SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H16/1095/92 Received:16-OCT-92 Type:FULL

Name: Mr & Mrs A Leonard
35 Lilburn Drive
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to house

Location : 35 Lilburn 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
23-NOV-92 H16/1095/92

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)

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H16/1095/92

Date Registered 16 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs A LEONARD
35 WILBURN DRIVE,
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS LTD,
BROADGATE, WESTON HILLS,
SPALDING, LINCS

Tel. No. Holbeach 380532

(Personal contact name) M. CHARLTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

35 WILBURN DRIVE, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to house

OFFICE COPY

Please complete

Signed. [signature] Date 14th October 1992

I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £50.00

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. If building works are proposed, please state extra floor space to be created:		sq. metres
B. Please state size of any new structure:- (a) max. height:	± 3.800	metres
(b) max. length:	7.746	metres
(c) max. width:	3.350	metres
C. Please state type and colour of materials for facing external walls:	BRICKS TO MATCH EXISTING	
D. Please state type and colour of roofing materials.	FARMHOUSE ORANGE REDLAND	
E. Has a survey of the site been undertaken? State Yes or No	Yes	REGENT TILES

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?	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 or 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	—
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 14-10-92

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.
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 14-10-92

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.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) 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 21-10
DR 21/10

		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:	.....	.....

PM

Case Officer

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJM
Date 27-10

Notice posted by PJM
Date 27-10

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Rear Ext^n Bungalows to both sides with 1.8m trellis topped fences to both boundaries. Rear bungalow has blank wall facing ext^n, with no windows above ground floor apart from dwelling. Rear bungalow has garden shed beside fence. This bungalow is offset in line with applicant's dwelling. Rear bungalow very well screened. No need to consult them.

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJM

Senior Officer [illegible] 23/11

Case Officer Recommendation

Approve ✓ Refuse

Signed PJM 19-11

Conditions/Reasons 1 TL1
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ SS P1808

Receipt Issued

Date first Rec'd 16 OCT 1992

Registration

Reference H16/1095/92

Cross-Ref B16/0727/92

Date 19/10

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

Discounted fee

Previous app Type

Correct fee SS

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 193

OS No's

Grid ref 524190 323900

Ward T

Parish SPALDING

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD NO

Inside LP area YES

Linked to site

Ref

Linked to property 0329/102

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

AN 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: H16/1095/92 Type: FULL

Applicant: Mr & Mrs A Leonard Agent: Broadgate Builders Ltd
Tel: 0406 380532

Description: Extension to house

Location: 35 Lilburn Drive
Spalding
Lincs

Valid date:	16-OCT-92	Terminal date:	11-DEC-92
Target dates:		Target Committee:	08-DEC-92
To case officer	21-OCT-92	Report deadline:	24-NOV-92
Inspected by	26-OCT-92		
Extra contacts	31-OCT-92	Case Officer:	
Report if not clear by 20-NOV-92		P J UDY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Cllr C F Fisher	0775 725983	22-OCT-92	05-NOV-92
Cllr Mrs A M Newton	0775 762210	22-OCT-92	05-NOV-92
Cllr R C West	0775 760231 (Of	22-OCT-92	05-NOV-92
Site/Press Advert MIN		27-OCT-92	17-NOV-92

L.C.C - No Objections JS 29/10/92

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E0 779[illegible]

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs
PE11 2XE

SOUTH [illegible] D.C.
PLAN[illegible]T.
16 OCT 1992
REF ....1095/92....

15th October 1992

Dear Sirs,

Re: Extension to house
35 Lilburn Drive, Spalding for Leonard

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E07792-AB1
One cheque for the value of £55.00

Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E07792-AB1
One cheque for the value of £52.87

