FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H20/0149/92 Received:19-FEB-92 Type:FULL

Name: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincs

Agent: M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG

Description: Chalet style dwelling and garage, including vehicular access
Location : Plot 1, Jarvis Gate Sutton St James
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 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.

3 The hedging along the eastern and southern boundaries of the site shall be allowed to reach a height of at least 1 metre. Such planting 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.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the drawing reference nos. H20/0149/92 received by the Local Planning Authority on 13 May 1992.

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
02-JUN-92 H20/0149/92

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)

Town and Country Planning Act etc

DRAFT DECISION

Reference: H20/0149/92 Received:19-FEB-92 Type:FULL

Name: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincs

Agent: M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG

Description: Chalet style dwelling and garage, including vehicular access
Location : Plot 1, Jarvis Gate Sutton St James 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 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.

3 The hedging along the eastern and southern boundaries of the site shall be allowed to reach a height of at least 1 metre. Such planting 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.

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

Notes to Applicant:

This permission is granted in accordance with the application submitted as revised by the drawing reference nos. H20/0149/92 received by the Local Planning Authority on 13 May 1992.

Authorised to issue:

29-MAY-92 H20/0149/92 AD...[signature]..... DC...[signature]...

PLANNING APPLICATION

For office use only

Application No. H20/0149/92

Date Registered 05 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs A. WALLIS,
17. CHESTNUT AVENUE,
HOLBEACH,
SPALDING,
LINCS.

Tel. No. (0406) 24254

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

M.P. FUTTER,
35. FARROW AVE,
HOLBEACH,
SPALDING,
LINCS. PE12 7DG.

Tel. No. (0406) 26404.
(Personal contact name) M.P. FUTTER.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT No 1, JARVIS GATE, SUTTON ST JAMES, SOUTH LINCOLNSHIRE.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

CHALET STYLE DWELLING & GARAGE INCLUDING VEHICLE ACCESS.

Please complete

Signed. M P Futter Date.

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £110.00 If you consider no fee is payable include a written explanation instead.

Previous application No: H20/0593/91

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: ONE

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

B. Please state size of any new structure:- (a) max. height: 7.400 metres

(b) max. length: 9.400 metres

(c) max. width: 13.190 metres

C. Please state type and colour of materials for facing external walls: BUTTERLEY BRICK - HEATHER CHARNWOOD OR KIRTON BURHLE RED RUSTIC

D. Please state type and colour of roofing materials. DRINDLE RED 7/151 SANDTOFT BOLD ROLL TILE GREY. 3/21

E. Has a survey of the site been undertaken? State Yes or No YES 2 DIMENSIONAL ONLY.

5. GENERAL INFORMATION Please complete each section

EXISTING USES
Please state existing or, if vacant, the last use(s) of site. AGRICULTURAL. (CURRENTLY VACANT)

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: JARVIS GATE. Will there be — Individual accesses(es) ✓ New estate road

C. What provision will be made for garages or parking within the site? SINGLE 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 of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of A. 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 C. NO LAND DRAIN WILL BE AFFECTED

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	YES	→ Application No.: H20/0593/91

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary. THIS APPLICATION FOR FULL PLANNING PERMISSION FOLLOWS THE GRANTING OF OUTLINE PLANNING REF:- H20/0593/91.

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.

X Signed A.K.Wallis (Applicant/~~Agent~~) Date 28.1.92

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.

X Signed A.K.Wallis Applicant/~~Agent~~) Date 28.1.92

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 £ ..0.0..

Receipt Issued ..... No. 0621

Date First Received 05-FEB-1992

REGISTRATION

REFERENCE H20/0149/92

Cross-Ref 820/0084/92

Date 5.2.92

VALIDATION Date.....

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

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

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

Earlier permission ref .....

RM:-	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...7.2.92.

Index Sheets 234 OS Nos ..... Grid Ref 540030 179010

Ward ..Wi.. Parish ..Sal..... TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Inside IBD Yes Inside LP Area..No Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref...B.10 Linked to property.....Ref.....

Planning Records:
Earlier apps 1153/91 NC 0820/92
930/91
578/91
583/91

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours ~~XXX~~ Other

Boundaries Site Features Bungalows allowed to N in course of construction. Cottage to South. Plot itself currently vacant.

Inspected by: DMG
date: 25/2

Residents notified on site visit: Cottage to South, Jarvis Gate - Hand.

Case Officer Conclusions (Issues)

Case Officer Recommendations (summary)
(decision overleaf)

Reflections
Recommended approvals

Confirmed by
Case Officer

Departure from policy — Yes — No

Parish member request — Yes — No

Recommended approval against material objections — any objections received? No; If yes, is any objection material? No; Yes; No

Yes

Reasons

Other considerations material
Committee decision — Yes — Signed by Senior Officer; Signed — No

Reasons

Add or delete

Recommended refusals

Refusal on adopted policy grounds on future applications — No — Yes

AND ONE OR ABOVE

Committee
Report
Signed
SO
Date Task completed

Reflections
confirmed by
Senior Officer

Recommendation/ decision required ..... Appointed/ confirmed .....

~~Conditions/Reasons~~ DPO authorised DMG 27/5.

Consent.

1 SC27 - (implementation of planting).

2 The hedging along the eastern and southern boundaries of the site shall be allowed to reach a height of at least 1 metre. Such planting 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.

Reasons

1 Standard.

2 In the interests of the visual amenities of the locality.

NOTE

1 SN1. dlg Ref N's H20/0149/92 rec'd by the LPA on 13/5/92

~~Notes to applicant~~

~~Departure application~~

~~Conditions etc~~

~~Informative please~~

~~Other~~

FURTHER INFORMATION / CONSULTATIONS

APPLICATION REF:

Accurate 1:200 scale block plan showing precise location & dwelling in relation to Jarvis Gate.

DIRECTIONS

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

Reg 4 (or equiv) Scale drawing ..... Highway S/W ..... Agric appraisal .....

Precise details, for ~~non-standard~~ requirement:

DMG 13/2

1. Clarification on distance from ~~[illegible]~~ of dwelling from Jarvis Gate.
2. Turning space inadequate and will need extending (copy of County Highways standard turning space enclosed)
3. Landscaping scheme ~~[illegible]~~ inadequate and will need amending (type to be specified) should include further trees on the frontage and native hedging (eg hawthorn or beech) along the eastern and southern boundaries of the site.

DR 13/2 (See note)

CONSULTATION/PUBLICITY REQUIRED

Publicity : General
Departure
Setting of LB Viz

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

~~Information satisfactory/unsatisfactory~~

Further direction - details:

Amended description:

Reconsultations required -

~~Parish Council~~
~~Ward Members~~
~~Residents~~
~~Advertise~~
~~Other~~

Send Am. Plan
note: Amended plan received

New valid date ....18/2.....

Re-~~registered~~ 24.2.92
Ack/Reception/Filesheet 25.2.92 + Am Plan
Consultation 25.2.92

AW/01/92

11TH MAY '92

M.P. FUTTER,
35 FARROW AVE,
HOLBEACH
SPALDING
LINCS PE12 7DG.
Tel (0406) 26404.

S.H.D.C.
PLANNING DEPT.

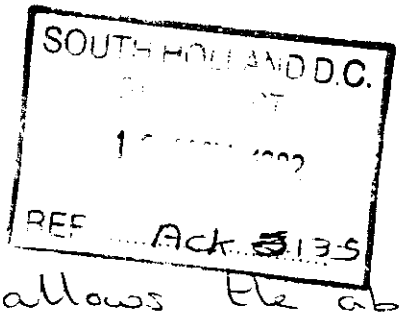
F.A.O. MR D.M. GEDNEY.

Dear Sirs,

RE:- PLOT Nº 1. JARIS GATE, SUTTON ST JAMES
REF H20/0149/92.

In respect of outstanding information on the above development and the enclosed Planning Amendment please find enclosed two copies of the following drgs.

AW/01/92/01 REV B
AW/01/92/02 REV C
AW/01/92/03
AW/01/92/04
AW/01/92/05
AW/01/92/06



I trust the above allows the above application to be concluded. If you should require any further information please donot hesitate to contact me.

Regards.

Copy Letter & Drgs. - SHDC Bldg Control
F.A.O. MR M. DAVIS.

File.

BRIA. 1ITH 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

Com

Application no: H20/0149/92 Type: FULL

Applicant: Mr & Mrs A Wallis
Tel: 0406 24254

Agent: M P Futter
0406 26404

Description: Chalet style dwelling and garage, including vehicular access

Location: Plot 1, Jarvis Gate
Sutton St James
Spalding
Lincs

Valid date:	19-FEB-92	Terminal date:	15-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	24-FEB-92	Report deadline:	11-MAR-92
Inspected by	29-FEB-92		
Extra contacts	05-MAR-92	Case Officer:	
Report if not clear by 25-MAR-92		D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
Clerk to Sutton St J 0406 22161	24-FEB-92	09-MAR-92	Comments
Cllr Mrs E O Hall-Pa 0945 700 829	24-FEB-92	09-MAR-92	
Owner/Occupier	28 FEB 92	14 MAR 92	

L.C.C — Obs Attached Jo HS 26/3/92.

SITE DETAILS

Grid ref: 540020 318510
OS Sheets: 284 Parcel:

BRIA **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: H20/0149/92 Type: FULL

Applicant: Mr & Mrs A Wallis
Tel: 0406 24254

Agent: M P Futter
0406 26404

Description: Chalet style dwelling and garage, including vehicular access

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Sutton St James
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Valid date: 19-FEB-92
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To case officer 24-FEB-92
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Report if not clear by 25-MAR-92

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D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 1 DWE
Category: Newbuild
Listed building:
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	Sent	Expiry
Clerk to Sutton St J 0406 22161	24-FEB-92	09-MAR-92
Cllr Mrs E O Hall-Pa 0945 700 829	24-FEB-92	09-MAR-92

L.C.C - See H/A/35 dated 13/2/92.

SITE DETAILS

Grid ref: 540020 318510
OS Sheets: 284 Parcel:

Mr M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs
PE12 7DG

Mr D M Gedney

DMG/LAB
H20/0149/92

5 May 1992

Dear Sir

Planning Application H20/0149/92 - Chalet Style Dwelling And Garage, Including Vehicular Access, Plot 1, Jarvis Gate, Sutton St James.

I refer to the above planning application submitted by yourself on behalf of Mr and Mrs A Wallis.

The only matters that now need resolving are those outlined in my letter to you on the 13 April 1992. To remind you, these are details showing the location of the oil tank and, secondly, an extension of the beech hedging along the southern boundary of the site (preferably to link up with the conifer hedge shown).

I look forward to your response in respect of the above as soon as possible, therefore, so that I am in a position to proceed with the application.

