SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0634/93 Received:07-JUL-93 Type:FULL

Name: Mr & Mrs D Smith
4 Clarence Gardens
Spalding
Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Proposed car port and detached garage

Location : 4 Clarence Gardens 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.

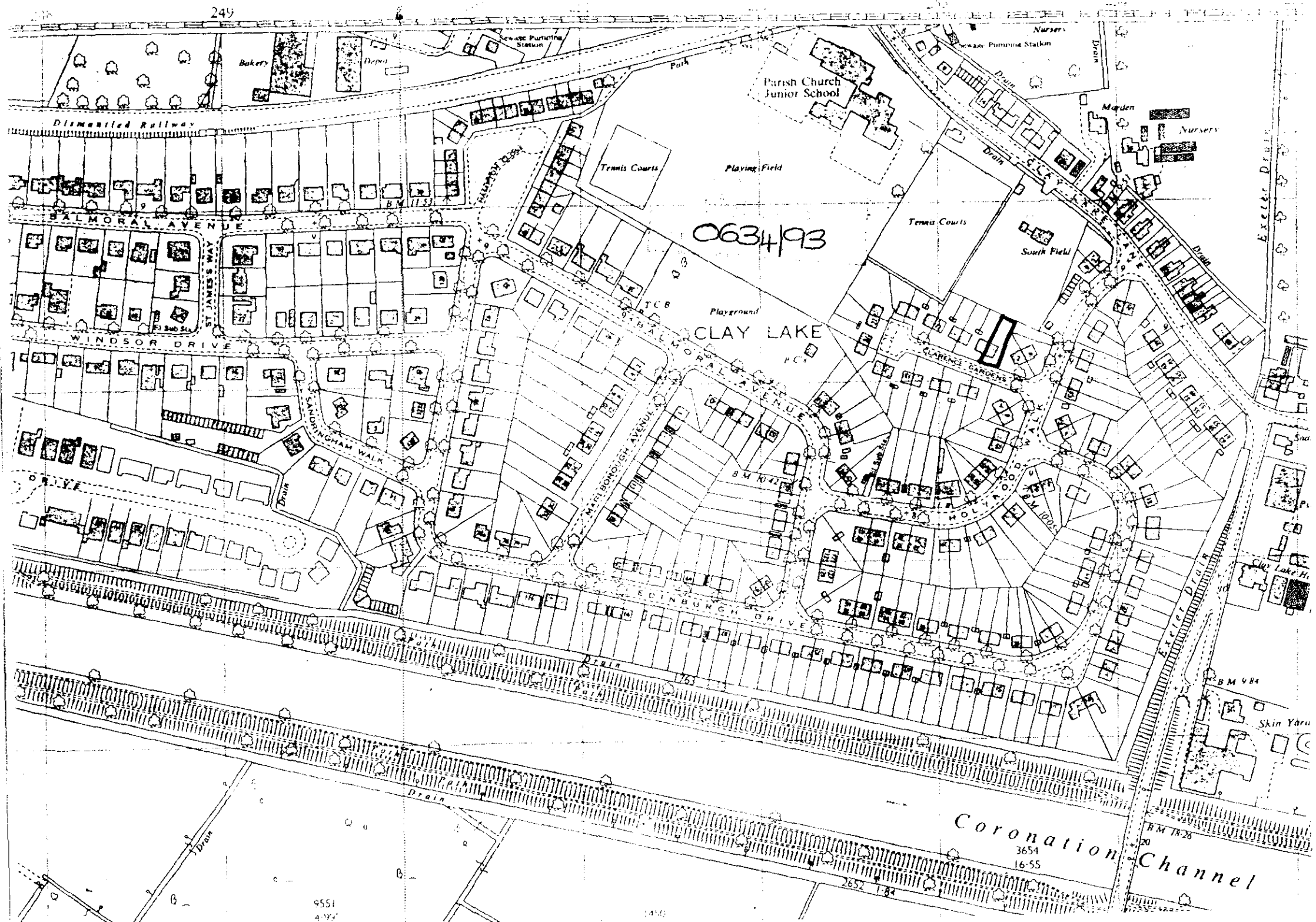
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
13-AUG-93 H16/0634/93