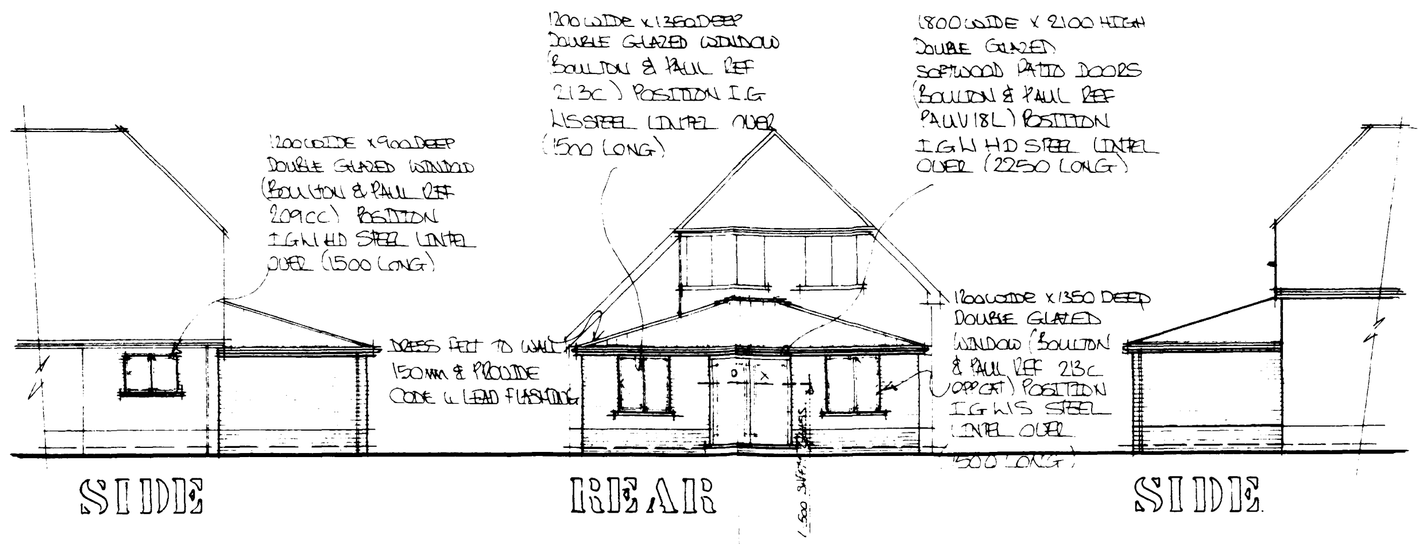
Our cheque enclosed is for £107.87 to cover both of the above fees.

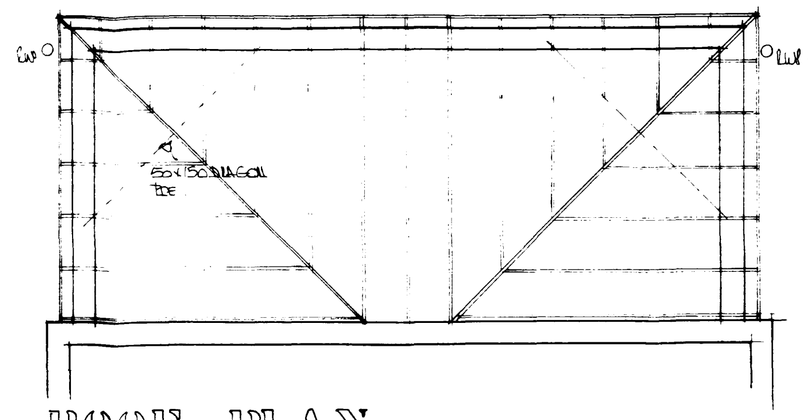
We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,

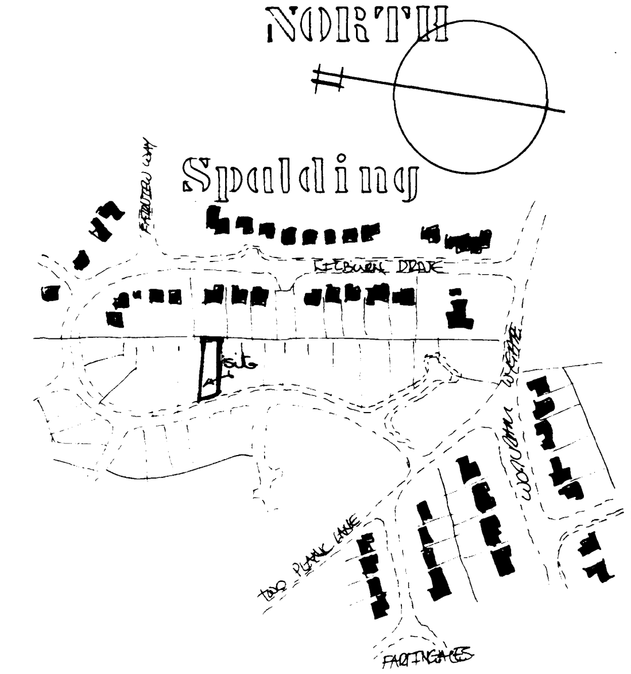
MICHAEL CHARLTON
EXTENSIONS DIVISION

Directors: D.D. Bissett-Clarke (Managing) H.R. Price (Development) N.J. Rayner ACMA (Financial) Mrs. W.A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542
REGISTERED NUMBER 28899