Yours faithfully

D M Gedney

N R Midlen
Principal Planning Officer
Development Control

M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs
PE12 7DG

Mr D M Gedney

DMG/LAB
H20/0149/92

13 April 1992

Dear Sir

Planning Application H20/0149/92 - Chalet Style Dwelling And Garage, Including Vehicular Access, Plot 1, Jarvis Gate, Sutton St James.

I refer to the above planning application submitted by yourself on behalf of Mr and Mrs A Wallis.

At the Planning Committee Meeting held on the 25 March 1992 it was resolved that the Director of Planning and Building Control Services be authorised to grant permission subject to:-

(A) Satisfactory landscaping of the site including the provision of native hedging (beech or hawthorn) along the sites frontage and also southern boundary.
(B) Satisfactory turning facilities.
(C) Exact details of the materials to be used for the external walls.
(D) The siting of the proposed oil tank (this should preferably be at the rear).

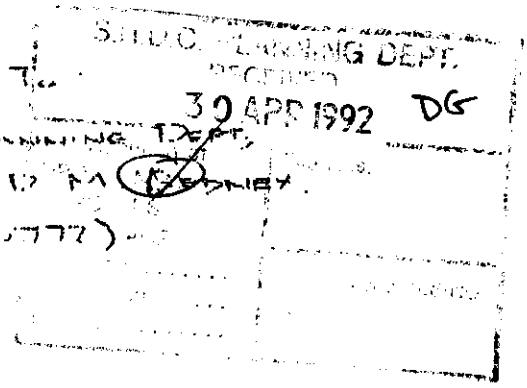
I have assessed the amended plans received (drawing number AW/01/92/02C) in the light of the above and it would seem that there are now only two matters that need resolving. Firstly, details should be submitted showing the location of the oil tank. Secondly, in accordance with the Committee's recommendation, the hedging along the southern boundary of the site should be extended further to the west (preferably to link up with the conifer hedge shown).

I look forward to your response in respect of the above as soon as possible, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

My Ref AW/01/92
Your Ref DMG/LAB
H20/0149/92



For the attention of
Spalding Planning Dept.
FAO Mr D Mabbitt.
(01775 761377)

M. P. Futter,
35. Farrow Ave,
Holbeach,
Spalding,
Lincs.

Dear Sir,

Re: Planning Application H20/0149/92- Chalet Style Dwelling & Garage, Plot 1, Jarvis Gate, Sutton St. James.

Following a telecon yesterday between yourself and Mr Wallis we would official confirm his request to change the external facing brick to Butterley Bricks Danford Old English Brindled Red ref 44/86. This request being made to match facing bricks of other properties in the near vicinity.

Your earliest response would be very much appreciated to allow purchase of these bricks and maintain continuity of works on-site.

We also apologize for the late change.

Many Thanks,

M Futter.

PS. If it would be possible to make an initial response to myself on (0406) 26404 this would also be appreciated

APPLICATION REFERENCE: H20/0149/92 DATE RECEIVED: 19 February 1992

APPLICANT: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincolnshire

AGENT: M P Futter
25 Farrow Avenue
Holbeach
Spalding
Lincolnshire

TYPE: Full

DESCRIPTION: Chalet style dwelling and garage, including vehicular access

LOCATION: Plot 1, Jarvis Gate, Sutton St James

Parish Council: Approve amended plans. Think site is close to two small cottages - are they listed buildings? Footpath should be provided before the property is occupied.

County Highways: Turning space shown inadequate.

PLANNING POLICIES/DOE ADVICE
Inside IBD.
Planning Policy Guidance Note 3, 1988 - (Land For Housing).

PREVIOUS DECISIONS
H20/0593/91 - Outline - Erection of two dwellings, Jarvis Gate - Permitted.
H20/1153/91 - Full - Erection of bungalow with garage including new vehicular access, Plot 3, Jarvis Gate - Permitted.

PLANNING ISSUES
1 The determining issue in this particular case is whether the bungalow proposed is appropriate given the sites characteristics and relationship to existing development in the locality.
2 The site was previously land associated with the cottage to the south and is now vacant. It has a frontage of 15 metres and depth of 42.5 metres approximately.
3 It is one of two plots which have the virtue of outline planning permission (H20/0593/91). Permission has since been granted for a bungalow with garage on the other plot (H20/1153/91) and this is located a distance of 1.2 metres from the boundary.

CONCLUSIONS
1 The site already has outline permission so there are no objections in principle to residential development upon it.
2 The bungalow proposed is only approximately 1 metre from each of the boundaries (a total distance of 2.2 metres from the bungalow on the adjacent plot). Although this is close, it is my opinion on balance that there is not sufficient reason to refuse the application on the basis that it would be detrimental to the established character of the locality, especially bearing in mind the recent development immediately to the north. This is also subject to the landscaping scheme being more comprehensive, including the provision of native hedging along the sites frontage and also southern boundary to soften the bungalow's effect upon the locality.

3 The plans submitted show details of an oil tank but not its actual siting and this matter will also need to be resolved.

4 In response to the Parish Council's comments, the cottage to the south is not Listed. Regarding the possibility of a footpath along the frontage, although one presently exists approximately 7 metres to the south, the County Highways Authority did not request one at the outline stage (H20/0593/91). The three dwellings to the north have now almost been completed without a footpath and it would not now be possible to link up with the existing one to the south without passing over land not in the applicants control.

RECOMMENDATION -

That the Director of Planning and Building Control Services be authorised to grant permission:

(i) Following receipt of satisfactory amended plans showing the following:-

(a) Satisfactory landscaping of the site including the provision of native hedging (eg, beech or hawthorn) along the site's frontage and also it's southern boundary.
(b) Satisfactory turning facilities.
(c) Exact details of the materials to be used for the external walls.
(d) The siting of the proposed oil tank (this should preferably be at the rear).

(ii) Subject to the following conditions:-

1 SC27 - (implementation of planting).
2 The hedging along the eastern and southern boundaries of the site shall be allowed to reach a height of at least 1 metre. Such planting 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.

Reasons

1 Standard.
2 In the interests of the visual amenities of the locality.

NOTE

1 SN1.

---

222. PLANNING APPLICATIONS (Continued)

(d) **Application Approved Subject to Planning Obligation**

Subject to the applicants first entering into a Planning Obligation in accordance with the provisions of Section 106 of the Town and Country Planning Act 1990 covenanting (i) to apply to the Lincolnshire County Council within one month of the date of this planning permission for a prohibition of driving order in respect of that section of Fen End Lane within the applicant's ownership; (ii) to enter into an Agreement with Lincolnshire County Council under Section 278 of the Highways Act 1980 to provide a ghost island right turn lane on the A1073 road in accordance with Department of Transport advice note TA 20/84 at the same time as the Department of Transport move the access to the site on the A1073 road northwards as part of the A16 Spalding Bypass proposals; (iii) as soon as the order mentioned in (i) above has been made to provide a turning head to the Lincolnshire County Council's specification at the southern end of Fen End Lane in a position to be agreed with the Council; (iv) within 3 months of the date of this planning permission to apply for planning permission for frontage residential development on the remaining open frontage on the eastern side of Fen End Lane; (v) the development shall be carried out strictly in accordance with the planning permission; and (vi) the site shall be operated strictly in accordance with the details and designated areas shown on a plan to be annexed to the Agreement:-

Plan No. and Applicant	Proposal
H16/0851/91 Mr R Turner	Change three stores to chilled warehouses, extend store two, loading block, two portacabins, access improvements at Brooks Farm, Barrier Bank, Cowbit.

(Subject to "1 a.m." in the second line of condition 3 being amended to read "7 a.m.".)

(Councillors T. Barker and M.C. White declared indirect interests in the above application, and left the meeting during consideration thereof.)

(e) **Applications Director of Planning and Building Control Services Authorised to Approve**

The Director of Planning and Building Control Services be authorised to grant the relevant planning permissions in accordance with his recommendations as amended where indicated in respect of the following proposals:-

Plan No. and Applicant	Proposal
H08/0039/92 Mr T Sharpe	Dwelling on land to rear of existing butchers shop and 41 High Street, Gosberton.

(Planning permission to be granted in the event that a reduction in the roof height is not possible.)

DG

H20/0149/92 Mr & Mrs A Wallis	Chalet style dwelling and garage, including vehicular access at plot 1, Jarvis Gate, Sutton St James.
H19/0179/92 Kings Quality Homes	Five dwellings with garages including vehicular access on land off Broadgate Road, Sutton St Edmunds.

(Subject to confirmation that the details included within the certificate of ownership on the application form are correct.)

LINCOLNSHIRE COUNTY COUNCIL
DEPARTMENT OF HIGHWAYS AND PLANNING

FORM NO: H/A/38

To: South Holland District Council Application Reference H20/0149/92.

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		
	2	5	0	1	3	5

2. Address or location Plot 1 James Gate, Sutton St James.

3. Name, classification and number of road A1

4. Date application referred 15-2-92

5. State whether outline, detailed application etc. Full.

6. Description of proposed development/change of use including access details Dwelling & 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. (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: 26-3-92 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. B22 - - - - - amended plan.

Delete as appropriate

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

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

1. B21.

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

BRIA 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: H20/0149/92

Applicant: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincs

Agent: M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG

Description: Chalet style dwelling and garage, including vehicular access

Location: Plot 1, Jarvis Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 19-FEB-92

24-FEB-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 10-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

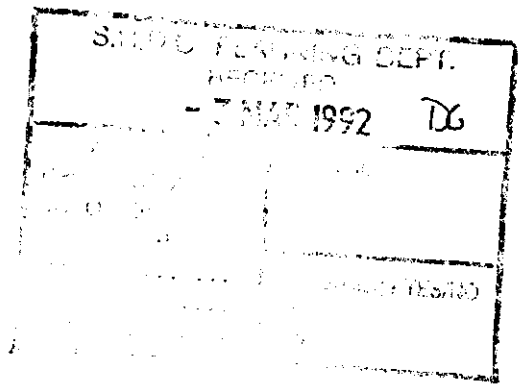
Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Sutton St James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

FOR PARISH COUNCIL USE ONLY

Comments: Amended plan, approved as before. The same condition as before and foot path down before been occupied

Signed: J E Glenn



N P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs
PE12 7DG

Mr D M Gedney

DMG/LAB/H20/0149/92

6 March 1992

Dear Sir

Planning Application H20/0149/92 - Chalet Style Dwelling And Garage Including Vehicular Access, Plot 1, Jarvis Gate, Sutton St James, Spalding.

I refer to the above planning application submitted by yourself on behalf of Mr & Mrs A Wallis.

It is my opinion that the application needs amending in the following ways. Firstly, County Highways have stated that the turning space shown on the application plan is not acceptable and should be amended as per the attached plan.

Also, the landscaping shown is not totally satisfactory in my opinion. Are the two trees shown both flowering cherry? Also, it is considered that more trees should be shown along the sites frontage, plus native hedging (eg beech) along the eastern (frontage) and southern boundaries.

Finally, could you please clarify whether the proposed brick will be Butterley Heather Charnwood Brindled Red or Kirton Burghley Red Rustic.

