SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H19/0298/92 Received:10-MAR-92 Type:FULL

Name: Mr S Kennally
Old South Eau Bank
Throckenholt
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Proposed three bedroomed bungalow and garage

Location : Old South Eau Bank Throckenholt
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 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before the vehicular access is commenced to be used the access and turnir

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 7611

SOUTH HOLLAND DISTRICT COUNCIL

facility shall be provided on site in accordance with the plan accompanying the application.

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

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriagway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

7 The southern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hawthorn hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the locality.

Director of Planning and Building Control Services
24-APR-92 H19/0298/92

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. H19/0298/92

Date Registered 10 MAR 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr. S. Kennally
4, West Drove
Gedney Hill
Spalding
PE12 0NT

Tel. No.

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

David Broker Design
Danbrooke House
Station Rd
Wisbech St Mary

Tel. No. 0945-81-421
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Old South Eau bank, Throckenholt

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Proposed Three Bedroomed Bungalow and Garage

Please complete

Signed. ..... Date. 3/3/92.....

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00p.. 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 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: [ ]

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

B. Please state size of any new structure:- (a) max. height: 5·25 metres

(b) max. length: 13·95 metres

(c) max. width: 12·20 metres

C. Please state type and colour of materials for facing external walls: Reclaimed Red Facing

D. Please state type and colour of roofing materials. Orange pantiles

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.

Building Plot

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 [YES] → 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 SITE 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 of 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 [✓] EXISTING

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.	[ ]	→ 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).

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.** 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 ..... (Applicant/Agent) Date 3/3/92

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 ..... Applicant/Agent) Date 3/3/92

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 .....

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 .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 110...

Receipt Issued ..... No. 8910

Date First Received 6 MAR 1992...

REGISTRATION

REFERENCE ....H19/0298/92...

Cross-Ref ..B19/0204/92

Date 11/3/92

VALIDATION Date 12/3/92

Type ....Full.... Earliest permission date (Cert B) .....

Site area ..... No. of dwellings ....1.... Floorspace .....

New build/site enlargement/redevelopment/change of use/extension/alteration

Earlier permission ref .....

EN:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee – previous app ☐ Ref .....
– type ☐
Discounted fee ☐ Reason .....

Correct fee £ 110 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 13.3.

Index Sheets 2917 OS Nos ..... Grid Ref E 535240 N 209410

Ward ..NW.. Parish ....SSSE.....

Inside CBD YES Inside L2 Area N.C

TR Rural ☐ C1 ☐
TR Bypass ☐ L3 ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...386 Linked to property.....Ref.....

Planning Records:
Earlier apps T783/89
C/136
350/137

3 Reg Records:
Already submitted Ref.....
Requested .....

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy | Neighbours | Other

Boundaries | Site Features Chillaxby garden/disused. Hawthorn hedging etc along front boundary. At lower level than road. Drain at rear. Bungalows each side.

Inspected by: DMG
date: 23/3

Case Officer Conclusions (issues) DMG 15/4

Permission has previously been granted for bungalow upon the site.
Proposal considered to be acceptable in terms of design.
Neighbours not materially effected in my opinion.

Case Officer Recommendations (summary) GRANT ~~REFUSE~~ DMG 15/4
(details overleaf)

Recommended approvals -

Departure from policy — Yes .... | No ..✓.

Ward member request — Yes .... | No ..✓.

Recommend approval against material objection — Yes .... | No ..✓.

- Any objection received? No
- If yes, is any obj. material? Yes / No
- [Reason:

Other circumstances needing Committee decision — Yes .... | No ..✓.

- Flagged by Senior Officer
- Signed .....

ALL OF ABOVE ↓

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... | Yes ..✓.

- Nil fees (not first Submission)
- Other info. viz:
- Signed .....

ANY ONE OF ABOVE ↓

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DM 15/4.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

		Siting	Design	Ext App	Access	Lands
Art 7 (Outlines) RM Checklist:	Previous					
	Current					
	Required					

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

[Indicate if other Regs] | Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMP 16/3 DM 17/3

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):
Roslyn, Old South Eau Bank.

Residents (Delivery):
Bungalow to West, Old South Eau Bank.

Consults : Dept of Transport
Env Health
Conservation consults : Local
Local & National
English Heritage LBC I, II*
Setting I, II*
Major CA

Consultant : Name
Order No:
Other :

REVALIDATION AFTER DIRECTION

Information satisfactory/unsatisfactory Signed .....

Further direction: | Precise details

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception .....

BRIAN SMITH Dip .. 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: H19/0298/92 Type: FULL

Applicant: Mr S Kennally
Tel:

Agent: David Broker Design
~~0945 81 421~~
0945 410 421

Description: Proposed three bedroomed bungalow and garage

Location: Old South Eau Bank
Throckenholt
Spalding
Lincs

Valid date: 10-MAR-92 Terminal date: 05-MAY-92
Target dates: Target Committee: 14-APR-92
To case officer 15-MAR-92 Report deadline: 31-MAR-92
Inspected by 20-MAR-92
Extra contacts 25-MAR-92 Case Officer:
Report if not clear by 14-APR-92 D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St E 0406 26739	16-MAR-92	30-MAR-92
Cllr Mrs E O Hall-Pa 0945 700 829	16-MAR-92	30-MAR-92
L.C.C. - Obs Attached	JCB 19/3/92.	
"Roslynn", Old South Eau Bank.	25-MAR-92	08-APR-92.
Bung. to west	30MAR92	13APR92

SITE DETAILS

Grid ref: 535240 309410
OS Sheets: 397 Parcel:

Town and Country Planning Act etc

DRAFT DECISION

Reference: H19/0298/92 Received:10-MAR-92 Type:FULL

Name: Mr S Kennally
Old South Eau Bank
Throckenholt
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Proposed three bedroomed bungalow and garage

Location : Old South Eau Bank Throckenholt
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.

