SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0818/93 Received:03-SEP-93 Type:FULL

Name: Mr S R Lee
11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Agent: Mr S R Lee
11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Description: Erection of garage

Location : 11 First Avenue Pennygate
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 garage shall be constructed of Rutland Red Rustic facing bricks.

Reason: To ensure a satisfactory external appearance.

3 The access to the permitted building shall be from Chaucers Way only.

Reason: In the interests of road safety.

4 Before the garage is erected a vehicular access shall be constructed to Chaucers Way in accordance with details to be first approved by the Local Planning Authority.

Reason: To ensure the provision of adequate facilities for safe ingress and egress of vehicles calling at the site in the interests of road safety.

5 The front of the garage shall be located a minimum of 5 m from the rear edge of the adjoining footway on Chaucers Way.

Reason: To provide adequate standing room within the driveway for a vehicle to wait clear of the highway whilst the garage doors are being opened or closed.

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)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
22-OCT-93 H16/0818/93

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. H16/0818/93

Date Registered 27 AUG 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. S R LEE
11 FIRST AVE
PENNYGATE
SPALDING PE11 1LR.

Tel. No. 725700

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

Tel. No.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

11 FIRST AVE PENNYGATE
SPALDING PE11 1LR

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

GARAGE.

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 S R Lee Date 27.8.93 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 (Hectares) 200 Sq METRES

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)	200 SQ. METRES	~~hectares~~
B. If building works are proposed, please state extra floor space to be created:	28·158	sq. metres
C. Please state size of any new structure:- (a) max. height:	2·850	metres
(b) max. length:	5·700	metres
(c) max. width:	4·940	metres
D. Please state type and colour of materials for facing external walls:	CLASS A BLOCKS. GREY	
E. Please state type and colour of roofing materials.	CORRUGATED SHEETS GREY	
F. 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. — GARDEN

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? — IT IS A GARAGE.

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.

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 ....S.R.Lee..... (Applicant ~~/ Agent~~) Date 27-8-93

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 ....S.R.Lee..... (Applicant / ~~Agent~~) Date 27-8-93

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 DL
Date 10/9

Site Notice posted by DL
Date
Expiry 10/9

Expand site - to Rear of dwelling
No screening
other scruffy garages nearby
(ie arbitrary 'timber')
Pin could be ok if Rendered 'Painted

Individual Resident Notices required:

Addresses to be sent to -

Addresses delivered to -

Case Officer Conclusions

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 PDG Date 18-10

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans -

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

1) The garage shall be constructed of Rutland Red Rustic Facing Bricks.

Reason To Ensure a Satisfactory External Appearance

DC INSTRUCTION SHEET

APPLICATION REF: H16/0818/93

Directions

Art 7 ☐ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Other.....

Non-std: Details needed

Direction authorised by Senior Officer..... Date.....

Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Reconsultations: All ☐ See below ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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:

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

Press
PC
WM
Residents

Case Officer : PM

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

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P 3186

Date first Rec'd 27 AUG 1993

Registration

Reference H16/0818/93

Cross-Ref R

Date 31-AUG-93 AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace

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

Description to be recorded: Erection of Garage

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 200 OS Plots
Grid ref 523550 323680

Ward T 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 –
- HAZ Site
- AIR Safeguard
- LIN Elect
- PIP Pipe
- CON Waste/contamin

Linked to site Ref
Linked to property Ref 0244768
- Dist Bound
- Other:

Planning Records:
Earlier apps

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

..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

SOUTH HOLLAND DISTRICT COUNCIL

H16/0818/93
FULL

Applicant: Mr S R Lee
Tel: 0775 725700

Agent: Mr S R Lee
0775 725700

Description: Erection of garage

Location: 11 First Avenue
Pennygate
Spalding
Lincs

Valid date:	03-SEP-93	Terminal date:	29-OCT-93
Target dates:		Target Committee:	26-OCT-93
To case officer	10-SEP-93	Report deadline:	12-OCT-93
Inspected by	17-SEP-93	Agreed TD Ext:	
Extra contacts	24-SEP-93	Case Officer:	
Report if not clear by 08-OCT-93		P J UDY	