I look forward to your response in respect of the above within the next ten days, so that I am in a position to proceed with the application.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

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: H20/0149/92

Applicant: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincs

Agent: M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG

Description: Chalet style dwelling and garage, including vehicular access

Location: Plot 1, Jarvis Gate Sutton St James
Spalding Lincs

Type: FULL

Date received: 05-FEB-92

11-FEB-92

Dear Sir/Madam

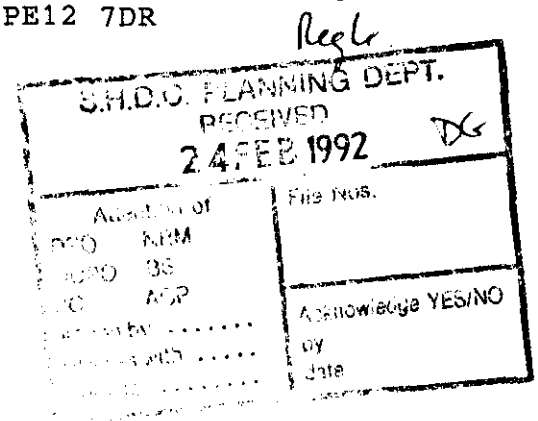
CONSULTATION WITH PARISH COUNCIL

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 26-FEB-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 James PC
Lenton House
25 Albert Street
Holbeach, Spalding, Lincs
PE12 7DR

Recd



FOR PARISH COUNCIL USE ONLY

Comments: The site is close to two old cottages. - are they listed buildings?

Signed: J L Lamm

B Smith Esq
District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
PE11 2XE

S.H.D.C. PLANNING DEPT.
RECEIVED
20 FEB 1992 DG
Attention of
DPO NRM
DOPO BS
JC ACP
Action by .....
Discuss with .....
Copy to .....
File Nos.
Acknowledge YES/NO
by
date

NRA

National Rivers Authority
Anglian Region

14 February 1992

Our ref.GT/92/1/SH/0061

Dear Sir

PLANNING APPLICATION NO. H20/0149/92
PROPOSAL TO ERECT A CHALET STYLE DWELLING AND GARAGE, INCLUDING VEHICULAR ACCESS, AT PLOT 1, JARVIS GATE, SUTTON ST JAMES, SPALDING, BY MR AND MRS A WALLIS.

With regard to the above-mentioned application received on 13 February 1992, I would inform you that the NRA Anglian Region has the following observations to make on the proposal:

If there is no sewer available in the area to serve the proposed development it is likely that the Developer would install a septic tank to dispose of the foul sewage from the proposal.

The NRA would not approve the discharge of septic tank effluent direct to a watercourse.

We have no objection to the use of a septic tank(s) at this location provided that:

a) The area of land required for the soakaway has been established by means of a percolation test carried out in accordance with B.S.6297.

b) The plot size is adequate to provide the area of land required for the soakaway system as identified by the percolation test.

c) The soakaway system is not constructed within 10m of a watercourse or within 50m of a borehole or well.

d) The soakaway system is constructed as shallow as possible and will not be affected by general groundwater in the area.

/contd

ROGER HYDE
Regional General Manager

Aqua House
Harvey Street
Lincoln
LN1 1TF
Tel: 0522 513100
Fax: 0522 512927

NRA

Our ref.GT/92/1/SH/0061

An alternative method of foul sewage treatment would be the provision of a private sewage plant, installed, operated and maintained in accordance with the manufacturers instructions, as updated from time to time. Our formal Consent will be required under the Water Resources Act 1991 for any discharge of effluent from the plant, and such consent is not implied by these observations.

The applicant should be made aware that the site is below retained flood level in the fluvial system and could be at risk from flooding from breach or overtopping of the defences.

Notwithstanding the provisions of the Town and Country Planning General Development Order 1988, any oil storage tank shall be sited on an impervious base and surrounded by oil-tight bunded walls with a capacity of 110% of the storage tank, to enclose all filling, drawing and overflow pipes.

Site operators should ensure there is no possibility of contaminated water entering and polluting surfaces or underground waters.

Yours faithfully

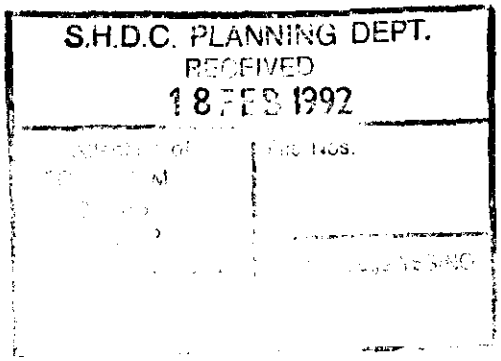
R F Morgan
Planning Engineer

cc M.P. Futter
35 Farrow Avenue
Holbeach
Spalding PE12 7DG

VJC

Your Ref:- H20/0149/92

South Holland District Council,
Planning Dept,
Council Offices,
Priory Road,
Spalding,
Lincs. PE11 2XE.



F.A.O. Mr D.M. Gedney,

Dear Sirs,

Re:- Application N° H20/0149/92.

Thank-you for your letter dated 13th Feb'92 concerning the above application.

Please find enclosed in respect of the aforementioned letter 4 copies of revised drawing A.W/01/92/02A. I trust this satisfies the point raised.

Best Regards,

M.P. FUTTER.

Copy: South Holland District Council,
+ IN° Drg. Planning Dept.
F.A.O. M. Davis. (Application N° B20/0084/92).

FILE.

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: H20/0149/92 Type: FULL

Applicant: Mr & Mrs A Wallis
Tel: 0406 24254

Agent: M P Futter
0406 26404

Description: Chalet style dwelling and garage, including vehicular access

Location: Plot 1, Jarvis Gate
Sutton St James
Spalding
Lincs

Valid date: 05-FEB-92
Target dates:
To case officer 10-FEB-92
Inspected by 15-FEB-92
Extra contacts 20-FEB-92
Report if not clear by 11-MAR-92

Terminal date: 01-APR-92
Target Committee: 25-MAR-92
Report deadline: 11-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

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

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Sutton St J 0406 22161	11-FEB-92	25-FEB-92
Cllr Mrs E O Hall-Pa 0945 700 829	11-FEB-92	25-FEB-92

L C C - See 11/A/33 dated 13/2/92.

SITE DETAILS

Grid ref: 540020 318510
OS Sheets: 284 Parcel:

BR SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H20/0149/92

Applicant: Mr & Mrs A Wallis
17 Chestnut Avenue
Holbeach
Spalding
Lincs

Agent: M P Futter
35 Farrow Avenue
Holbeach
Spalding
Lincs, PE12 7DG

Description: Chalet style dwelling and garage, including vehicular access

Location: Plot 1, Jarvis Gate
Sutton St James
Spalding
Lincs

18 FEB 1992

Type: FULL

Date received: 05-FEB-92

13-FEB-92

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

1 Accurate 1:200 scale block plan showing precise location of dwelling in relation to Jarvis Gate.

If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY .

Yours faithfully

D.M Gedney

Principal Planning Officer

Form No. H/A/3J

Lincolnshire

DEPARTMENT OF HIGHWAYS AND PLANNING

To D. Gedney SHDC. Planning Reference H20/0149/92.

The following are my observations upon the enquiry under the reference quoted above:—

Plot 1 JARVIS GATE, SUTTON ST JAMES.

I would point out the turning space shown on the application plan is not acceptable and should be amended as shown on the attached plan.

Also the driveway is shown Not To Scale which is not acceptable for a Full Application.

Date 13-2-92. Signed [signature] Director of Highways and Planning

S.H.D.C. PLANNING DEPT.
RECEIVED
25 FEB 1992 DG
Acknowledge YES/NO

SOUTH HOLLAND Internal Drainage Board

Marsh Reeves,
Foxes Lowe Road,
Holbeach,
Spalding, Lincs.
PE12 7PA.

Please contact: Mr. Staines

Tel: Holbeach (0406) 24933
Fax: (0406) 26501

Our Ref. RS/PA-G/149/92/JAM Your Ref. Date 18 February 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. & MRS. A. WALLIS
DWELLING - JARVIS GATE, SUTTON ST. JAMES

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application on behalf of your client seeking permission for the above development. The submitted details have been inspected and I have the following observations which should be brought to your clients and prospective purchasers attention.

Prior to the installation of septic tank and roof water soakaway systems for which the consent of the National Rivers Authority may be required, I would suggest that appropriate tests are undertaken to ensure the subsoil conditions are suitable and that such systems will function adequately. Due consideration should however be given to the fact that ground water levels are very low due to the exceptionally dry conditions that have been experienced. Inspection reveals the site to be lower than the fronting unkerbed highway and accordingly, steps should be taken as necessary to prevent highway surface water run-off causing embarrassment.

Any watercourses adjoining the site are maintained by the riparian owners whose consent must be obtained prior to any filling being undertaken or extra storm water run-off discharged. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. You are advised at this stage that should a direct storm water outfall be intended, my Board reserve the right to seek a single once and for all time contribution towards future improvements of the Board's system to ensure adequate capacity for increasing flows from continuing developments.

The contribution rate is currently £6,600 per acre of new impermeable surface drainage via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

A copy of this letter is being forwarded to the Director of Planning in order he is aware of my observations.

Yours faithfully,

M.P. Futter, Esq.,
35 Farrow Avenue,
Holbeach,
Spalding, Lincs. PE12 7DG

ENGINEER TO THE BOARD

3RD FEB' 92. REF: AW/01/92.

M.P. FUTTER,
35 FARROW AVE,
HOLBEACH,
SPALDING.
LINCS. PE12 7DG.

REF:- Mr & Mrs A. WALLIS,
PROPOSED DWELLING AT
SUTTON ST JAMES.

Dear Sir/Madam,

Please find enclosed Planning & Building Regulation submission forms duly completed with all necessary drawings in respect of the above proposed development.

Also enclosed is cheque n° 000322 dated 28th Jan '92 which covers costs/fees for the above.

Should you have any queries please don't hesitate to contact the undersigned.

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF H20/0149/92.

Regards,

Your Ref. DMG/LAB/H20/0149/92

14TH March'92

SOUTH HOLLAND D.C.
REF .....

P. Futter,
Farrow Ave,
Holbeach,
Spalding.
Lincs PE12 7DG.

S H D C.
Planning Dept.

F.A.O. Mr D.M. Gedney,

Dear Sirs,

RE:- Planning Application H20/0149a/92 - Chalet Style Dwelling and Garage Including Vehicular Access, Plot 1, Jarvis Gate, Sutton St James

Thank-you for your letter dated 6th March'92 concerning the above application. The points raised have been dealt with as follows:-

1. Drive/turning space amended on drawing AW/01/92/02.

2. Additional landscaping as requested added to drawing AW/01/92/02.

3. Mr & Mrs Walls have expressed a preferance towards the Butterley Heather Charnwood Brindled Red brick.

I trust this allows you to proceed with the application, if you should have any further queries please donot hesitate to contact me.