2 Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

3 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity.

4 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

5 Before the vehicular access is commenced to be used the access and turning

facility shall be provided on site in accordance with the plan accompanying the application.

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

6 The gradient of the vehicular access shall not be steeper than 1:20 for a distance of 6 metres from the nearside edge of the carriagway of the road to which access is to be achieved; and thereafter not steeper than 1:10.

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

7 The southern boundary of the site shall be delineated by a hawthorn hedge of a height of at least 1 metre and in the event of the existing hedge being removed it shall be replaced within 6 months by a hawthorn hedge. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years beginning with the date of completion of the planting and during that period all losses shall be made good as and when necessary: the hedge shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the locality.

Authorised to issue:

22-APR-92 H19/0298/92 AD. 23/4 DC. 23/4

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333 Fax: 270231
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt.

Our Ref: WRH/MLW/A5SH

Your Ref:

S.H.D.C. PLANNING DEPT.
RECEIVED
15 APR 1992
DG

Attended to | File Nos.
DPO | DOPO | BS | JC | ACP
Action by .....
Discuss with .....
Copy to .....
Acknowledge YES/NO
by
date

The Director of Planning,
South Holland District Council
Council Offices,
Priory Road,
Spalding,
Lincs.

13th April, 1992.

Dear Sir,

Planning Application No. H19/0298/92

Proposed Development at Land adjoining Roslyn, South Eau Bank, Throckenholt

I refer to the above application submitted to your Council and enclose a copy of my Board's requirements in respect of the proposed development.

The Board's Kingston Hall Drain runs along the northern boundary of the site.

It appears that Clauses 1, 3, 4, 5 and 6 of the aforementioned requirements may apply in respect of the proposed development but the applicant must let me know if there are any other Clauses which relate to the site.

I do not oppose the Planning Application in principle the subject to the compliance with the requirements under the Land Drainage Act and the Byelaws.

The applicant will be required to apply for formal consent to pipe the Board's drain. Upon satisfactory completion of the piping the Board will agree to reduce the Byelaw limit to 4.5 metres from the centre-line of the pipe. I object, however, to the position of the proposed location of the soakaway to the rear of the property. This soakaway must not be located within the confines of the original open drain profile.

Yours faithfully,

W.R.H.

Technical Engineer

Copy to Mr. S. Kennally.
David Broker.

NORTH LEVEL INTERNAL DRAINAGE BOARD

Drainage Office, Thorney, Peterborough, PE6 0QE.
Telephone (0733) 270333
R. Wedley
Clerk and Chief Executive
When calling or telephoning on this matter please ask for: Mr. Hunt.

Our Ref: WRH/MLW/A5SH

Your Ref:

BOARD'S STANDARD REQUIREMENTS

Planning Application No. H19/0298/92

Proposed Development at Land adj. Roslyn, South Eau Bank, Throckenholt.

Under Section 28 of the Land Drainage Act, 1976 and Byelaws approved by the Ministry of Agriculture, Fisheries and Food, the following requirements must be complied with:-

1. No building, hedges, fences, trees, hardstandings, septic tanks or other structure may be placed within 9 metres of the edge of a Board's watercourse without the previous consent of the Board. This width must be left completely clear and the Developer must advise prospective purchasers of this requirement in order that they do not inadvertently contravene the Board's Byelaws.

2. The installation of services, (i.e. electricity, water foul sewer, gas, telephone) over or under a Board's watercourse will require the prior consent of the Board and appropriate details must be submitted to the Board for approval.

3. Where the development involves the alteration (e.g. piping, filling, bridging) of any watercourse, the Board's consent in writing must be obtained.

   The approval of the District Council, where appropriate, the Highway Authority and the adjoining riparian owners will also be required for work involving the piping or filling in of privately owned dykes or ditches.

4. The Board's approval is required for the discharge of any surface water or treated effluent into any watercourse be it owned privately or by the Board. Full details must be submitted to the Board with an application for discharge consent and the Board's written consent must be received before any work is carried out. Where outfalls discharge to a privately owned and maintained watercourse, the applicant must also obtain the adjoining riparian owner's consent.

   The developer is advised to contact the Board at the earliest possible stage concerning the requirements of this clause to ensure that consent can be given and to establish any conditions which may be imposed. In certain cases it may be necessary for the applicant to carry out special works such as downstream improvements or flow regulation to deal with the increased rates of discharge which will result from this development.

5. Any outfall into a Board's open watercourse must be constructed using a suitable outfall unit which lies flush to the batter, or recessed so as not to damage mowers, and the batter below the outfall must be protected against erosion. The future maintenance of the outfall will rest with the owner and the Board will accept no responsibility for any damage caused during their drainage operations. Outfalls into a Board's or privately owned pipeline will require an approved manhole at the junction.

6. The applicant, his agent or the developer must inform the Board of the commencement of all work relating to these and any additional special requirements.

These notes are intended for guidance and not as a comprehensive summary of the Land Drainage Act and Byelaws. Copies of the Act and Byelaws are available for inspection at the Board's office.