DEVELOPMENT/CONSTRAINTS

Size:
Category: Newbuild
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Site/Press Advert MIN		~~14~~ 10-SEP-93	~~05~~ 1-OCT-93
Cllr C F Fisher	0775 725983	08-SEP-93	15-SEP-93
Cllr Mrs A M Newton	0775 762210	08-SEP-93	15-SEP-93
Cllr R C West	0775 760231 (Of	08-SEP-93	15-SEP-93

L.C.C. Obs Attached ~~[illegible] 14/9/93~~ JCB 23/9/93

Mr S R Lee
11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Mr P J Udy

PJU/JK/H16/0818/93

14 October, 1993

Dear Sir

Erection of Garage at 11 First Avenue, Pennygate, Spalding

I refer to the above application which you submitted on 3 September, 1993.

I will be grateful if you would confirm in writing that you are agreeable to render the garage or to paint it, possibly cream, since I am concerned that untreated blocks will appear utilitarian and detract from this part of Chaucers Way.

Yours faithfully

P.P.

N R MIDLEN
Principal Planning Officer (Development Control)

Spoke to Mr Lee on 18-10-93
He suggested uses a brick — Rutland Red Rustic.
Agreed this is OK will send it to be used

PM.

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: SOUTH HOLLAND District Council

Application Reference H16/0818/93

Form of notification by the County Director of Highways and Planning for DEVELOPMENT AFFECTING HIGHWAYS

With reference to the application dated
relating to the following proposed development:

1. National Grid Reference of a central point on site

horizontal				vertical		

2. Address or location

11 FIRST AVENUE, SPALDING

3. Name, classification and number of road

UC

4. Date application referred 14 - 9 - 93

5. State whether outline, detailed application etc.

FULL

6. Description of proposed development/change of use including access details

ERECTION OF GARAGE

7. Notice is hereby given under the provisions of article 15 of the Town and Country Planning General Development Order, 1988, that the County Council as local highway authority:—

Delete as appropriate

~~a. Does not wish to restrict the grant of permission.~~

(b.) Requests that any permission given by the local planning authority shall include the conditions shown overleaf.

~~c. Requests that the local planning authority refuse the application (reason overleaf).~~

~~d. Requests the local planning authority to complete Form T.R. 108 para 10b as shown overleaf.~~

Date: 15/9/93 Signed: [signature]
Director of Highways and Planning

CONDITIONS:—

Delete as appropriate

(i) For applications where items are to be reserved for subsequent approval in consultation with the Director of Highways and Planning

(ii) For other applications

(1) B1 - - - - Chaucers Way

(2) Before the garage is erected a vehicular access shall be constructed ~~a vehicular access shall be constructed to~~ Chaucers Way in accordance with details to be first approved by the LPA.

(3) The front of the garage shall be located ~~at~~ a minimum of 5m from the rear edge of the adjoining footway on Chaucers Way

Delete as appropriate

(i) REASONS FOR a, b, or c overleaf

(ii) COMMENTS FOR FORM T.R. 108 para 10b

(1) B1

(2) B6

(3) To provide adequate standing room ~~clear~~ on within the driveway for a vehicle to wait clear of the highway whilst the garage doors are being opened or closed

Note:— use continuation sheet(s) as necessary.

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
P g & 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 : P3186
Date received : 27-AUG-93

Received from

S R Lee

Address

11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

Signed.....
(Authorised Collector)

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

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H16/0818/93

Applicant: Mr S R Lee
11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Agent: Mr S R Lee
11 First Avenue
Pennygate
Spalding
Lincs PE11 1LR

Description: Erection of garage

SOUTH HOLLAND D.C.
PLAN DEPT
03 [illegible]
REF Valid

Location: 11 First Avenue
Pennygate
Spalding

Type: FULL

Date received: 27-AUG-93

31-AUG-93

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

Your submission for the above has been received, but I regret that it cannot be dealt with as it stands. Please provide the following:

Four copies of a 1:2500 site location plan with the site outlined in red.
Four copies of a 1:500 block plan showing the position of the garage in relation to the property.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