Regards,

Copy - Planning Dept/Building Control- F.A.O. Mr Davis

PLANNING AMENDMENT

LATE

For office use only

Application No. H20/149/92

Date registered 19 MAR 1992 DG

Case Officer

1. Please complete in block letters **NAME AND ADDRESS OF APPLICANT** Tel. No.	**NAME AND ADDRESS OF AGENT** (if form completed by agent) Tel. No. (Contact)
Please complete in block letters **FULL POSTAL ADDRESS OF THE APPLICATION SITE**	
Please complete **EARLIER APPLICATION No.** This application **cannot be considered** unless the relevant reference is stated	
Building Regulation reference relating to same development.	

2. Please tick **one** box only

A. Amendment is proposed where permission already granted ☐ If yes, submit two forms and two plans

or

B. Amendment is to a proposal currently being considered ☐ If yes, submit four forms and four plans.

State whether amendment has been requested by the Council ☐

Has a similar amendment been submitted under Building Regulations? Yes / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date .....

3. Please complete in block letters **FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**	
As **NOW PROPOSED**, if different	
State details of amendments proposed (Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)	
State drawing no's of the current submission	
State Officer dealing with the application, if known.	
Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers	

OFFICE USE ONLY

To D.C. ....29/3/92.....

Validation	Adequate detail Acknowledged	☐ ..... HL	Confirmed .....

Liaison with Building Control	*Outside parameters*	☐	*Confirmed* .....
	Referred to case officer	.....	Officer .....
	Amended plans received	✓	No further action .....
	Amended plans needed	☐	Reference 05.4.92
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... HL	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

Details of fee required

Details accepted, if different:

Notes: 1 copy to reception

Signed: .....

Date: .....

PLANNING AMENDMENT

For office use only
Application No. H 20/0149/92
Date registered 13 MAY 1992
Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. WALLIS
17. CHESTNUT AVE,
HOLBEACH,
SPALDING,
LINCS.

Tel. No. (0406) 24254

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

M. P. FUTTER,
35. FARROW AVE,
HOLBEACH,
SPALDING.
PE12 7DG
Tel. No. (0406) 26404 (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

PLOT N°1 JARVIS GATE, SUTTON ST JAMES, LINCS.

Please complete

EARLIER APPLICATION No.

This application **cannot be considered** unless the relevant reference is stated

H20/0149/92.

Building Regulation reference relating to same development.

B20/0084/92

2. Please tick **one** box only

A. Amendment is proposed where permission already granted
If yes, submit two forms and two plans
[✓]

or

B. Amendment is to a proposal currently being considered
If yes, submit four forms and four plans.
[✓]

State whether amendment has been requested by the Council
[ ]

Has a similar amendment been submitted under Building Regulations? ~~Yes~~ / No

Please complete

I attach the necessary plans and request that the changes described below be accepted as an amendment. I understand that the Council may require a fresh application, together with fee if appropriate.

Signed ..... Date 11 MAY '92

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

CHALET STYLE DWELLING & GARAGE.

As **NOW PROPOSED**, if different

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans)

BAY WINDOW TO LOUNGE FRONT ELEVATION CHANGED TO A 4 PANEL DEEP BAY FROM A 3 PANEL SHALLOW BAY

State drawing no's of the current submission

AW01/92/01 REV 'B'

State Officer dealing with the application, if known.

MR D M. GEDNEY.

Describe any part of the original development which is excluded by virtue of the amendment, and state any alteration to plot numbers

OFFICE USE ONLY

To D.C. 12/1/92

Validation	Adequate detail Acknowledged	☐ ..... KL	Confirmed .....

Liaison with Building Control	Outside parameters	☐	Confirmed .....
	Referred to case officer	.....	Officer .....
	Amended plans received	☑	No further action .....
	Amended plans needed	☐	Reference 0084/92
	New application needed	☐	
	New submission requested	.....	
	Indexed	..... KL	

		Principal D.C. Check	Case Officer
		.....	.....
A. **Post Decision**	Immaterial/acceptable as amendment	☐	☐
	New application needed	☐	☐
	New application requested	.....	.....
	Liaison recorded	.....	.....
B. **Current Application**	Same char/desc. (refer to Admin.)	YES / NO	YES / NO
	Publicity/residents required	NO / YES	NO / YES
	Too significant	NO / YES	NO / YES
	New application needed	YES	YES
	New application requested (incorporating fee position)	Date	
	Liaison recorded	Date	

Case Officer: Check List

BC liaison — see above

Technical consults needed? ☐

viz

sent .....

Site inspection needed? ☐

Site notes:

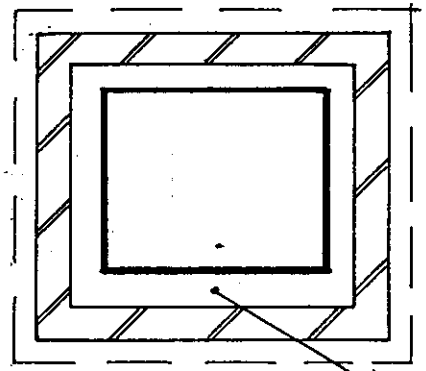
Details of fee required

Details accepted, if different:

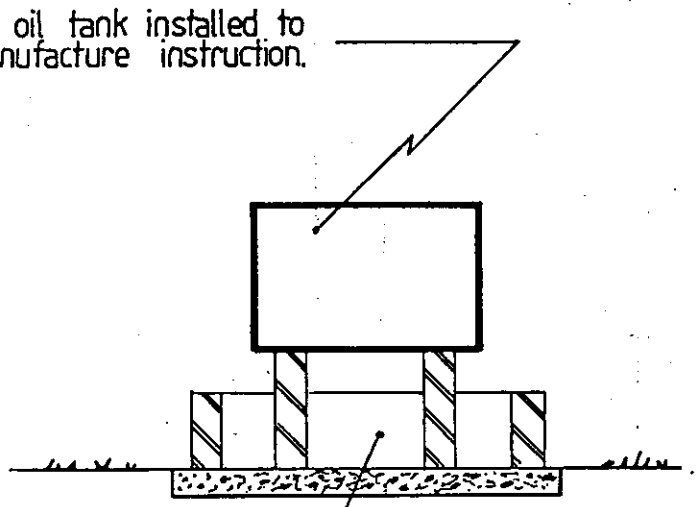
Notes: 1 copy & receipt

Signed: .....

Date: .....



PLAN.

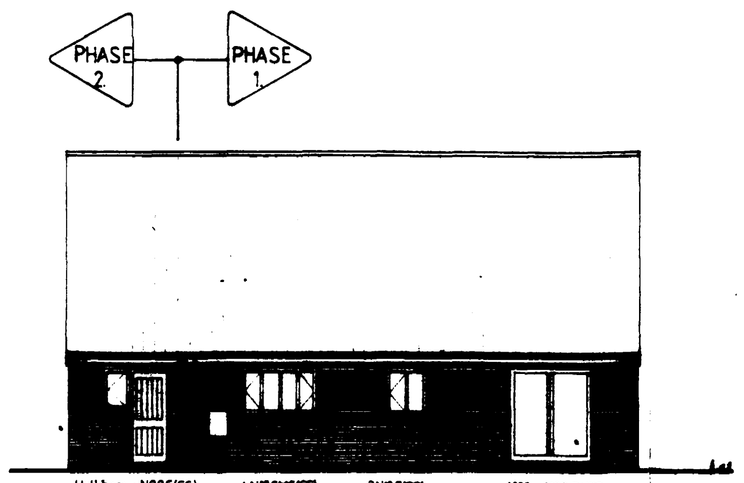


SECTION.

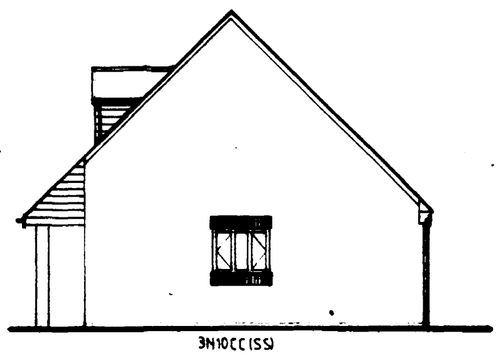
SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF H20/0149/92

OIL TANK DETAIL.

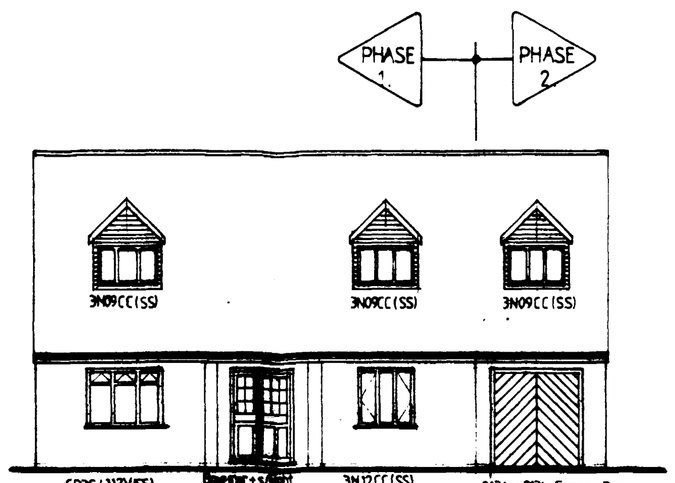
Mr & Mrs A. Wallis, Proposed Chalet Style Dwelling With Garage. January 1992.	Plot No 1 Jarvis Gate, Sutton St. James, South Lincolnshire.	SCALE 1:50 DRG No. AW/01/92/03



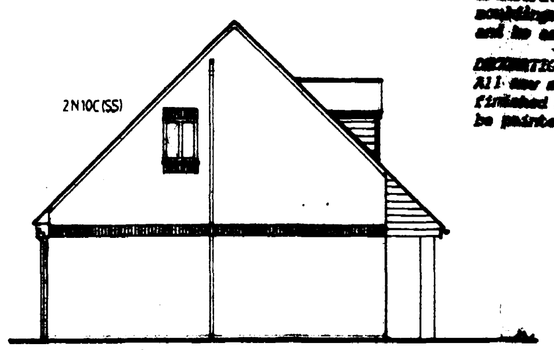
REAR ELEVATION.



SIDE ELEVATION.
(SIDE ELEVATION PRIOR TO PHASE 2 SIMILAR)



FRONT ELEVATION.