Technical Engineer
W. R. HUNT
Operations Engineer
S. H. MORRIS

Owner of bungalow to east votes no objections.
Re: telephone call

DMG 1/4

BRI. 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: H19/0298/92

Applicant: Mr S Kennally
Old South Eau Bank
Throckenholt
Spalding
Lincs

Agent: David Broker Design
Danbrooke House
Station Road
Wisbech St Mary
Cambs

Description: Proposed three bedroomed bungalow and garage

Location: Old South Eau Bank Throckenholt
Spalding Lincs

Type: FULL

Date received: 10-MAR-92

16-MAR-92

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

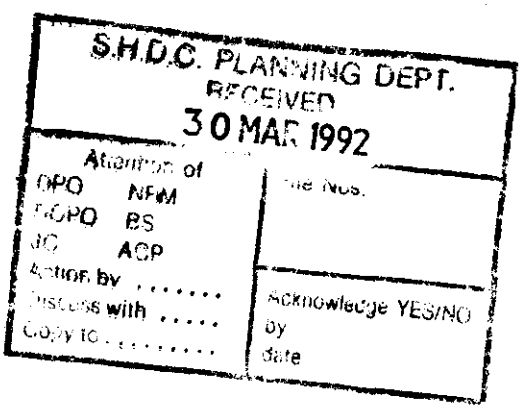
I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 31-MAR-92. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St Edmund PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments: No objections.



Signed: D. Mansfield

27/3/92

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/3B

To: South Holland District Council

Application Reference H19/0298/92.

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		
	3	5	2	0	9	C

2. Address or location

Old South Eau Bank, Threekingham, Sutton St Edmund

3. Name, classification and number of road

U

4. Date application referred 19-3-92

5. State whether outline, detailed application etc.

Full.

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

3 Bed Bungalow & Garage

7. Delete as appropriate

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:—

~~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 10~~b as shown overleaf~~

Date: 19-3-92 Signed: [signature]
Director of Highways and Planning

No. c/c. 28/4/93
GS.

D M Gedney

DMG/SAH H19/0298/92

Mr S Kennally
4 West Drove,
Gedney Hill,
Spalding
Lincs
PE12 ONT.

11 Dec 1992

Dear Sir

Three Bedroomed Bungalow and Garage, Old South Eau Bank, Throckenholt - Application No. H19/0298/92

With reference to the above it has been brought to my attention from my Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 24 April 1992.

Condition No 2 states: "Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area."

Condition No 3 states: "Before any development is commenced a scheme of landscaping and tree planting for the site including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take proceedings against any breach of planning control.

Cont/....

D M Gedney

DMG/SAH H19/0298/92

Mr S Kennally
Old South Eau Bank
Throckenholt
Spalding
Lincs

4 December 1992

Dear Sir

Three Bedroomed Bungalow and Garage, Old South Eau Bank, Throckenholt - Application No. H19/0298/92

With reference to the above it has been brought to my attention from my Building Control Section that development has commenced.

I am writing to inform you that there appears to be an outstanding condition on the planning permission issued on 24 April 1992.

Condition No 2 states: "Before the development hereby permitted is commenced samples of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area."

Condition No 3 states: "Before any development is commenced a scheme of landscaping and tree planting for the site, including details of positions, heights on planting, and species of trees and shrubs, shall be submitted to and approved by the Local Planning Authority.

Reason: In the interests of visual amenity."

I therefore look forward to hearing from you within the next 28 days, but I must advise you that Section 172 of the Town and Country Planning Act 1990, empowers the Council to take proceedings against any breach of planning control.

Cont/....

Cont/....

I therefore enclose the necessary condition compliance forms for you to complete and return to my office for consideration together with the relevant plans.

Yours faithfully

N R Midlen
Principal Planning Officer (Development Control)

Enc.

Application/Project Details:

B19/0204/92 Planning ref: H19/0298/92

Mr S Kennally

Proposed three bedroomed bungalow and garage

Old South Eau Bank
Throckenholt
Spalding
Lincs

Job details: Detached 3 bedroom bungalow with detached double garage.

Job 905 Inspection no 5052

COMMENCEMENT REPORT

The above development has been commenced.

NOTES/ PROBLEMS

1.	Planning permission not on file	
2.	There appears to be an outstanding matter on a planning condition.	✓
3.	The development appears to be satisfactory.	
4.	The development appears unsatisfactory.	✓
	Permitted development etc.	

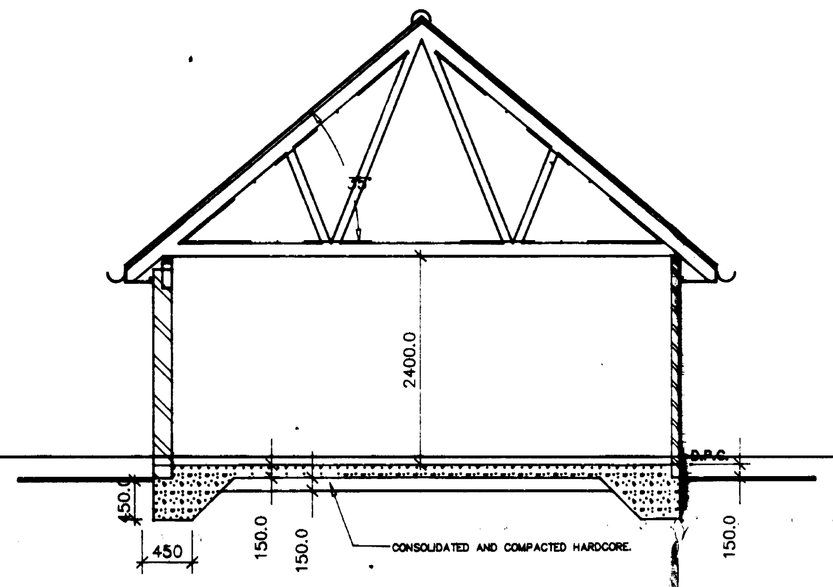
Signed..... Building Inspector

Date 24.11.92

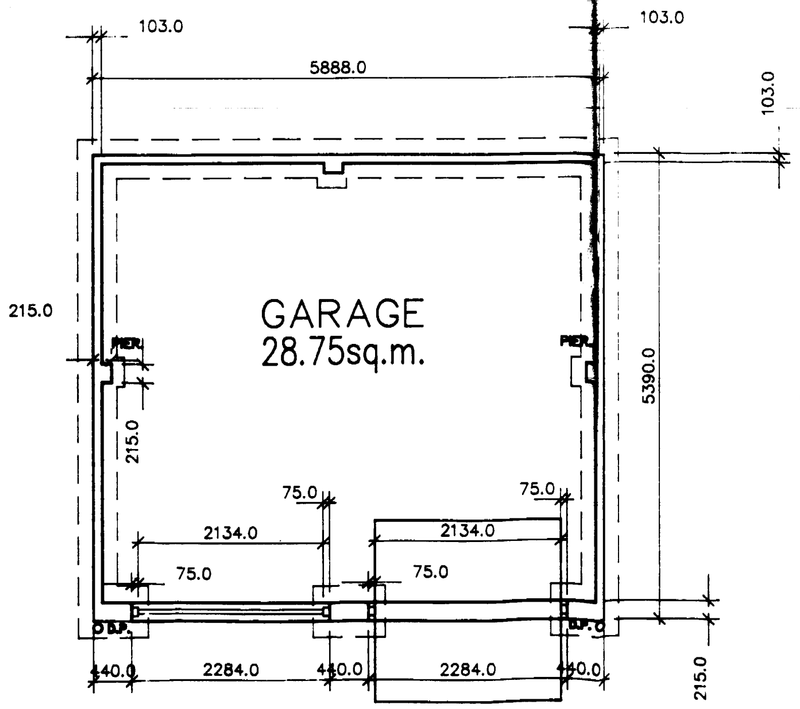
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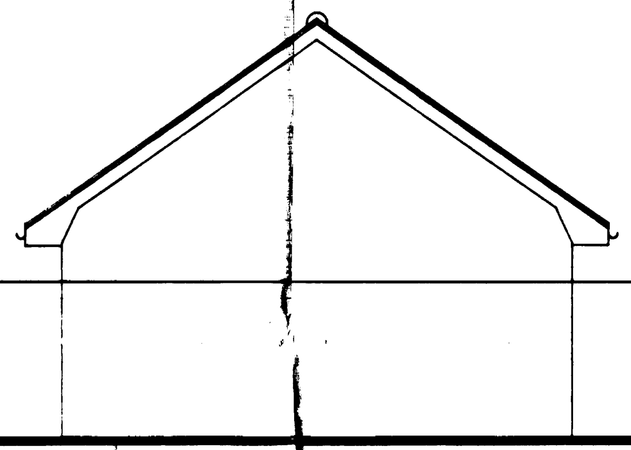
PROPOSED GARAGE
AT SOUTHEAU BANK
THROKENHOLT

For MR/MRS KENNALLY.



SECTION.

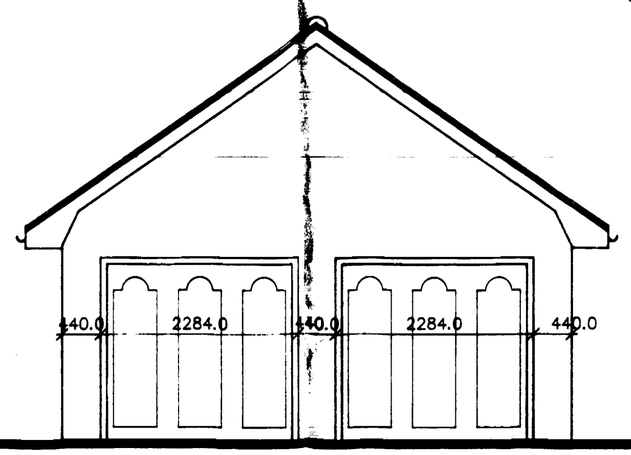




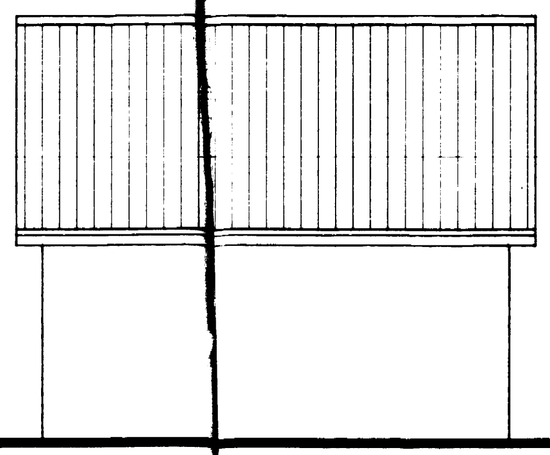
REAR ELEVATION.



SIDE ELEVATION



FRONT ELEVATION.



SIDE ELEVATION.

GENRAL CONSTUCTION NOTES IN
ACCORDANCE WITH DWELLING HOUSE.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 MAR 1992
REF ....S298/92..

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drwn. MB chkd.
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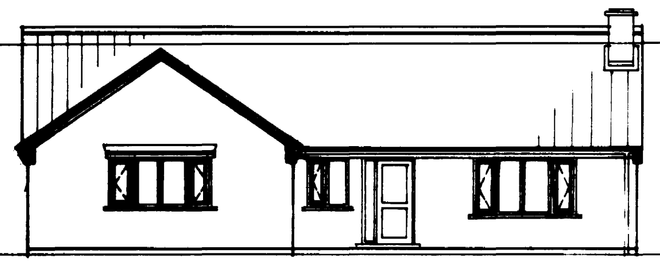
DAVID BROKER
ARCHITECTURAL AND
BUILDING TECHNICIAN
TELEPHONE 0945 81 431

DAVID BROKER DESIGN
DANBROOKE HOUSE
STATION ROAD

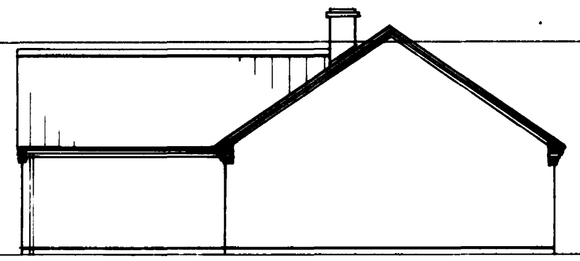
PROPOSED THREE BEDROOMED BUNGALOW AT OLD SOUTH EAU BANK, THROCKENHOLT.

SOUTH HOLLAND D.C.
PLAN DEPT.
10 MAR 1992
REF 0298/92

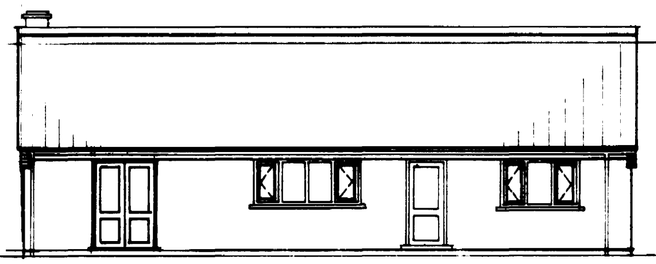
For. MR. S. KENNALLY.



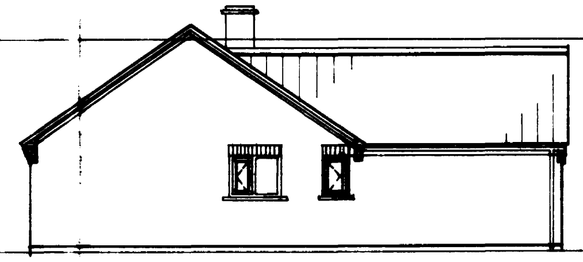
Front Elevation.



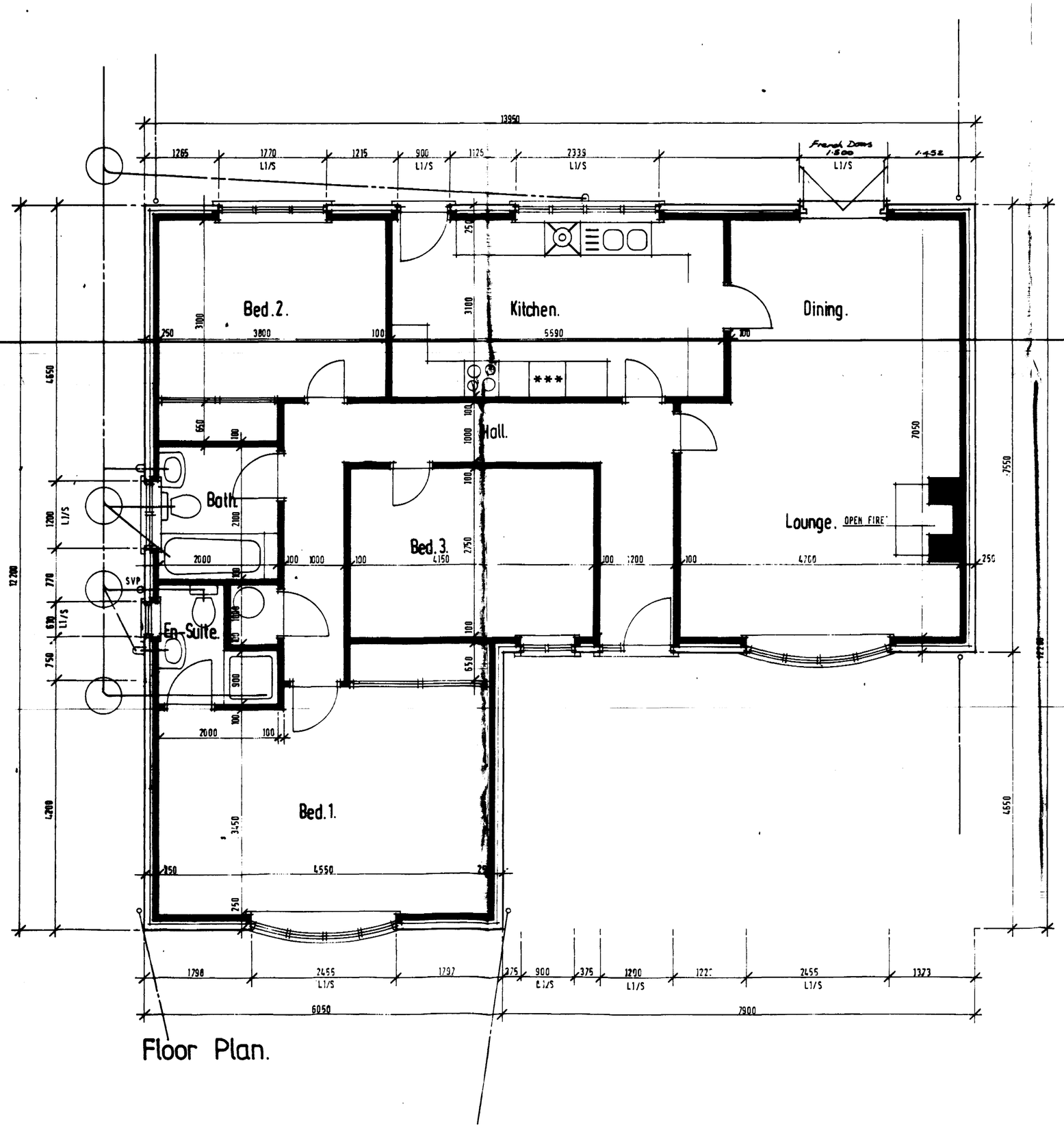
Side.



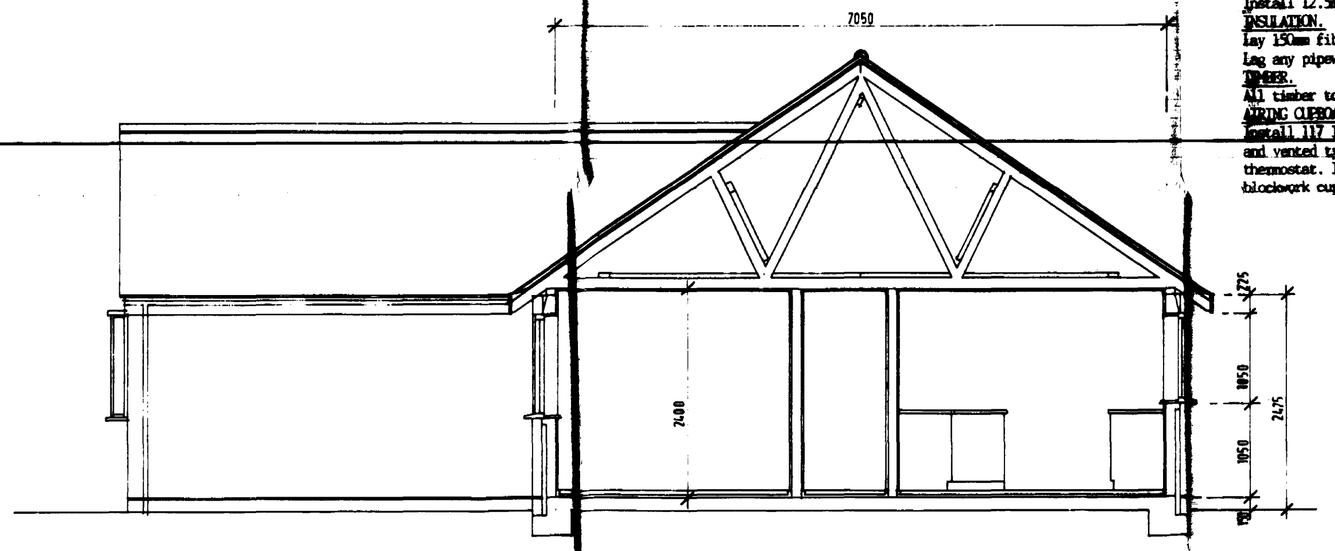
Rear.



Side.



Floor Plan.



Section A-A.

OPEN FIRE.
Build up steek and fireplace. Locate fireplate on 50mm raised concrete hearth projecting 500mm in front and with 150mm to sides of jambs. Provide facilities for burning smokeless fuel and fastening of a fireguard. Line flue full height with 225mm dia. clay sulphated linears, lcckd socket upward. Offset flue not more than 30° to vertical.
Provide 2 no. 225mm. air bricks to lounge to provide permanent air supply to fire.
Fit flashing (Code 5) at roof/wall abutment. No timber to be within 40mm of chimney. Incorporate 2 course d.p.c. to stack above roof.

ROOF.
Lay concrete interlocking tiles to manufacturers instructions. 25 x 38mm tile battens and sarking felt on ready made timber trusses at 600mm c-c at 30° pitch, and braced together to B.S. 5268 1985 pt 3. 100x25mm bearers at joists and ridge nodes and at plane of truss webs. 100x25mm diagonal bracings running from eaves to inner binders on top of ceiling joists. 75x100mm wall plates. Incorporate diminishing trusses, layboards and valley trays lead Code 5/universal valley tiles.
Offset fascia board 125mm from brickwork. Soffit to be 6mm masterboard with continuous Glidevale soffit vent strips fitted.

LATERAL STRAPS.
Tie roof to brickwork with catnic straps at 2m-c-cs. Prefix V.L along plates. Prefix H.L. to roof and structure where rafters, ceiling joists and are parallel to brickwork.
Fit noggins below to form "solid bridging"

CEILINGS.
Install 12.5mm plasterboard ceilings and skim throughout.

INSULATION.
Lay 150mm fibreglass insulation between joists and rafters. Lag any pipework and tanks not in insulated area.

TIMBER.
All timber to be G.S. grade/S.C.3 class.

AIRING CUPBOARD.
Install 117 litre hot water cylinder of the pre-insulated and vented type, fitted with a 3kW immersion heater and thermostat. Install 2/3 tiers of slatted shelving in blockwork cupboard.

GLAZING
All windows to be double glazed.

MECHANICAL VENTILATION.
Kitchen to have mechanical extractor fan at a rate of not less than 60 litres per second ducted to outside air (30 litres per second in cooker hood) in addition to 4,000mm² background ventilation. Bathroom and W.C. to have mechanical extractor fan at a rate of not less than 15 litres per second ducted to outside air.
All habitable rooms to have background ventilation of not less than 4,000mm², located as to avoid draughts.

LINTELS
Install L.G. type steel lintel to manufacturers instructions. Min end bearing of 150mm. All cavity walls to have dampproof course installed to BS6398. See plans for Ref's No.s

STORM DRAINS.
112mm dia. n.r. p.v.c. rainwater gutters. 68mm Dia p.v.c. downpipes. 110mm Dia. u.p.v.c. drains with flexible joints laid to 1:40 falls in 150mm pea gravel surrounds and run to 1m³ rubble filled soakaways min. 5m from buildings and boundary.

SOIL DRAINS
Drains as specified above for storm drains, run to new septic tank/cesspool. Bridge drains beneath walls with p.c. concrete lintels and bind with 25mm fibreglass to maintain flexibility. Cap drains beneath floors and driveways with 1:3:6 concrete. Install 0mm shallow or universal u.p.v.c. inspection chambers to manufacturers instructions and to C.P. 301. Fit covers and frames with concrete surrounds.

The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accordance with the provisions of clause 15.3.2 of British Standard 6297:1983. The applicant is responsible for carrying out tests and the minimum requirement is 25 metres of sub-irrigational drainage or such length as may be determined by the test, whichever is the greater. The council recommend that septic tanks,cesspools and settlement tanks are sited a minimum distance of 12 metres (40feet, from dwellings. Applicants are further advised that during times of inclement weather, the ground water level rises accordingly. It is essential that drainage falls to the septic tank are kept to a minimum, say 1 in 70, and the tank particularly the bottle type, is modified by reducing its neck length by cutting to ensure that both inlet and outlet are maintained above ground water level.
Applicants are reminded that the consent of N.R.A must be sought under the provisions of section 34 of the Control of Pollution Act 1974, for permission to discharge sewage effluent into the underground strata. Anglian Water do not permit septic tank soakaway system to be situated with 5 metres of any watercourse or to discharge effluent directly or indirectly into the aquifer.

SHOULD THE RESULTS OF THE PERCOLATION TEST PROVE TO BE UNSATISFACTORY FOR SEPTIC TANK DRAINAGE DUE TO IMPERVIOUS SOIL CONDITIONS SUCH AS CLAY, THEN A CESSPOOL OF 18,000 LITRES (4,000 GALLONS) CAPACITY MUST BE USED.
UNTIL A SATISFACTORY SOAKAGE TEST HAS BEEN PROVEN A CESSPOOL IS SHOWN ON ALL PLANS.

SOIL PIPES
110mm dia. p.v.c. s.v.p. terminating in durable cage 2.0m min. 900mm above opening window. Any socketed to s.v.p. to be made min. 450mm above drain invert. Bath waste in 50mm Dia. p.v.c. sink and shower wastes in 40mm Dia p.v.c. Basin wastes in 32mm Dia p.v.c. Wastes exceeding 1.7 metres in length to have anti-vac type fitted. Wastes not exceeding 1.7 metres to have 76mm P traps fitted. Provide access to shower tray waste.

FOUNDATIONS AND FLOOR.
See Structural Engineers details for foundations and Floor. See also section for floor insulation.

D.P.C.
Install Astos or similar d.p.c. min. 150mm above ground level and to sides of openings in cavity walls.

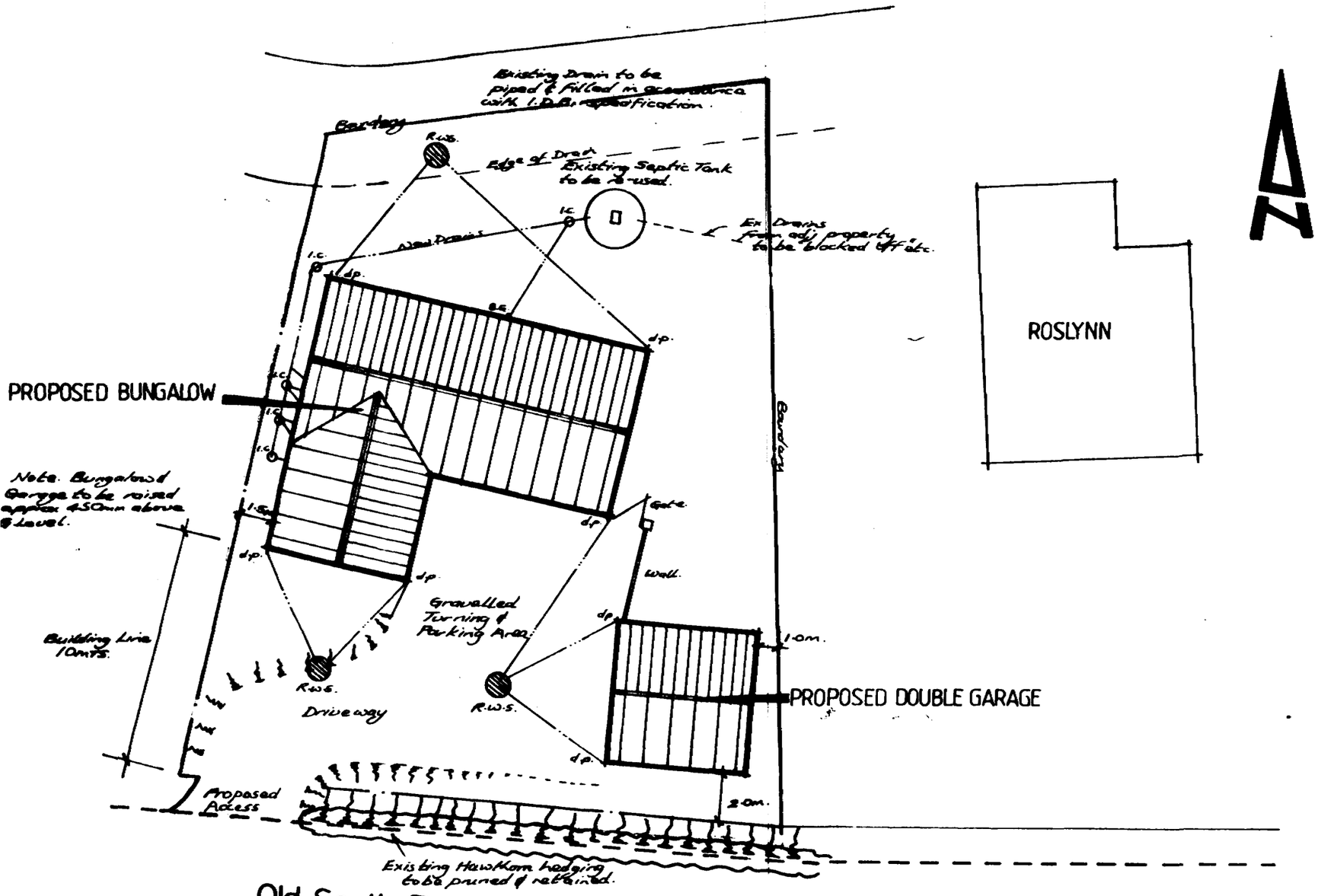
WALLS
Facings to all elevations. 50mm cavity with 6no. wire ties per 1m² closed at roof and reveals with brickwork. Install wire ties up reveals at min 225mm c.c.s. 50mm 'Jyi-therm' cavity insulation. Inner leaf in 100mm thermalite block or similar, rendered and skimmed internally. Build up 2 courses string over sail in brickwork to gables and eaves.
Box corbel out at eaves gables. Corbelling at 150mm per 4 courses with brick tor reinforcement mesh incorperated every 2nd course tied back into main wall.

JOINERY
Standard boulton and Paul frames,skirtings,architraves and mouldings.

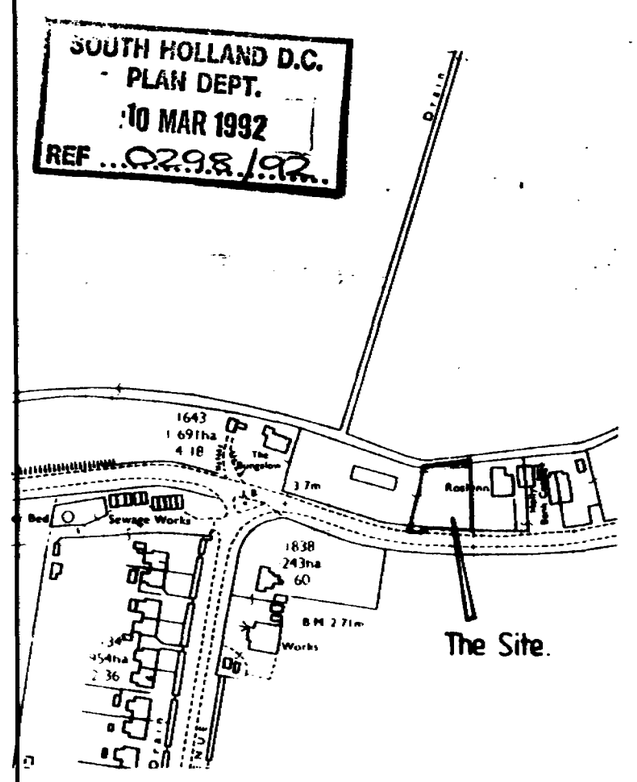
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date. 21-2-92.
drwn. D.B. chkd.
revised
issued

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DAVID BROKER DESIGN
DANBROOKE HOUSE .
STATION ROAD
WISBECH ST. MARY
WISBECH CAMBS



SITE PLAN 1-200.



LOCATION PLAN 1-2500.

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PROPOSED THREE-BEDROOMED BUNGALOW AND GARAGE ON PLOT ADJ ROSLYNN, OLD SOUTH EAU BANK, THROCKENHOLT, For. MR.S.KENNALLY.