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)


Bakery
Depot
Sewage Pumping Station
Park
Parish Church Junior School
Nursery
Sewage Pumping Station
Drain
Marden
Nursery
Dismantled Railway
Tennis Courts
Playing Field
Tennis Courts
South Field
Exeter Drain
BALMORAL AVENUE
ST JAMES'S WAY
WINDSOR DRIVE
SANDRINGHAM WALK
Playground
CLAY LAKE
CLARENCE GARDENS
MARLBOROUGH AVENUE
EDINBURGH DRIVE
Drain
Coronation Channel
3654
16·55
2652 1·84
B M 9·84
B M 16·26
Skin Yard

0634/93

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/0634/93

Date Registered 07 JUL 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. D. SMITH
4 CLARENCE GARDENS
SPALDING

Tel. No.

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

EAST MIDLANDS DESIGN ASSOC
"WILLOW LODGE"
HORSEHOE ROAD
SPALDING
Tel. No. OTJ 767968
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

4 CLARENCE GARDENS, SPALDING

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED CAR PORT & DETACHED GARAGE

Please complete

Signed ..... Date 28-06-93

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. 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:	2·8 metres
(b) max. length:	Garage 6·955, Ext Rear 7·04 metres
(c) max. width:	3·6 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	

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?

SEE BLOCK PLAN

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.	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 28-06-93

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 28-06-93

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 PM
Date 29-7

Site Notice posted by PM
Date 16-7
Expiry

Individual Resident Notices required:

Addresses to be sent to –

Addresses delivered to –

Case Officer Conclusions

Front hedge will have to be removed for carport side garden adjacent de Comarde Post + wire needs fixed & boarding - Bungalow have used garage Kitchen Lounge W.C + bathroom

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 PM Date 9-8

Notes:

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

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H16/0634/93

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

PP1147
D2.5/7

		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 TRA	D/Transp A15	..... G* T15	
	D/Transp A18	.....	
	B Rail	.....	
Environment/ Drainage WAT	Env Services	.....	
	NRA	.....	
	IDB	.....	
	Env Assess	..... G ENV	Specify:
Conservation LB	LB Demolish	..... G* DEM	
	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 ..... Date..... Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P2943

Date first Rec'd 07 JUL 1993

Registration

Reference H16/0634/93

Cross-Ref B16/0405/93

Date 08-JUL-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
Discounted
Previous app – ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 230 OS Plots
Grid ref 523403 218300

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

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 0176636

Planning Records:
Earlier apps

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

Town and Country Planning Act etc

DRAFT DECISION

Reference: H16/0634/93 Received:07-JUL-93 Type:FULL

Name: Mr & Mrs D Smith
4 Clarence Gardens
Spalding
Lincs

Agent: E. M. D. A.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs

Description: Proposed car port and detached garage

Location : 4 Clarence Gardens 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.

10-AUG-93 AD check...M.10/8:...

Authorised to issue (inc Delegation)...D.C.12/8..

IRIAN 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

H16/0634/93
FULL

Applicant: Mr & Mrs D Smith
Tel:

Agent: E. M. D. A.
0775 767968

Description: Proposed car port and detached garage

Location: 4 Clarence Gardens
Spalding
Lincs

Valid date: 07-JUL-93
Target dates:
To case officer 14-JUL-93
Inspected by 21-JUL-93
Extra contacts 28-JUL-93
Report if not clear by 11-AUG-93

Terminal date: 01-SEP-93
Target Committee: 25-AUG-93
Report deadline: 11-AUG-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size:
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
	16	6
Site/Press Advert MIN	~~20~~-JUL-93	~~10~~-AUG-93
Cllr B J Davies	16-JUL-93	23-JUL-93
Cllr C Evans	16-JUL-93	23-JUL-93
Cllr M C White	16-JUL-93	23-JUL-93

