SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0998/92 Received:22-SEP-92 Type:FULL

Name: Mr & Mrs K Williamson
31 Spring Street
Spalding
Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Extension forming bedroom/ sun-lounge

Location : 31 Spring Street Spalding

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-NOV-92 H16/0998/92

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)

...ATION
...llow for decorating all new surfaces, ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.

FLASHINGS
All flashings, soaker etc to be in CODE 4 sheet lead properly cut, dressed and fixed.




N

LOCATION PLAN.

SCALE: 1/2500.

...fibreglass in... bedding. Then... internal part... blockwork wal... infilling to be... suitably typ... horizontally... every alternate... 450mm. At op... centres verti... openings.

SUB STRUCTURE:
To be in TYPE... blockwork up t... filled with le...

VENTILATION
Natural ventil... be not less th... area. All wind... night vents. E... provided in ... bathrooms

G. R. M...
I.ENG AMI...
ARCHITECT...
& LAND D...
TEL: HOLB...

PROJECT:
EXTENS...
31 SPR...
SPALDI...

CLIENT:
MR & MRS...
31 SPR...
SPALDI...
LINCS

SCALES:
1/50 & 1/...
(UNLESS OTHERW...

G.R. MERCH...

REVISIONS:

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H16/0998/92

Date Registered 22 SEP 1992

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

MR & MRS. K. WILLIAMSON.
31 SPRING STREET.
SPALDING.

Tel. No.

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

G. R. MERCHANT.
4 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS.

Tel. No. HOL 37083.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

AS ABOVE.

OFFICE COPY

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

EXTENSION FORMING BEDROOM / SUN-LOUNGE.

Please complete

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55 If you consider no fee is payable include a written explanation instead.

Signed. G. R. Merchant Date. 21.9.92 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: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created: N/A.

B. Please state size of any new structure:- (a) max. height: 3.5 APPROX' sq. metres

(b) max. length: 6·33 metres

(c) max. width: 4.10 metres

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

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No [YES]

## 5. GENERAL INFORMATION Please complete each section

**EXISTING USES**
Please state existing or, if vacant, the last use(s) of site. HOUSE & 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? 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 N/A.

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): |
| Is this application related to a previous submission | [ ] | → 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.**

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

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).

OWNERS.

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 G.K. Merchant ~~(Applicant~~/Agent) Date 21.9.92

**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 G.K. Merchant ~~Applicant~~/Agent) Date 21.9.92

**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 .....

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**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 .....

# DC RECORD SHEET

APPLICATION REF:

## Directions

Art 7 (Outlines)
RM checklist

| | Siting | Design | Ext app | Access | Landscape |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

Reg 4 Scale drawing ..... Highway S/W ..... Agric appraisal .....

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

## Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

## Consultation/Publicity Required

PM 25-9
DC 2/9

| | Requested | Sent |
|---|---|---|
| **Extra Publicity:** | | |
| Departure | ..... | ..... |
| Setting of LB | ..... | ..... |
| Public Right of Way | ..... | ..... |
| Discretionary | ..... | ..... |
| **Extra Consultations:** | | |
| Dept of Transport | ..... | ..... |
| Environmental Serv. | ..... | ..... |
| LB/Cons. Area - Local | ..... | ..... |
| - Local & National | ..... | ..... |
| - English Heritage | ..... | ..... |
| Consultant: Name..... ..... | | ..... Order No ..... |
| Other: | ..... | ..... |

**Case Officer** PM

Recorded on board:

# APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 6-10

Notice posted by PM
Date 6-10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Ext^n to rear 1.8m fence to Boundary, Blank wall to ct. neighbour has a door on rear, some extra shading.

## RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PDH

Senior Officer VM

Case Officer Recommendation

Approve ✓ Refuse

Signed PDH 30-10

Conditions/Reasons (continue overleaf) 1. TL1

Notes to applicant

- [ ] Disabled
- [ ] Outstanding RM
- [ ] Amended plans

# ADMIN RECORD SHEET

## Initial

Submitted Fee £55

Receipt Issued P1693

Date first Rec'd 22 SEP 1992

## Registration

Reference H16/0998/92

Cross-Ref ~~H16~~ 659/92

Date 23-SEP-92 AR

## Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 25.95

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app Type

Discounted fee

Correct fee £55

Additional
Refund

Receipt Issued

## Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

| | Siting | Design | Ext app | Access | Landscaping |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |

Index sheets 3021

OS No's

Grid ref 5 [illegible] 3 [illegible]