ROOF PLAN



LOCATION PLAN

SCALE 1:2500

pitched roof structure

FARMHOUSE ORANGE SEDLAND REGENT CONCRETE INTERLOCKING TILES TO COMPLY WITH B.S 4729, 5534 PART 2 1978.
25x38 S.D TIMBER BATTENS ON UNDERFELT TO B.S 747 TYPE 1F IN ALL CASES LAP FELT 150mm
HIP RAFTERS 38x225
RAFTERS 50x150 AT 600 CTRS.
CEILING TIES 50x150 AT 600 CTRS.
50x50 HAVE FIXED TO WALL WITH M.I.D BOLTS AT 900 CTRS TO SUPPORT RAFTERS & CEILING TIES.
WALL PLATE 50x100.
30x5mm GALVANISED STEEL ANCHOR AND LATERAL RESTRAINING STRAPS TO ROOF STRUCTURE AT RIDGE & CEILING LEVELS AT 2.0m CTRS.
FASCIA & SOFFIT TO MATCH EXISTING.
CLOSE CAVITY ABOVE EAVES LEVEL

pitched roof ventilation

PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH STATUTORY REGULATION 42 BY PROVIDING A 10mm WIDE CONTINUOUS GAP IN SOFFIT WITH PVC TYPE MESH COVER.

note: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE.

note: EXTENSION ROOF PITCH (17½° MIN.)

note: TILES TO BE LAID WITH 75mm MIN HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION AND WITH VERGES TO MATCH EXISTING. ROOF PITCH AND EXPOSURE RATING AS DETAILED IN C.P.3 CHAPTER V PART 2 1972.

walling

250mm CAVITY WALL TO CONSIST OF 100mm FACING BRICKWORK TO MATCH EXISTING CLAY BRICKS TO COMPLY WITH B.S. 3921 1974.
60mm CAVITY
CAVITY FILLED WITH FOAMED DRY CAVITY WALL INSULATION INSTALLED BY FOAMFIX LTD IN STRICT ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE No'D 86-1606.
100mm SOLID INSULATION BLOCKWORK (THERMEDITE).

sub structure walling

SUB-STRUCTURE WALLING TO BE CLASS A DENSE CONCRETE BLOCKS.
ANY BRICKWORK BELOW D.P.C. LEVEL TO BE OF FROST RESISTANT BRICKS.
HALFLOAD D.P.C. TO EXTERNAL WALL 150mm ABOVE GROUND LEVEL IN ACCORDANCE WITH CP 102
LATERAL CONCRETE INFILL TO CAVITIES TO TERMINATE 225mm BELOW LOWEST D.P.C. LEVEL

note: AT EVERY CLOSURE OF CAVITY PROVIDE D.P.C.

note: CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL WALL TIES SPACED 450 VERTICALLY AND 900 HORIZONTALLY CTRS TO B.S. 1243:1978.
WALL TIES TO BE STAGGERED AND PLACED AT 225mm VERTICAL CTRS AT UNBONDED MARGIN OF CAVITY

note: INTERNAL BLOCKWALLS TO RECEIVE 10mm BAND CEMENT PLASTERING WITH SKIM PLASTER FINISH.

lintels

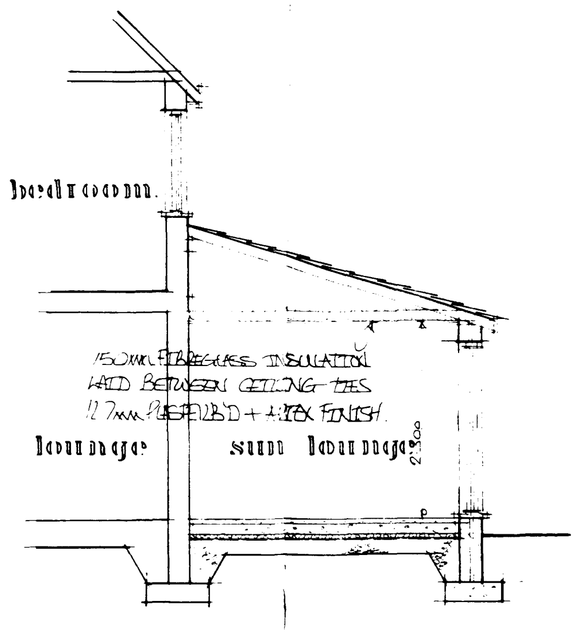
LINTELS TO BE I.G. TYPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS
LINTELS TO HAVE 150mm END BEARING
PROVIDE LINTELS IN CAVITY WALLS PROVIDE HALFLOAD D.P.C. CAVITY TRAY OVER