A C C - No objections JCB 22/7/93

.N 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2943
Date received : 07-JUL-93

Received from

D O & J Smith

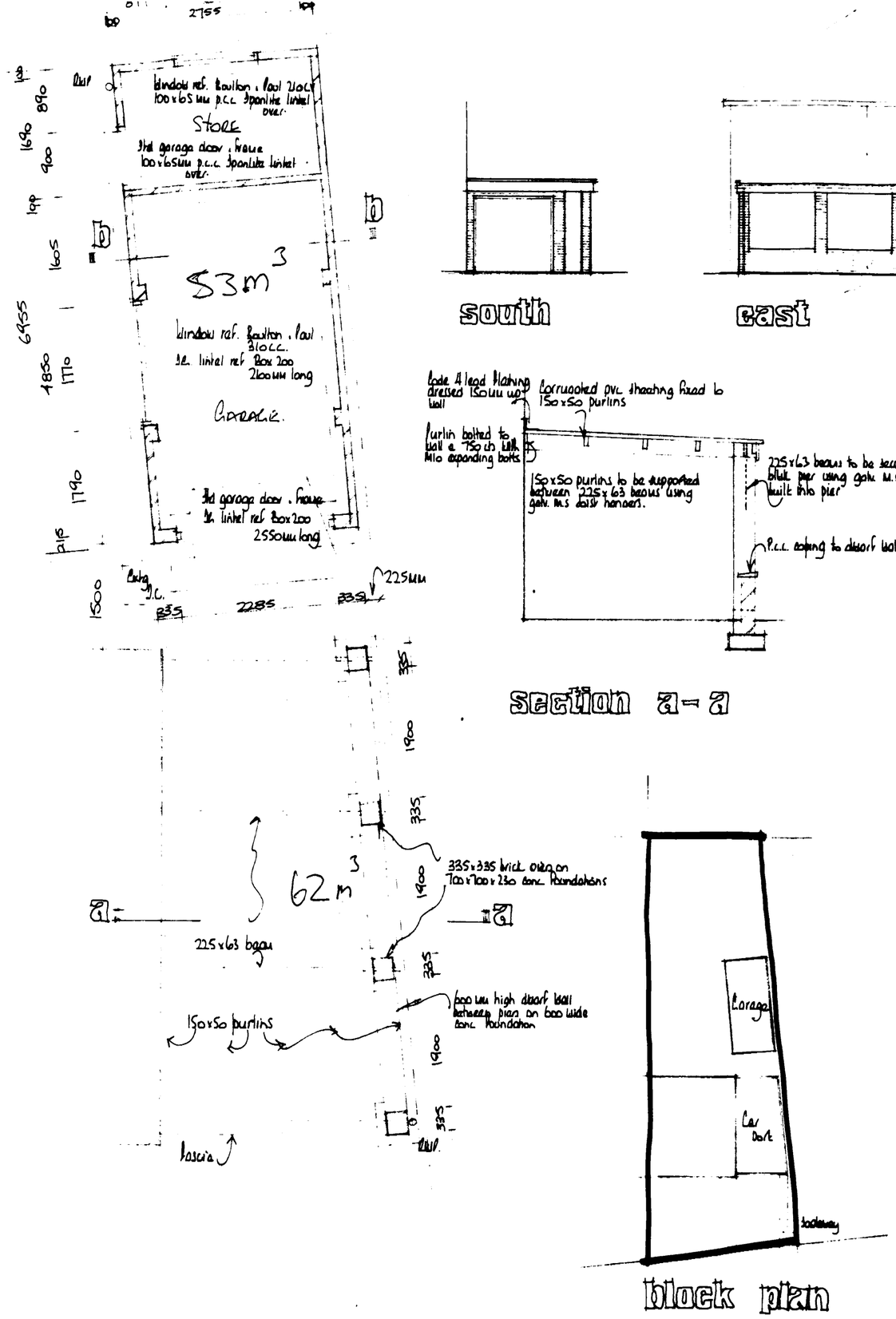
Address

24 Clarence Gardens
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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