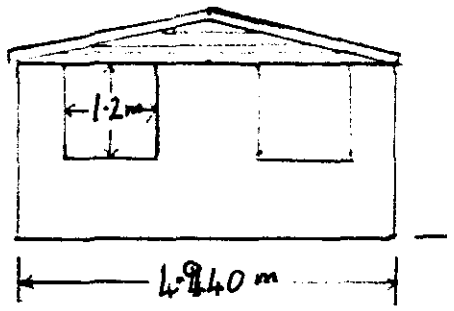
Yours faithfully

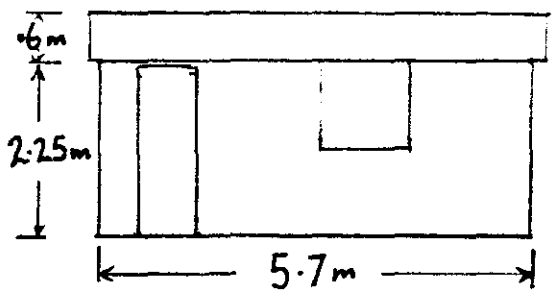
K Lowe
Principal Administrative Officer

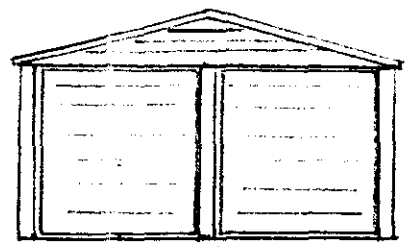
PROPOSED GARAGE AT NO 11 FIRST AVE FOR MR S R LEE.

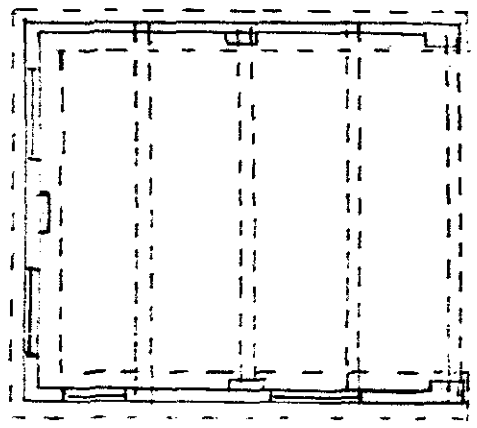
27-8-93

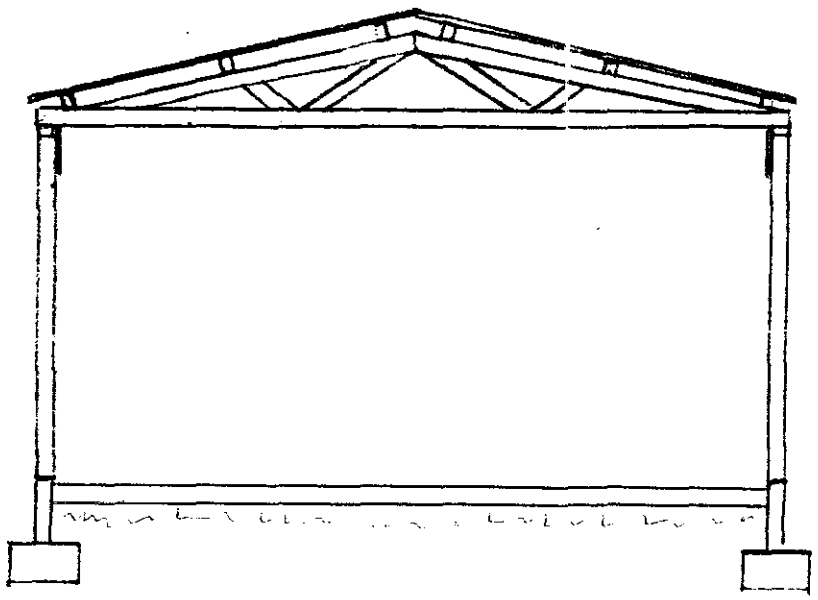
0818/93











FOUNDATIONS TO SUIT GROUND CONDITIONS

450 x 225 4-2-1 CONCRETE

CLASS A CONCRETE BLOCKS TO FOOTINGS AND WALLS

ROOF TRUSSES AND PURLINS TO BE MADE FROM 100 x 50 TIMBER ROOF CLADDING TO BE STANDARD CORRUGATED SHEETS

FASCIA AND GABLE CLADDING TO BE P.V.C.