floor construction

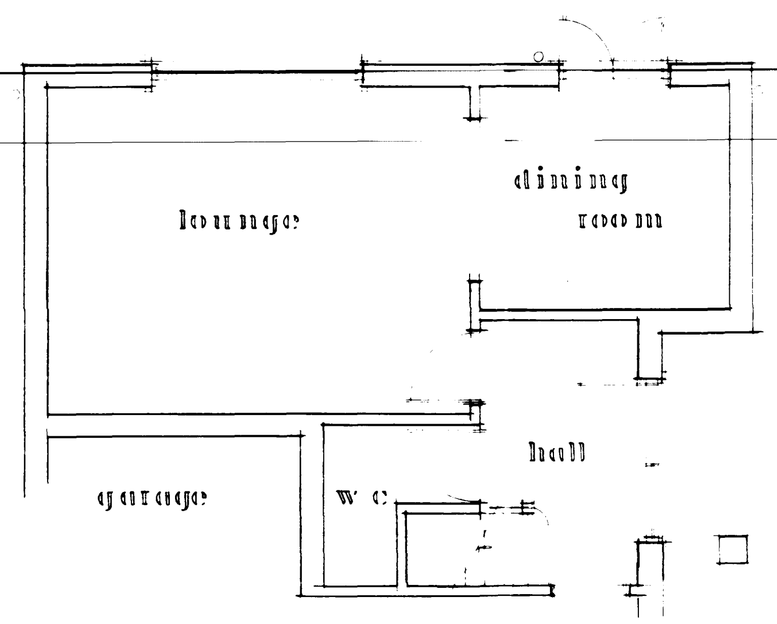
50mm SAND CEMENT SCREED.
100mm CONCRETE CONCRETE (1:5:8) SEPARATING LAYER OF BUILDING PAPER (TO B.S 1521 GRADE B1F)
0.12 GAUGE POLYTHENE SHEET
50mm U.R. JABLITE INSULATION
SUB GRADE WITH 25mm JABLITE INSULATION TO EXTERNAL WALL SLAB PERIMETER
1200 GAUGE P.V.C. D.P.M. LAP FLOOR D.P.M. TO WALL D.P.C.
150mm BLINDED AND CONSOLIDATED HARDCORE BASE.

foundations

INNER WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATION TO THE FOLLOWING SIZES.
600x225 to 250 WALLS.
ALL CONCRETE TO BE 1:2:4.
FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF EXISTING OR TO AN APPROVED LOAD BEARING SUB STRATA (MIN DEPTH 750mm)
IF SHRINKABLE SUB-SOIL IS FOUND ON SITE FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 1000mm BELOW FINISHED GROUND LEVEL