Store
Window ref. Boulton & Paul 210cc
100x165mm p.c.c. Spanlite lintel over.
Std garage door, Fence
100x165mm p.c.c. Spanlite lintel over.
53m³
Window ref. Boulton & Paul 210 c.c.
Std. lintel ref. Box 200
2100mm long
Concrete.
Std garage door, Fence
Std. lintel ref. Box 200
2550mm long
Bdry
2755
890
1690
900
1605
6455
1850
1770
1790
1500
2285
335
225mm
1900
62m³
335x335 brick oversail on 100x700x250 conc. foundations
225x63 bgau
150x50 purlins
600mm high dwarf wall between piers on 600 wide conc. foundation
Fascia
south
east
north
west
Code 4 lead flashing dressed 150mm up wall
Corrugated pvc sheeting fixed to 150x50 purlins
Purlin bolted to wall @ 750 ch with Rilo expanding bolts
150x50 purlins to be supported between 225x63 beams using galv. M.S. joist hangers.
225x63 beams to be secured to inner pier using galv. M.S. strap built into pier
P.C.C. coping to dwarf wall.
section a-a
b-b
Roof Construction
12.5 mm white tear chippings bitumen bedded on 3 layer built up roofing felt. bottom layer to be 38mm slated
18 mm external grade plywood decking
firrings to give 1 foot 6" slope
50x50 to 75 grade both @ 400 ch.
12.7mm gypsum Fireline board
Where joists run parallel to walls they are to be trapped at 1800 mm ch.
Straps to be fixed to 6 mm 3kilo joists, having packing between beforehand and securely fixed to walls.
Similar straps to be used @ 1800 ch to hold down the wall plate
Straps to be 30x6 mm galv. M.S.
Foundations
to be C15/1 grade concrete.
for 215 mm walls foundations to be 700 x 250mm
for 100 mm " " " 450 x 230mm
Foundations to be taken down to a firm load-bearing strata min 1m if in shrinkable clay soil, in accord with the requirements of the L.A. Building Control Dept.
Floor Construction
100 mm min. C10/1 grade oversite concrete
1200 g polythene dpm/ proof membrane
25mm sand blinding
150 mm, compacted hardcore - if in excess of 150mm to a max 600 mm the hardcore is to be laid and compacted in layers not exceeding 150mm
Strip off all vegetable soil from beneath proposal.
Wall Construction
Below Ground
To be 100 mm Class A concrete blocks.
Above Ground
To be 100mm facing brick to match dwelling with piers as indicated.
D.P.C. in Walls
To be min 150 mm above F.g.l.
Windows & Doors
To be Boulton & Paul or similar as spec'd on plan
Lintels
To be as spec'd on plan. to be installed in strict accord. with technol. instructions with min. 150mm end bearings.
Lintels to be protected with either 13mm gypsum plaster or plank with 12mm Tecboard to achieve a min ½hr fire resistance.
Drainage & Surface
Excavate for and lay in where indicated 100mm Marley/ dantred UPVC drain on 100 mm bed gravel bed, then 100 mm Ø upturned bend at base of downpipe to surface water soakaway.
Form footways a min 5.0m from the nearest building, excavate 1200 x 1200 x 1200 mm deep backfill with brick rubble to 300 mm below ground level, lay in sheet polythene and make up with vegetable soil.
block plan
Garage
Car Park
footway
All dimensions must be checked on site and not scaled from this drawing
A
Date
Revisions
© copyright
East Midlands Design Associates
"Willow Lodge",
Horseshoe Road,
Spalding,
Lincs. PE11 3JA
Tel: Spalding (0775) 767968
Client
Mr & Mrs. D Smith.
Job Title
Proposed car port & garage at 4 Clarence Gardens.
Spalding.
Drawing Title
Plan, Section & Elevations
Scale 1:50 & 1:100 & 1:250
Date June 93
Drawn by KL
Drg No. 93/71/01.
Rev
A PRODUCT OF THE UNO RANGE ARCHITECT CAT No. 7312.
420 · 594mm A2