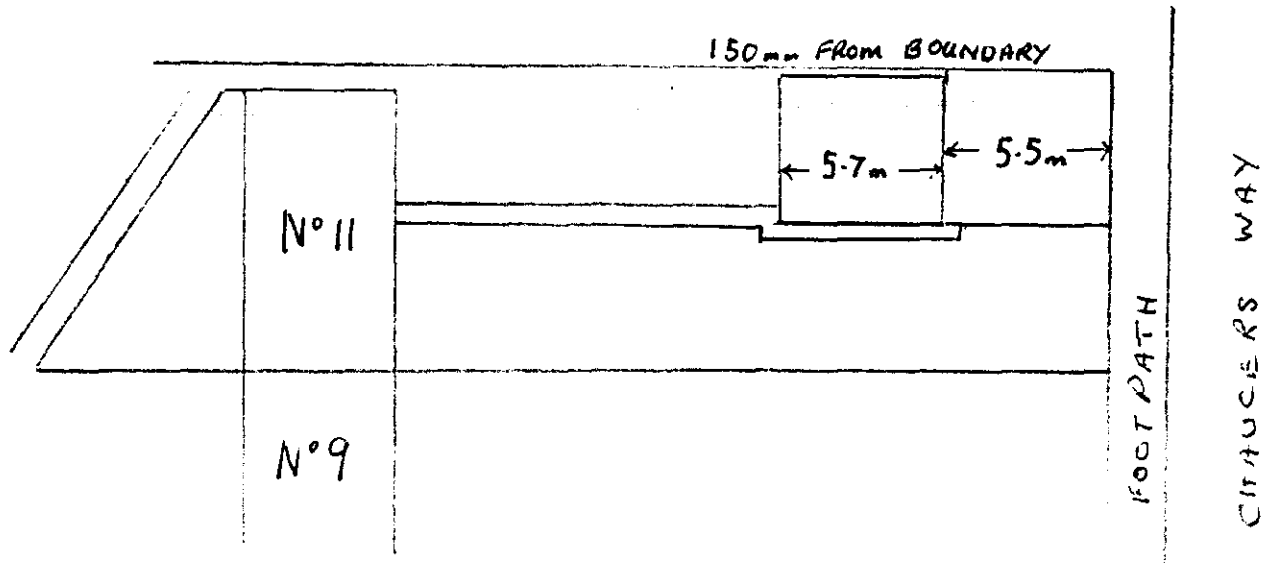
GARAGE DOORS TO BE 7'x7' UP AND OVER

WINDOWS 3NO 1·2M x 1·2M.

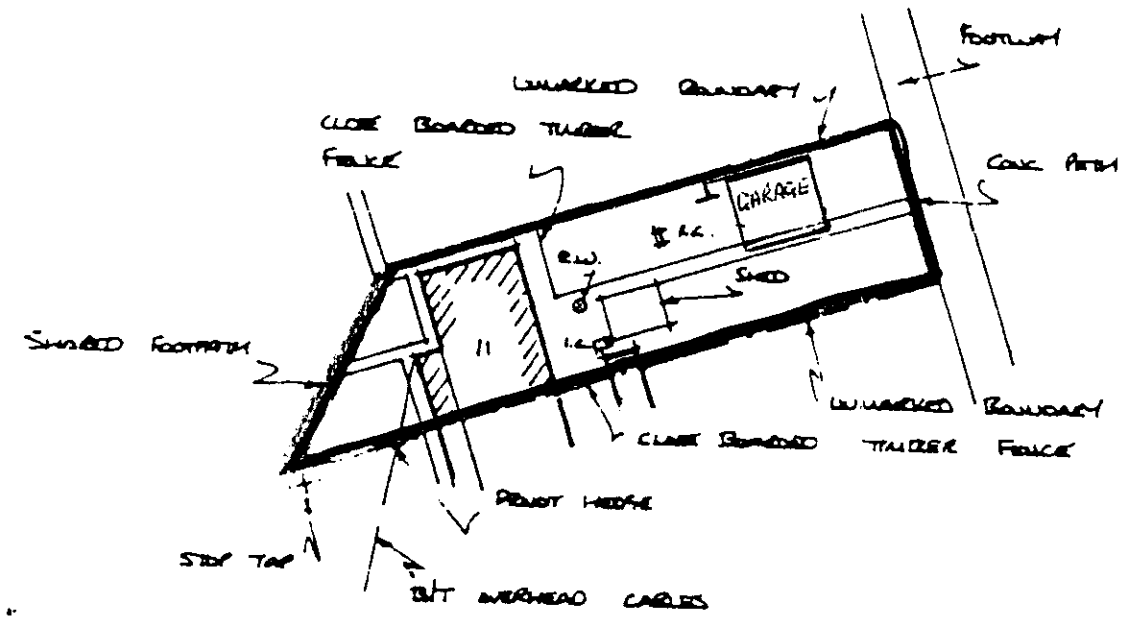
DOOR AND FRAME 6'6" x 2'6" LEDGED AND BRACED OPENING OUT.