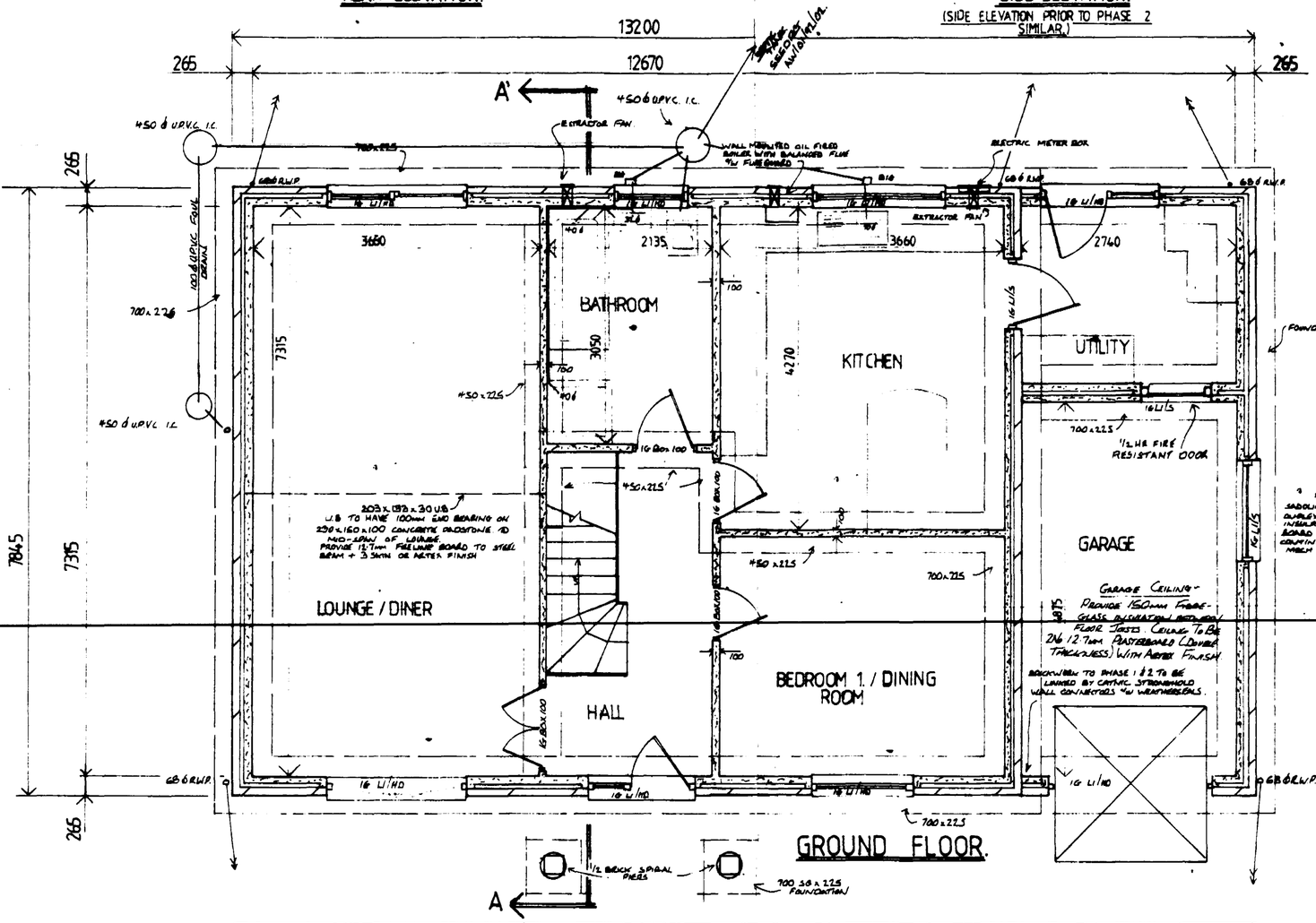
SIDE ELEVATION.

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

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

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWGING IS TO BE READ IN CONJUNCTION WITH :-
1. DRG AW/01/92/02
2. DRG AW/01/92/03

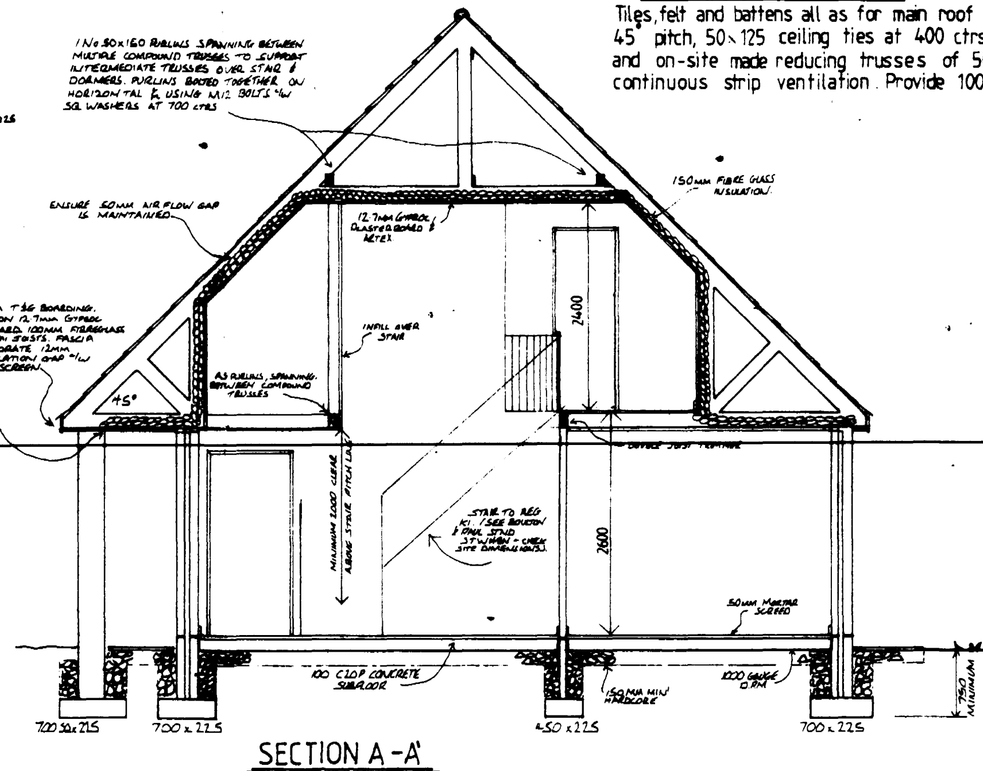


GROUND FLOOR.

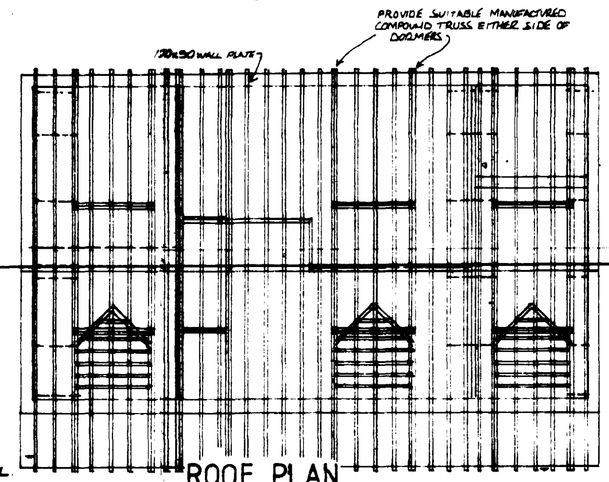
FIRST FLOOR.

DORMER WALL CONSTRUCTION -
3mm skim finish on GYPROC DUPLEX plasterboard on 50 x 100 vertical studs at 400 ctrs. built of doubled up rafters. Black breather paper, 6mm plywood face. 1No layer of bituminous felt DPM. 25 x 19 battens, 16mm T&G boarding (SADOLIN STAINED). Provide 100mm fibreglass insulation between studs.

DORMER ROOF CONSTRUCTION -
Tiles, felt and battens all as for main roof construction. 25 x 150 ridge, 50 x 100 rafters at 400 ctrs and at 45° pitch, 50 x 125 ceiling ties at 400 ctrs, 25 x 100 binders, 32 x 175 valley lay boards with fibreglass valleys and on-site made reducing trusses of 50 x 75 members. Provide soffit board with equivalent 12mm continuous strip ventilation. Provide 100mm fibreglass insulation between studs.



SECTION A-A'



ROOF PLAN

SEE CALCULATIONS BY [illegible] FOR ROOF DESIGN

NOTES.

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.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1000 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 DRITHERM 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.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. 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 othewise. 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.

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 16KW output rating. Flue terminal to be fitted with suitable cage guard.

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

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 202mm and going of 225mm. Handrail to be 650mm above the pitch line of the staircase and 900mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

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.

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 squared night vents. Extractor fans to be provided in kitchen (min 60 litres/sec) and bathrooms and WC (min 15 litres/sec).

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 sooldings, 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.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on G.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall, but ensure not to encroach into the cavity.

GARAGE FLOOR
100 mm thick C20P concrete floor slab on 1000 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.

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.

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.

SOUTH HOLLAND D.C.
PLAN DEPT.
05 FEB 1992
REF. H26/0149/92

REV	DATE

SCALE - 1:100, 1:50

Mr & Mrs A Wallis.
PROPOSED:-
CHALET STYLE DWELLING & GARAGE
AT:-
PLOT N°1. JARVIS GATE,
SUTTON ST. JAMES,
S.LINCOLNSHIRE.

Jan'92.

DRG N°. AW/01/92/01.

Heat Loss Calculations. Summary

Mr & Mrs A. Wallis. Proposed Chalet, Sutton St James.	AW/01/92/06
	Feb '92.

Notional Building :-

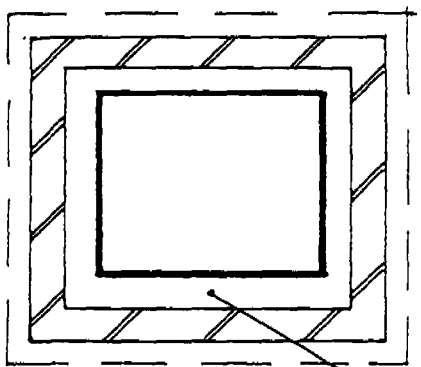
Element	Area	U-Value	Rate of Heat Loss
Roof	109.26	0.25	27.315
Ground Floor	76.53	0.45	34.439
Semi-exposed floor	13.36	0.60	8.016
Exposed wall.	81.36	0.45	36.612
Semi-exposed wall.	18.28	0.60	10.968
Single glazing.	24.54	5.70	139.878.