Ward P

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Inside IBD YES

Inside LP area YES

Linked to site

Ref

Linked to property 03233989 Ref

Planning Records:
Earlier apps

1 [illegible]

B Reg Records:
Already submitted - Ref
Request
Requested

**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: H16/0998/92 Type: FULL

Applicant: Mr & Mrs K Williamson
Tel:

Agent: G R Merchant
0406 370853

Description: Extension forming bedroom/ sun-lounge

Location: 31 Spring Street
Spalding

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| | | | |
|---|---|---|---|
| Valid date: | 22-SEP-92 | Terminal date: | 17-NOV-92 |
| Target dates: | | Target Committee: | 27-OCT-92 |
| To case officer | 27-SEP-92 | Report deadline: | 13-OCT-92 |
| Inspected by | 02-OCT-92 | | |
| Extra contacts | 07-OCT-92 | Case Officer: | |
| Report if not clear by 27-OCT-92 | | P J UDY | |

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DEVELOPMENT/CONSTRAINTS

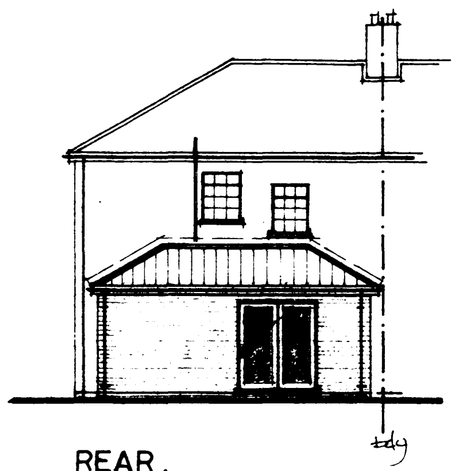
Size: 25.95 M2
Category: Extension
Listed building:
Conservation Area:

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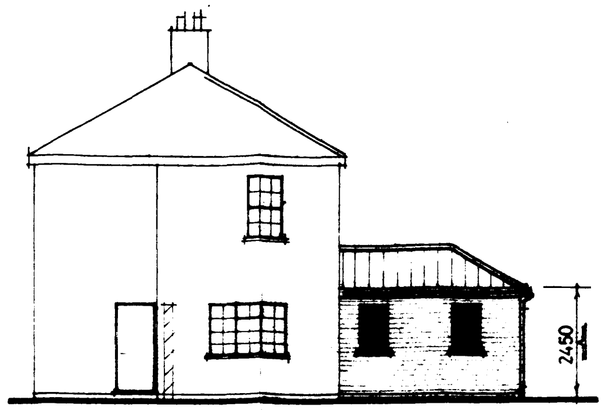
CONSULTATIONS CARRIED OUT

| | Sent | Expiry |
|---|---|---|
| Cllr G J Hawkins | 29-SEP-92 | 13-OCT-92 |
| Site/Press Advert MIN | 06-OCT-92 | 27-OCT-92 |

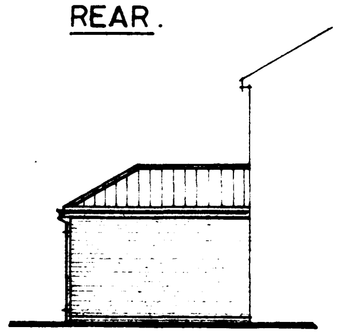
L.C.C. - No objections jc cs 1/10/92



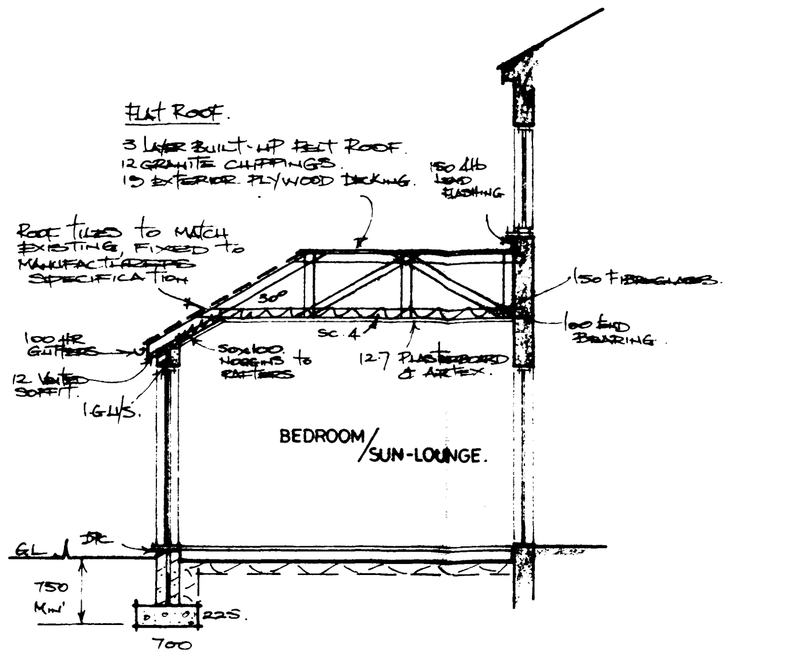
REAR.




SIDE.

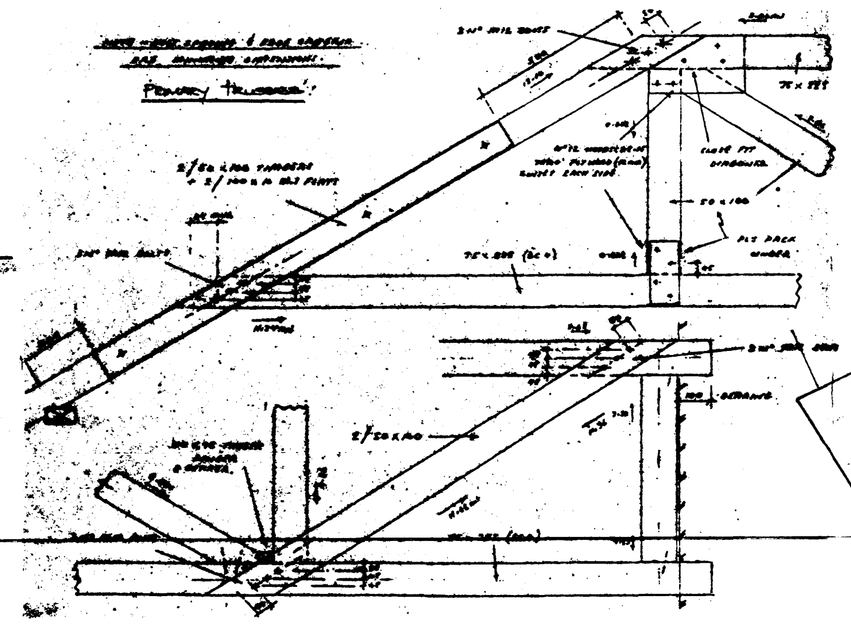


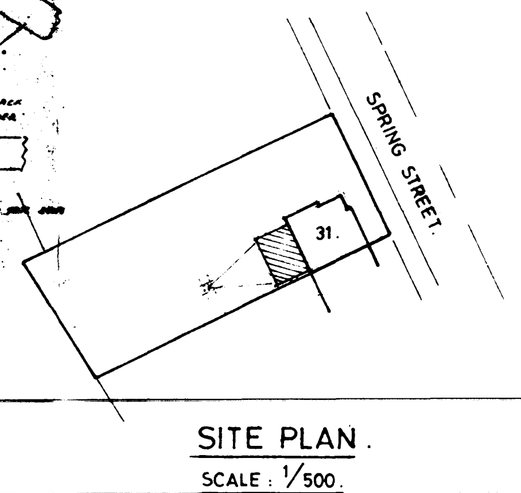
SIDE.



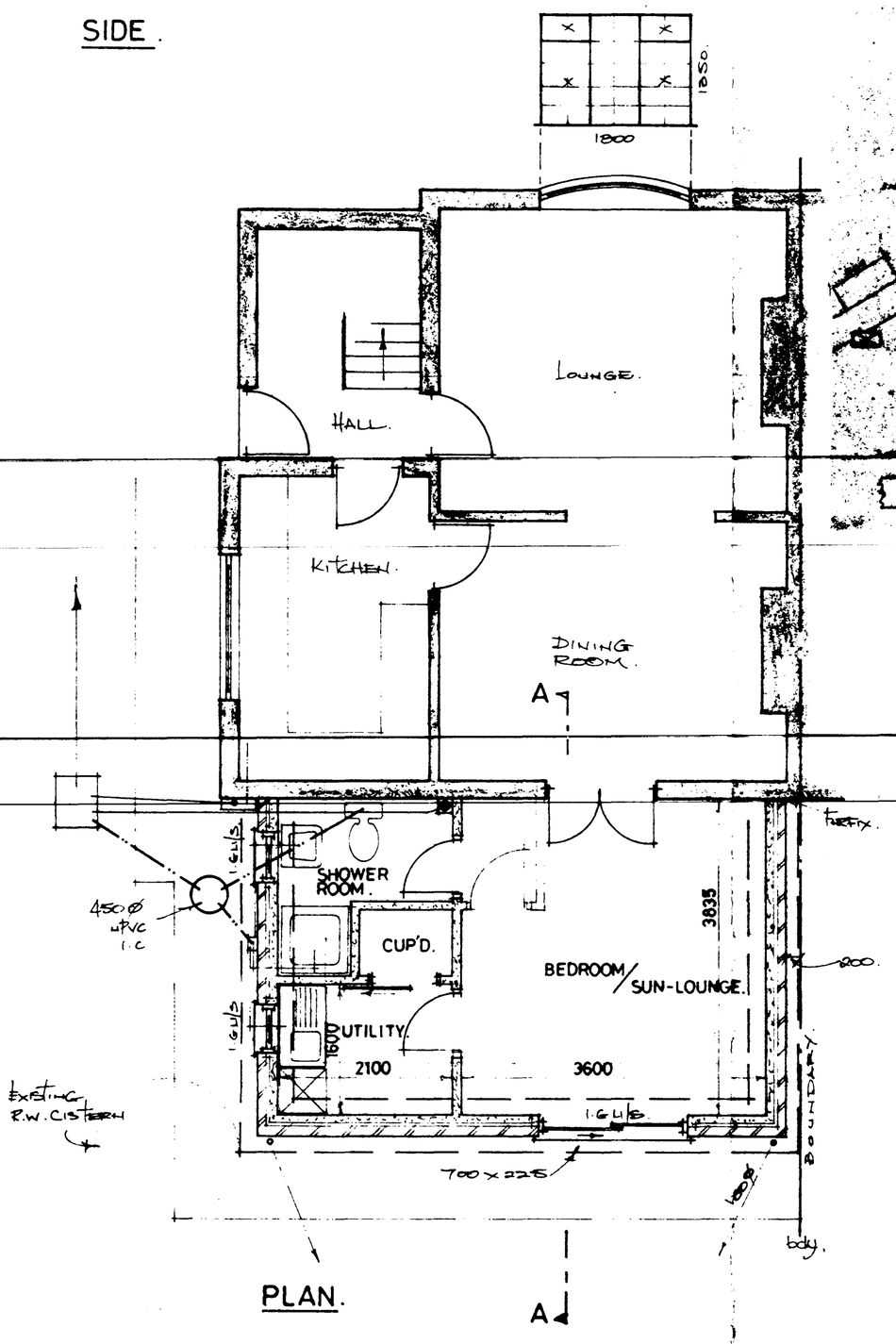

SECTION AA.

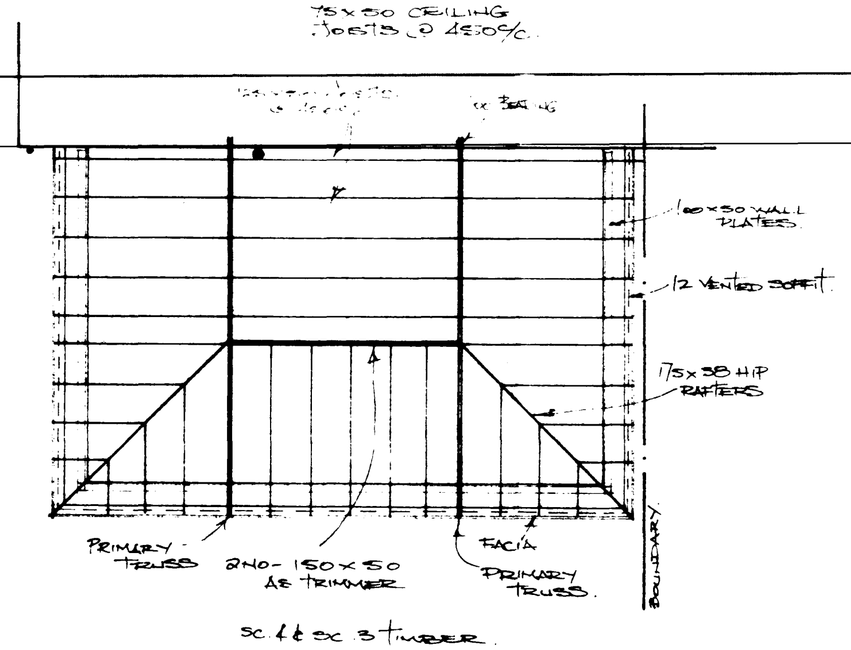
FOR DETAILS OF ROOF DESIGN SEE SRC DESIGN SHEETS 28192.