FLOOR TO BE 100MM 42·1 CONCRETE ON HARD CORE

DPC TO BE 100MM UPVC.

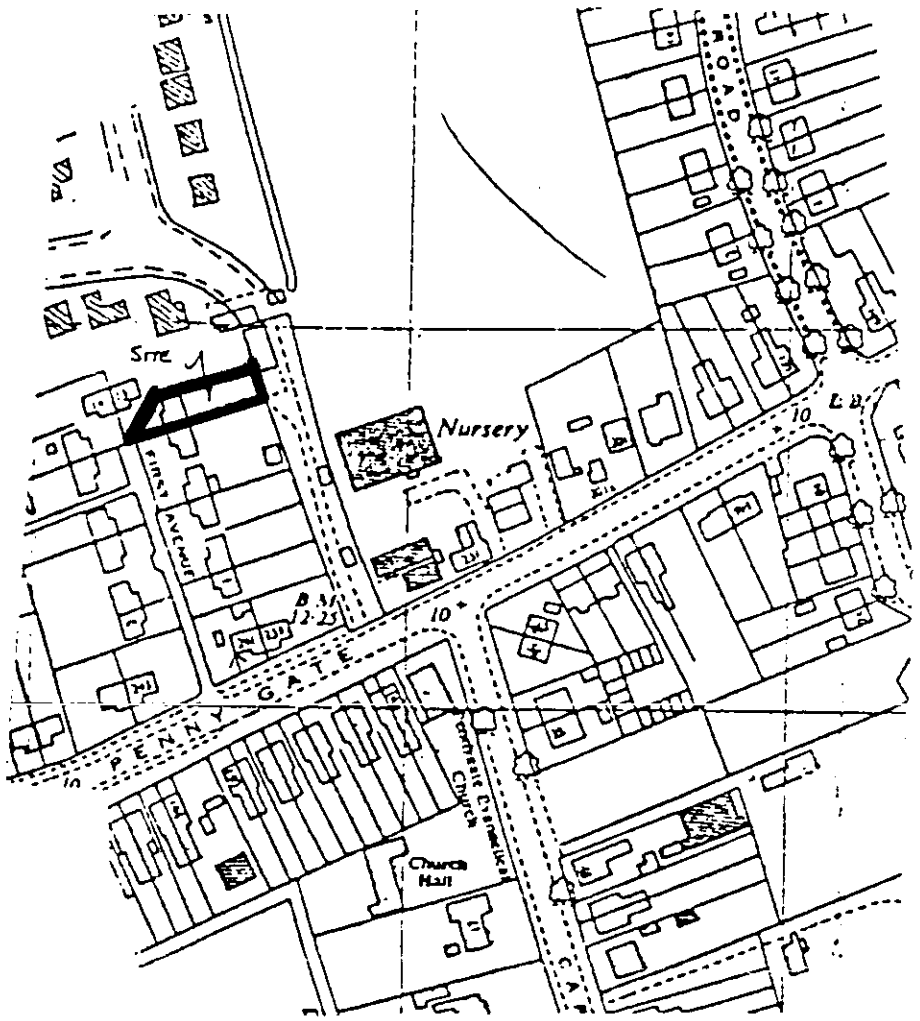


Mr S R. Lee
11 First Ave
Pennygate Spalding.



Block Plan 1/500

Extract TF 2222 - 2322
Area approx 250 m²
Reproduced from the Ordnance Survey 1/2500 South Holland District Map with the permission of the Controller of Her Majesty's Stationery Office. Crown Copyright Reserved.



Location Plan 1/2500

REF 518/93