Total Heat Loss Thro' Notional Bldg Fabric = 257.228

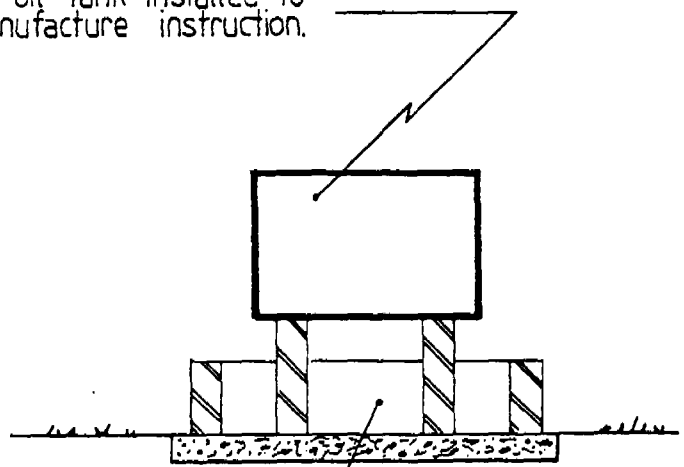
Proposed Building :- 149/92

Element	Area	U-Value	Rate of Heat Loss.
Roof	109.26	0.23	25.130
Ground Floor	76.53	0.70	53.571
Semi-exposed floor	13.36	0.23	3.073
Exposed wall	89.14	0.40	35.656
Semi-exposed wall	18.28	0.38	6.946
Double Glazing	20	2.80	56.000

Total Heat Loss Thro' Proposed Bldg Fabric = 180.376.



PLAN.



SECTION.

SOUTH KESTEVEN DISTRICT COUNCIL
Eb/641

OIL TANK DETAIL.

Mr & Mrs A. Wallis, Proposed Chalet Style Dwelling With Garage. January 1992.	Plot No 1 Jarvis Gate, Sutton St. James, South Lincolnshire.	SCALE 1:50 DRG No. AW/01/92/03

PROPOSED CHALET STYLE DWELLING
at PLOT N°1 JARVIS GATE
SUTTON ST. JAMES
for MR & MRS A WALLIS

MARCH 92

LOADING

STUD PARTITION — 0.60 kN/m²

FLOOR

FINISH	0.10
BOARDS	0.18
JOISTS	0.20
CEILING	0.22
SERVICES	0.10
	0.80
LIVE LOAD	1.50
	2.30 kN/m²

BEAM ONE LOUNGE DINER

SPAN = 3.66 m.

149 kg

SUGGESTED SIZE — 203 × 133 × 30 UB

PARTITION LOAD = $0.6 \times 3.66 \times 2.4$ = 5.27 kN.

FLOOR LOAD = $2.30 \times 3.66 \times \frac{7.315}{2}$ = 30.79 kN.

∴ TOTAL LOAD = 5.27 + 30.79 + SELF WT
= 37.14 kN.

$\frac{l}{R_y} = \frac{0.85 \times 3.66 \times 10^2}{3.18} = 97.83$ $\quad \frac{D}{T} = 21.5$

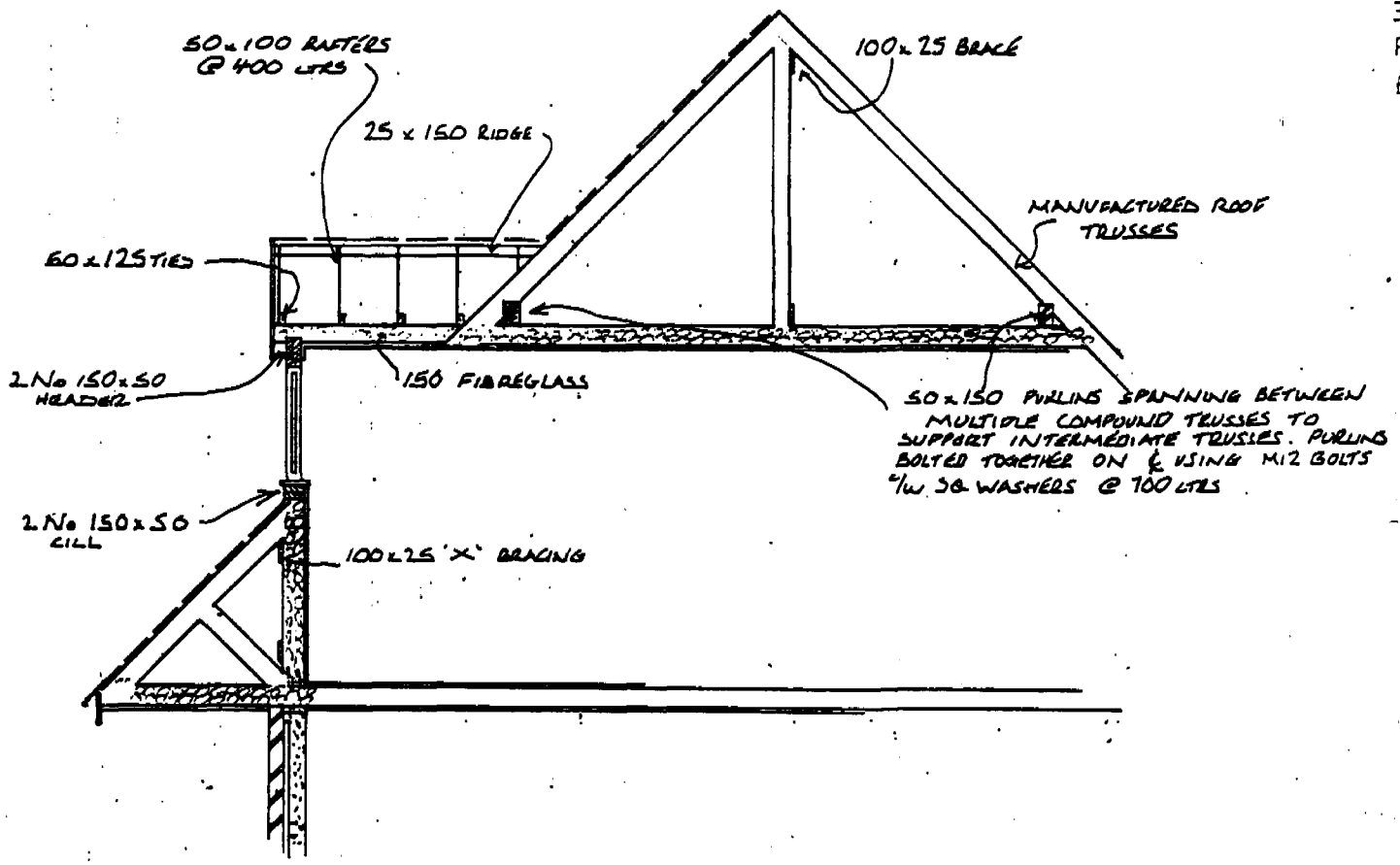
∴ p_b = 164 N/mm²

$f_{bc} = \frac{37.14 \times 3.66}{8} \times \frac{10^3}{279.3}$ = 60.84 N/mm²

THOMAS W J LLOYD
C. ENG. F.I.STRUCT.E
0466 24753

δ (TOTAL) $= \frac{5}{384} \times 37.14 \times \frac{366^3 \times 10^5}{207 \times 2887}$ = 3.97 mm $\frac{C}{923}$

∴ SECTION ADEQUATE



DORMER WALL CONSTRUCTION

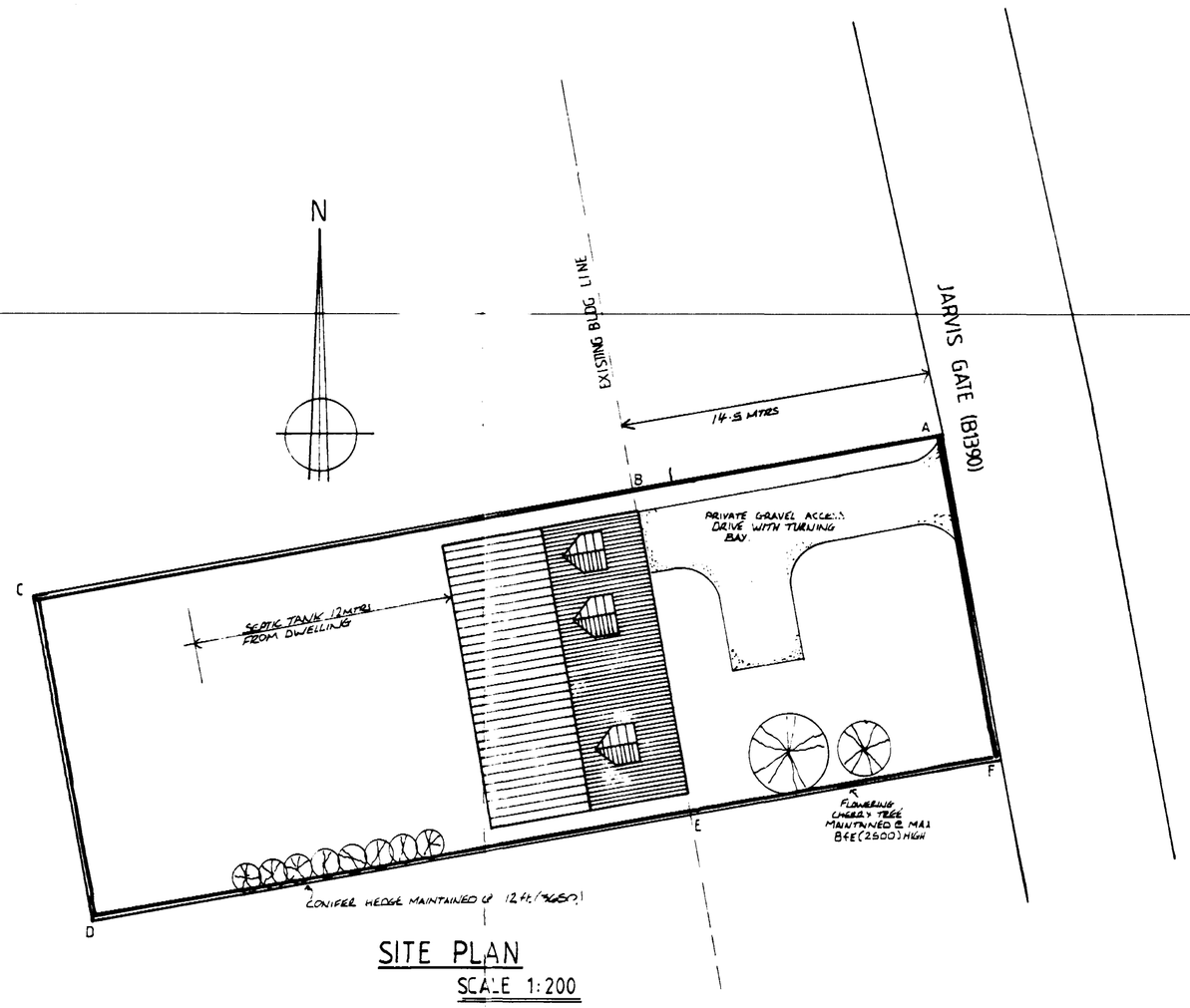
3mm SKIM FINISH ON GYPROC DUPLEX PLASTERBOARD ON 50 x 100 VERTICAL STRUTS AT 400 CTRS BUILT UP OF DOUBLED UP RAFTERS. BLACK BREATHER PAPER, 6mm PLYWOOD FACE. 1N° LAYER OF BITUMOUS FELT DPM. 25 19x BATTENS, 16mm T&G BOARDING. PROVIDE 100mm FIBREGLASS INSULATION. BETWEEN STUDS.

DORMER ROOF CONSTRUCTION.

TILES. FELT & BATTENS AS MAIN ROOF CONSTRUCTION. 25x150 RIDGE. 50x100 RAFTERS AT 400 CTRS AND AT 45° PITCH. 50 x 125 CEILING TIES AT 400 CTRS, 25 x 100 BINDERS, 32 x 175 'LAY BOARDS WITH FIBREGLASS VALLEYS AND ON-SITE MADE REDUCING TRUSSES OF 50x75. PROVIDE SOFFIT BOARD WITH 12mm CONTINUOUS STRIP VENTILATION. PROVIDE 150mm FIBREGLASS INSULATION.

REF 149/92

MR & MRS A WALLIS. PROPOSED CHALET STYLE DWELLING, PLOT N°1 JARVIS GATE, SUTTON ST. JAMES.	DORMER CONSTRUCTION.	SCALE:- 1:50 DRG N°. AW/01/92/04 MARCH '92 REVISION :-



SITE PLAN

SCALE 1:200

CLOSE BOARDED BOUNDARY FENCE :- A – B ~ 900 HIGH
B – C – D – E ~ 1800 HIGH
E – F ~ 900 HIGH

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH:-

1. DRG AW/01/92/01.
2. DRG AW/01/92/03.

SEPTIC TANK

Connect foul water drains to 600 gallon capacity 'Klargaster' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983: The applicant is responsible for carrying out the tests and the minimum requirement is 30 metres of sub-irragational drainage or such length as may be determined by the test, whichever is the greater. The Council recoamend that septic tanks, cesspools and settlement tanks be sited at a minimum distance of 12 metres (40 feet) 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 the 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 National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an 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, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

ABOVE GROUND DRAINAGE

Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs 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.

UNDERGOUND DRAINAGE

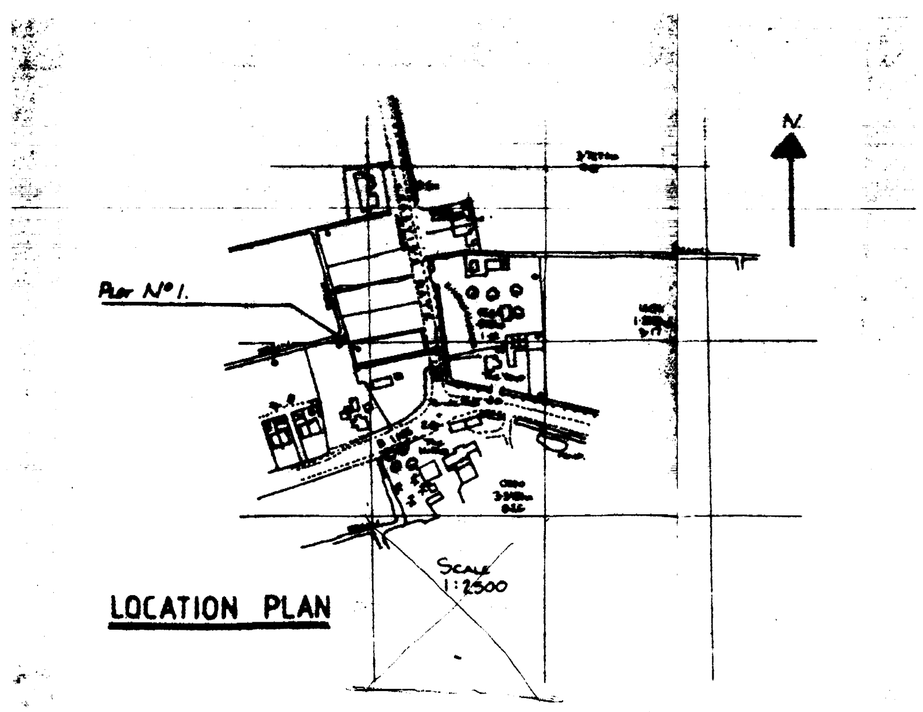
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics installed to manufacturer's instructions complete with cover and frame. Drain runs with less than 300mm ground cover to have paving slab protection over trench on top of peagravel surround on haunched back trench. Omit 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.



LOCATION PLAN

A	SITE PLAN UPDATED / AMENDED	FEB '92

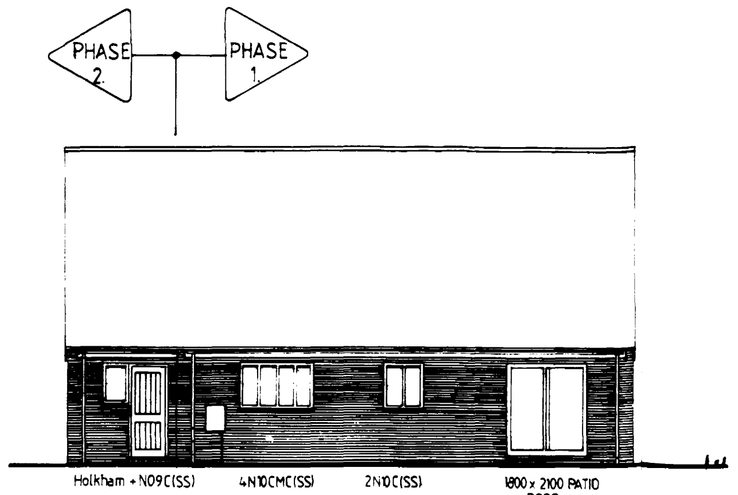
SCALE:- AS INDICATED.

Mr & Mrs A Wallis.
PROPOSED :-
CHALET STYLE DWELLING & GARAGE
AT:-
PLOT N° 1, JARVIS GATE.
SUTTON ST JAMES.
S. LINCOLNSHIRE.

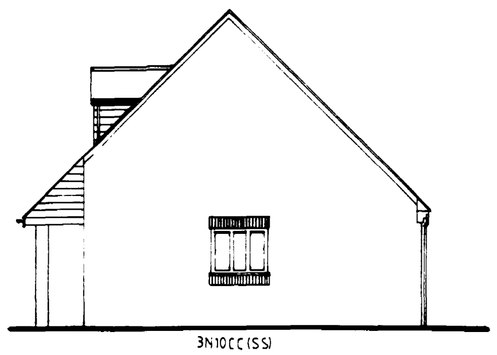
JAN '92

SOUTH HOLLAND D.C.
PLANNING DEPT
11 FEB 1992
REF 149/92

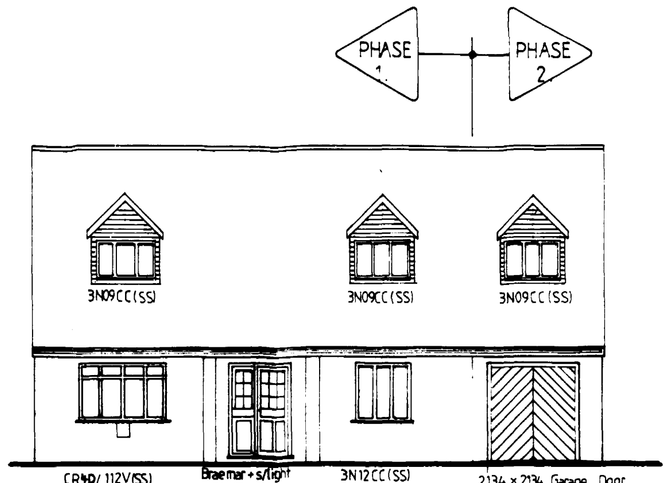
DRG N°. AW/01/92/02. REV~ A



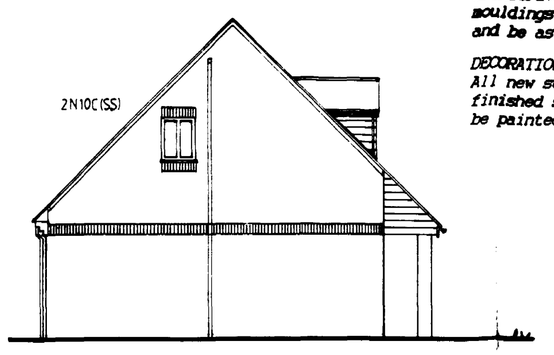
REAR ELEVATION.



SIDE ELEVATION.
(SIDE ELEVATION PRIOR TO PHASE 2 SIMILAR)



FRONT ELEVATION.



SIDE ELEVATION.

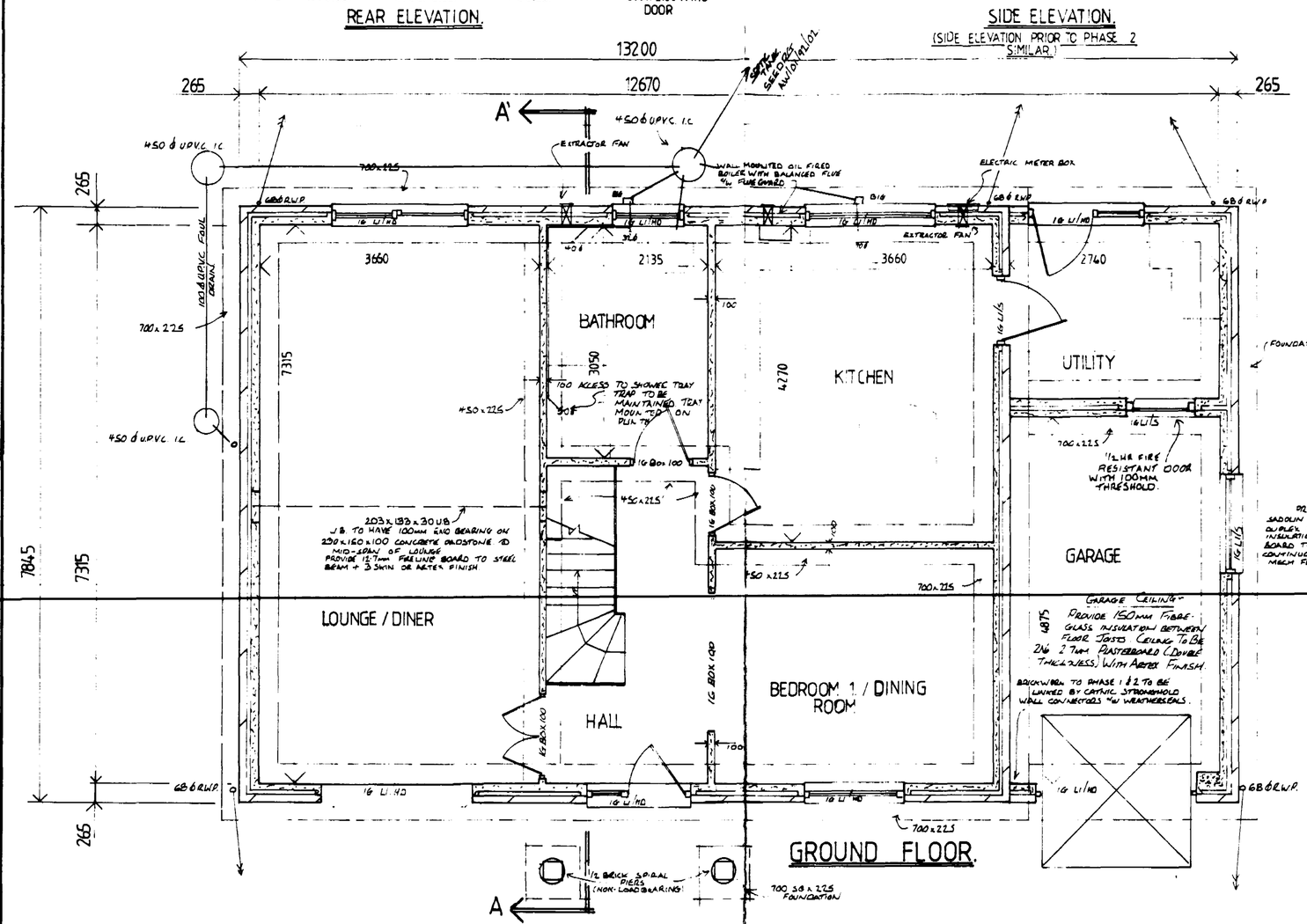
JOINERY
Doors, frames, linings, skirtings, architraves, window board and timber mouldings etc to be of standard manufacture and be as BOULTON & PAUL or equal approved.