SITE PLAN.
SCALE : 1/500.




FOR DETAILS OF ROOF DESIGN SEE SRC. DESIGN SHEETS 28192.




LOCATION PLAN.
SCALE : 1/2500.

***WASTE WATER DRAINAGE***
*Black plastic stacks to be 30mm dia. W.C. 110mm dia PVC. Main soil sink wastes 40mm dia. upe polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their rules for cleansing repair and replacement. Connect bath, basin and W.C. wastes to 110mm dia stack. Sink to discharge to back inlet gully with pull out stopper for rodding. Soil and vent stack to be carried 900mm above window heads and fitted with patent ventilating terminal.*

***UNDERGROUND DRAINAGE***
*110mm UPVC pipe to fall 1:70 with 100mm pea gravel bed and surround. Inspection chambers to be 450mm dia preformed plastic installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of pea gravel surround on haunched back trench. Cast where concrete path cast over pipe runs.*

***RAINWATER GOODS***
*PVC gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.*

***SOAKAWAYS***
*To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.*

***PLASTERWORK***
*Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.*

***SKIRTING AND ARCHITRAVES***
*Timber mouldings, skirting and architraves to be standard section or as otherwise directed.*

***HOT WATER AND HEATING ETC***
*Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.*

***FLAT ROOF COVERING***
*Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and cohuns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.*

***FOUNDATIONS***
*Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.*

***LINTELS***
*To be I.G. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.*

***WINDOWS AND DOORS***
*Windows and doors to be as BOULTON & PAUL in treated softwood standard metric joinery, unless otherwise indicated. All windows and doors to be double glazed (sealed unit type). Patio doors to be purpose made UPVC and fitted with a night vent giving 10,000 sq mm of ventilation opening. All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4,000 sq mm ventilation.*

***JOINERY***
*Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.*

***DECORATION***
*All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.*

***ELECTRICAL INSTALLATION***
*All work to be caried out in accordance with the latest I.E.E. Regulations. Extend electrical circuits from consumer unit in ring mains and install lighting and power points in positions as directed.*

***WALL TILING***
*Provide and fix in new Bathroom to walls and window cill, Kitchen window cill and over work tops, ceramic all tiles with waterproof fix and grout. Tiles to be selected and areas to be tiled to be determined later.*

***DECORATION***
*Allow for decorating all new surfaces. ensure full and proper preparation of all surfaces in accordance with the coating manufacturers specification.*

***FLASHINGS***
*All flashings, soaker etc to be in CODE 4 Asheet lead properly cut, dressed and fixed.*

***ROOF CONSTRUCTION***
*Roofs to be constructed in accordance with, and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3, 1985.*

***ROOF COVERINGS***
*Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 38 x 25 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.*

***STRAPPING***
*Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.*

***INSULATION***
*Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.*

***ROOF VENTILATION***
*6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.*

***FASCIAS***
*To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.*

***CEILINGS***
*Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Nog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.*

***LATERAL RESTRAINT***
*Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.*

***GROUND FLOOR***
*50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1800 gauge DPM lapped with DPC, 150mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil.*

***WALLS***
*Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRIRESIN fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout galvanised wire butterfly type at 900mm centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.*

***SUB STRUCTURE WALLS***
*To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.*

***VENTILATION***
*Natural ventilation area of windows to be not less than 1/20 of room floor area. All windows to have 4000 sq mm equared night vents. Extractor fans to be provided in ~~kitchen (min 60 litres/sec)~~ and bathrooms and WC (min 15 litres/sec).*


22 SEP 1992
SRC 0998/92



**G. R. MERCHANT**
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL & LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.


PROJECT:
EXTENSION TO 31 SPRING STREET. SPALDING.

CLIENT:
MR & MRS. K. WILLIAMSON. 31 SPRING STREET. SPALDING. LINCS.

| SCALES: | DATE: |
|---|---|
| 1/50 & 1/100. (UNLESS OTHERWISE STATED) | AUG 1992. |
| G.R. MERCHANT. | DRAWING No.: KW. 1. |

REVISIONS:


SUMMIT