SECTION A-A



GROUND FLOOR PLAN

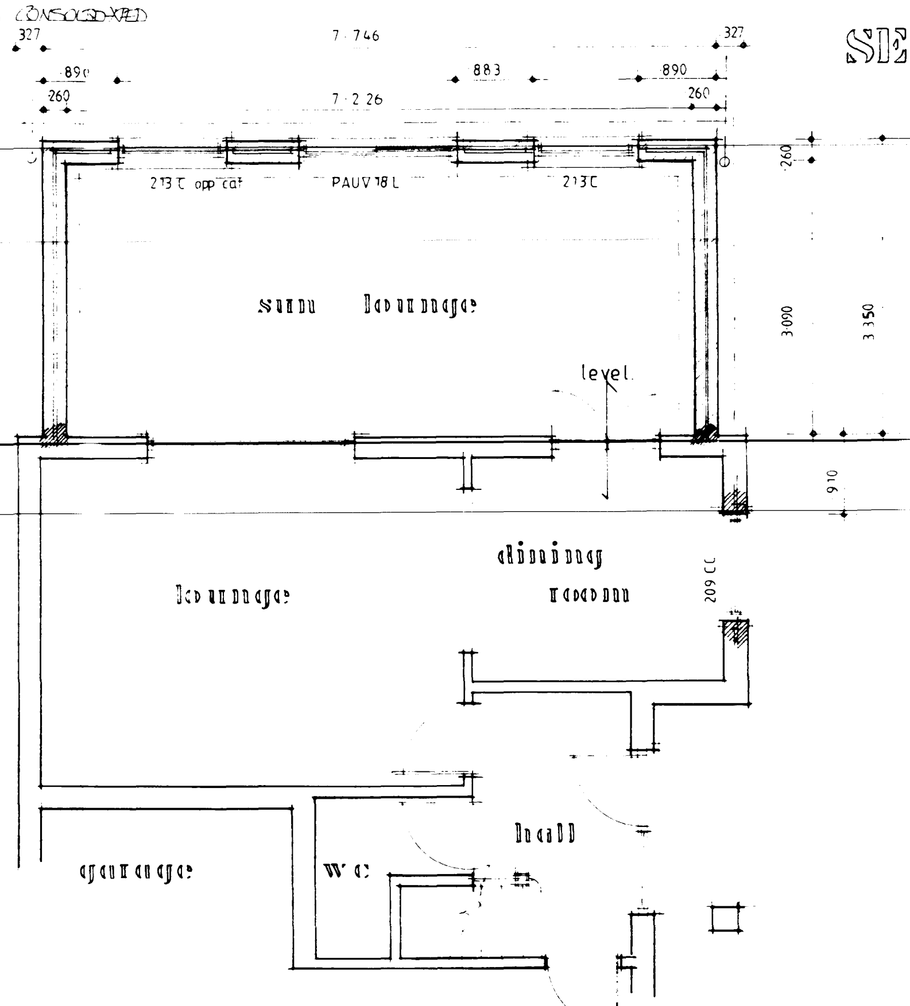
EXISTING

ventilation provision

ALL HABITABLE ROOMS AND KITCHENS PROVIDE PERMANENT TRICKLE VENTS INSTALLED TO WINDOWS OR FRAMES AT HIGH LEVEL (NOT LESS THAN 1.7m A.F.F. & SE. NOT LESS THAN 1.75m A.F.F.)

glazing

GLAZING TO BE IN ACCORDANCE WITH B.S. 6206: 1981
SAFETY GLASS TO BE USED IN CRITICAL LOCATIONS IN ACCORDANCE WITH DIAGRAM 1 OF APPROVED DOCUMENT N (GLASS TO BE ANNEALED TYPE).

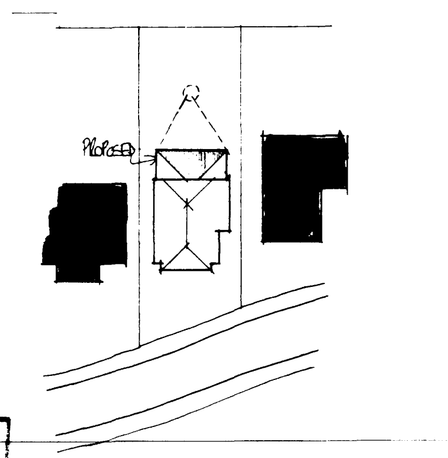


GROUND FLOOR PLAN

PROPOSED

surface water drainage

100mm NOMINAL HALF ROUND GUTTERING WITH 63mm DIA DOWNPIPES IN P.V.C. TO MATCH EXISTING.
82.5mm DIA HDPE (BAYOU) FLEXIBLE JOINTED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS. PIPES LAID AT A GRADIENT OF 1:40
PIPES BEDDED ON & SURROUNDED IN 10mm PEA GRAVEL
PIPES TO DISCHARGE INTO 2m DIA SOAKAWAY LINED 5.000mm FROM BUILDING WITH 450mm SQUARE COVER.



SITE LAYOUT

SCALE 1:500.

SOUTH PLANNING
16 OCT 1992
REF. 1095/92

64.87

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.
Telephone: Holbeach (0406) 380532.

TITLE
Proposed extension to house at
Lilburn Drive
SPALDING LINCS

DATE October 1992	DRAWN N. CHARLTON
DRWG No Ea7792-AB1.	SCALE 1:50, 1:100

REVISIONS	DES.	DATE	SIGN

PLANNING	BUILDING REGS
CHECK BY	

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD.