6

⇒ If so, please complete Part 7

☐

⇒

Date:

Consultee(s)

☐

⇒

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

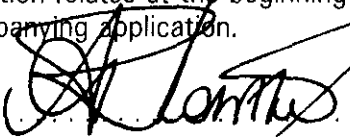
2. OWNERSHIP OF THE SITE

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 29-06-93

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

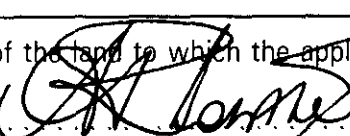
3. AGRICULTURAL HOLDINGS CERTIFICATE

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 29-06-93

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
Date

Site Notice posted by
Date
Expiry

S6 Saxon Close

18m tallies topped fence to boundary
Some vines in part but not as tall.

Taller bushes on opposite side.

Can see point but is it reliable?
Garden running at time of visit 12-35.
Sun high in sky to South East

Individual Resident Notices required:

Addresses to be
sent to -

Addresses
delivered to -

S6 Saxon Close
Surrey

Case Officer Conclusions

Northward Hedge to boundary with playing field
To rear of garage 18m tallies topped fence to boundary. Nearly total leaf
of garden ~~translucent~~ topped, topped, 18m tall to boundary

RECOMMENDATION/DECISION

NON-DETERMINATION

Permitted Dev (or equiv)
Non Development (or equiv)
Non Response after Direction

Senior Officer confirmed

Withdrawn

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

Signed Date.....

COMMITTEE

Confirmed as agenda

SUB-COMMITTEE

Confirmed as agenda

DPBCS AUTHORISED

Decision Issue confirmed

Notes:

Disabled
Prev conditions
Amended plans -
Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0625/9

Directions

Art 7 (Outlines)

☐

RM checklist

Previous
Current
Required

Sit	Des	Ext	Acc	Land

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

Pan 7-7
12/8/7

Departure

Setting of LB

Public Right of Way

Discretionary

Publicity: >>

.....

.....

.....

.....

Consultations:

County

E Heritage

Societies

.....

.....

..... G ROW

Extra Consultations:

Transport

TRA

D/Transp A15

D/Transp A18

B Rail

..... G* T15

.....

.....

Environment/

Drainage

WAT

Env Services

NRA

IDB

Env Assess

.....

.....

.....

..... G ENV Specify:

Conservation

LB

LB Demolish

Archaeology

Eng Heritage

Consultant

Other

..... G* DEM

..... G ARC Specify:

.....

.....

.....

Order No:

Specify:

Hazards

Other PLA

HSC Group

Specific

..... G* HAZ

.....

.....

Specify:

Specify:

WP Note -
G Group available
G* Group essential
(longer expiry)

Case Officer

Senior Officer Confirmed

Date.....

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No 22927

Date first Rec'd 02 JUL 1993

Registration

Reference H16/0625/93

Cross-Ref B16/0397/93

Date 5 7 93

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

Previous app - ref:
Type of app
Reason:

Discounted

Additional £
Refund £

Receipt No
Voucher No

Date
Date

Information

Index sheet 220 OS Plots
Grid ref 5 2566321820

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 -

Linked to site

Ref

Linked to property

Ref

0220917

Dist Bound

Other:

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

Planning Records:
Earlier apps

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

PLANNING COMMITTEE - 25th August, 1993

567. PLANNING APPLICATIONS (Continued)

(a) Applications Granted (Continued)

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H16/0507/93 Mr B Chapman	Change of use of part of dwelling to shop at 87 Acacia Avenue, Spalding.
H18/0576/93 Regalbourne Ltd	Residential - two dwellings at plots 128 and 129 Falklands Road, Sutton Bridge.

(It was also agreed that the Lincolnshire County Council be requested to take appropriate action under the Highways Act urgently to seek the removal of the bus shelter from within the visibility splay at the junction of Falklands Road and Bridge Road, and its relocation as soon as possible.)

H16/0625/93 Mr & Mrs Moore	Extension to dwelling including replacing flat roof to garage with pitched roof at 58 Saxon Close, Spalding.
H20/0653/93 J A Rootham & S A Nichols	Dwelling (Renewal of application H20/1008/90) at The Homestead, Jarvis Gate, Sutton St James

(b) Applications Refused

The undermentioned applications be refused planning permission in accordance with the recommendations of the Director of Planning and Building Control Services, as amended, where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H08/0437/93 Mr & Mrs H Hare	O.A Dwelling at existing nursery adjacent to Woodlands Cottage, Boston Road, Gosberton.
H03/0600/93 Mr P Miller	Two storey extension at 24 Coronation Avenue, Deeping St Nicholas.
H23/0636/93 Mr P G & Mrs C L Frith	Use of existing out-building for retail purposes at "Braemar", Mill Lane, Whaplode.

(c) Applications Director of Planning and Building Control Services authorised to approve

The Director of Planning and Building Control Services be authorised to grant planning permission for the undermentioned developments, in accordance with his recommendations, as amended where indicated:-

<u>Plan No. and Applicant</u>	<u>Proposal</u>
H13/0205/93 Dr & Mrs S Rayner	Landscaping scheme (Condition 6 of H13/0680/92) at 11 East Cobgate, Moulton.

(Councillor J Clark declared an indirect interest in the above application, and left the Council Chamber during consideration thereof.)

H11/0605/93 Messrs R K Wilson & Son Ltd	Two bungalows at plots 10 and 11 Delph Fields, Long Sutton.
--	---

TYPE: Full

DESCRIPTION: Extension to dwelling including replacing flat roof to garage with pitched roof

LOCATION: 58 Saxon Close, Spalding

APPLICANT: Mr & Mrs Moore

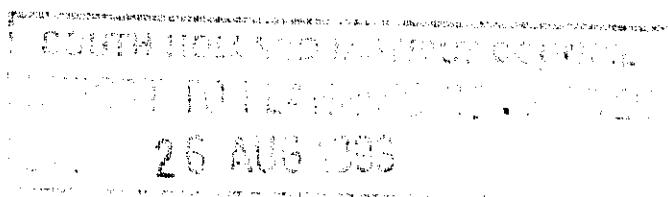
AGENT: W J Mumford & Son Ltd

REASON FOR COMMITTEE CONSIDERATION

Objections received.

RECOMMENDATION

Grant permission.



COMMENTS

- 1 The proposal is to erect a single storey extension to the rear of the existing garage and to roof the whole building with a pitched roof with hipped ends.
- 2 The height of the building to the gutters will be 2.5 metres, the height to the ridge will be 3.7 metres and the length parallel to the boundary will be extended by 6.8 metres. The building will be located 1 metre away from the boundary.
- 3 Under permitted development allowances, it would be possible for a 2 metre high fence to be erected along this boundary without requiring planning permission. It is considered that the effect of this extension at the boundary will not be materially different from a 2 metre high fence being erected on the boundary. When the pitch of the roof is carried through to a position above the boundary, the difference between the top of a 2 metre high fence and the line of the roof is 0.2 metre, i.e. at the boundary the pitch of the roof when projected is 2.2 metres above ground level.
- 4 Although the roof is higher than a 2 metre fence, it does slope away from the boundary and therefore its effect is lessened with distance away from the boundary.
- 5 The extension is located to the east of the objector's garden and therefore will shade it from some early morning sunlight, but light from the south and west will not be affected.

REPRESENTATIONS

Public: One letter received from 56 Saxon Close, Spalding - summarised:

- Extension would extend the full length of our garden and be solid brick with pitched roof to 3.7 metres high.
 - Feel it would be unsightly and overpowering.
 - View of and from our garden will be spoilt and will devalue our property.
 - Could extension be constructed on other side of 58 Saxon Close?
-

IAN 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



H16/0625/93

FULL

Applicant: Mr & Mrs Moore
Tel:

Agent: W J Mumford and Son Ltd

Description: Extension to dwelling
including replacing flat roof
to garage with pitched roof

Location: 58 Saxon Close
Spalding
Lincs

Valid date:	02-JUL-93	Terminal date:	27-AUG-93
Target dates:		Target Committee:	25-AUG-93
To case officer	09-JUL-93	Report deadline:	11-AUG-93
Inspected by	16-JUL-93		
Extra contacts	23-JUL-93	Case Officer:	
Report if not clear by	06-AUG-93	P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 56 Saxon Close	15-JUL-93	05-AUG-93
Site/Press Advert MIN	16-JUL-93	06-AUG-93
Cllr B J Davies	09-JUL-93	16-JUL-93
Cllr C Evans	09-JUL-93	16-JUL-93
Cllr M C White	09-JUL-93	16-JUL-93

ACC - No Objections JCB 15/7/93

IAN SMITH Dip TP MRTPI
ector of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161
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H16/0625/93

FULL

Applicant: Mr & Mrs Moore
Tel:

Agent: W J Mumford and Son Ltd

Description: Extension to dwelling
including replacing flat roof
to garage with pitched roof

Location: 58 Saxon Close
Spalding
Lincs

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Cllr M C White	09-JUL-93	16-JUL-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
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Application no: H16/0625/93

Applicant: Mr & Mrs Moore
58 Saxon Close
Spalding
Lincs

Agent: W J Mumford and Son Ltd
4 Woolram Wygate
Spalding
Lincs

Description: Extension to dwelling including replacing flat roof
to garage with pitched roof
Location: 58 Saxon Close Spalding
Lincs

Type: FULL

02-SEP-93

Dear Sir/Madam,

PLANNING APPLICATION

The above application for planning permission has now been considered, together with your comments, and it has been decided that permission should be granted in this case.

The full details, including any conditions which may have been imposed, can be seen by inspecting the register of applications which is available in this Department during normal office hours.

Yours faithfully
B SMITH
Director of Planning and Building Control Services

I Gorst
56 Saxon Close
Spalding
Lincs

OBJECTION

56, Saxon Close,
Spalding,
Lincs.

26th July 1993

Dear Mr. Smith

Re Application no : H16/0625/93

Thankyou for your letter dated 15th July 1993. We have studied the plans for the proposed extension to 58, Saxon Close, and wish to express the following concerns.

As the extension would extend the full length of our garden and be solid brick with a pitched roof 3.7m high, we feel it would be unsightly and overpowering.

The view of and from our garden will be spoilt. We are also concerned that it would devalue our property.

Would it not be possible for such an extension to be constructed on the other side of 58, Saxon Close ?

We invite you to view the proposed site from our property so you can appreciate our concerns.

Yours sincerely



I Gorst

S.H.D.C. PLANNING DEPT.	
RECEIVED	
30 JUL 1993	
APPROVED	RECEIVED
DPO	BE
DDPD	ACD
JC	
Authority	
By	
Date	

Handwritten initials "PU" in a circle to the right of the stamp.

Handwritten signature and date "30/7/93" over the bottom right of the stamp.

IAN 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



VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2927
Date received : 02-JUL-93

Received from

Mr & Mrs Moore

Address

58 Saxon Close
Spalding

Fee paid	£	60.00
VAT	£	0.00

Total received £ 60.00

Cash/Cheque : Cheque

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