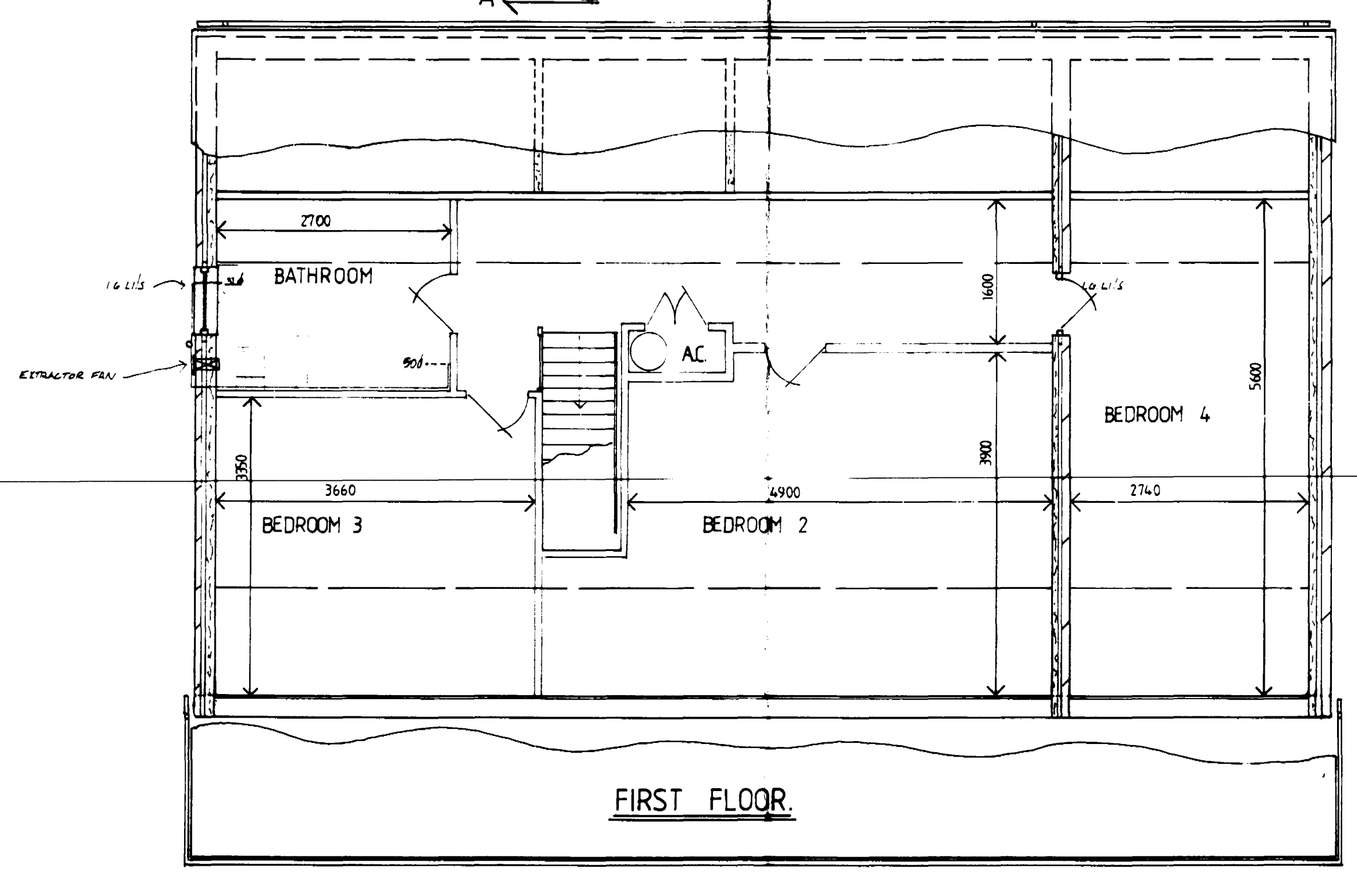
DECORATION
All new surfaces, timber (except self finished surfaces eg doors) plaster etc to be painted to clients instructions.

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH :-

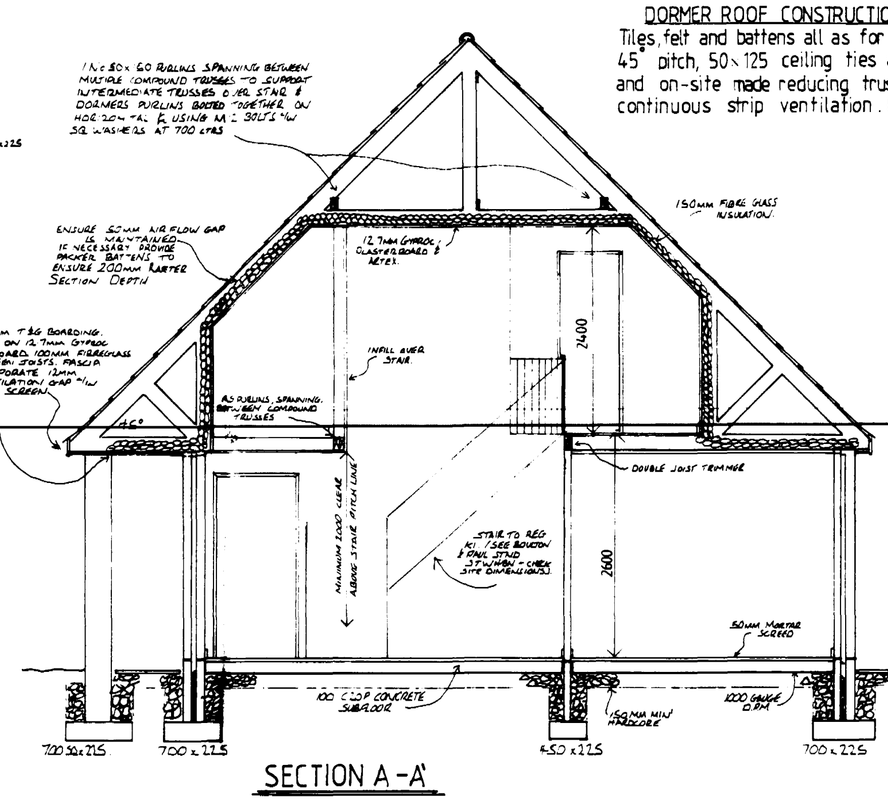
1. DRG AW/01/92/02
2. DRG AW/01/92/03
3. DRG AW/01/92/04
4. ~~DRG AW/01/92/~~ —
5. CALC' AW/01/92/05.
6. CALC' AW/01/92/06.



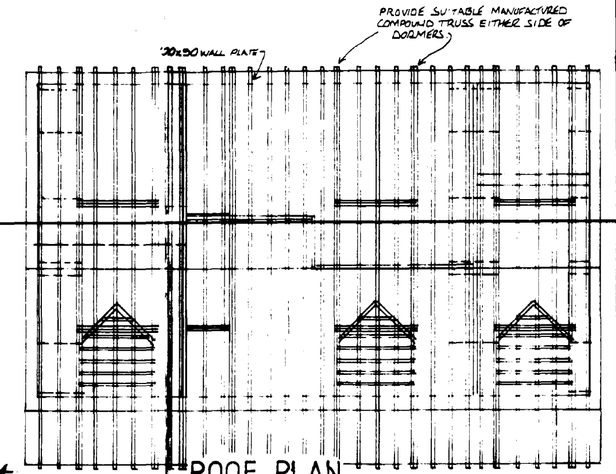


DORMER WALL CONSTRUCTION :-
3mm skim finish on GYPROC DUPLEX plasterboard on 50 x 100 vertical studs at 400 ctrs. built of doubled up rafters Black breather paper, 6mm plywood face. No layer of bituminous felt DPM. 25 x 19 battens, 16mm T&G boarding (SADOLIN STAINED) Provide 100mm fibreglass insulation between studs.

DORMER ROOF CONSTRUCTION :-
Tiles, felt and battens all as for main roof construction. 25 x 150 ridge, 50 x 100 rafters at 400 ctrs and at 45° pitch, 50 x 125 ceiling ties at 400 ctrs, 25 x 100 binders, 32 x 175 valley lay boards with fibreglass valleys and on-site made reducing trusses of 50 x 75 members. Provide soffit board with equivalent 12mm continuous strip ventilation. Provide 150mm fibreglass insulation between studs.



SECTION A-A'



ROOF PLAN

SEE CALCULATIONS BY [illegible] FOR ROOF DESIGN

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 ventilation runs up to roof slope. All perimeter pipe work associated with space heating system to be adequately insulated.

ROOF VENTILATION
6mm plywood with 25mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap. Ridge Tile To Be Ventilated To Provide Equal To A 5mm Continuous 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.

NOTES.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel RAFTERSTRAPS 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.

STUDWORK PARTITIONS
To the first floor, or where shown, form studwalls in 75mm x 50mm softwood studs at 400mm centres with 75mm x 50mm head and sole plates and noggings at 1200mm centres. Clad with 12.7mm GYPROC WALLBOARD scrim tape joints and skim finish. Pack 75mm thick fibreglass between studs. Provide double floor joists where under partitions.

GROUND FLOOR
50mm Mortar screed on 100mm min thickness floor slab, C20P concrete mix on 1000 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 DRITHERM 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.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. 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 – See Drawings AW/01/92/02
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 othewise. 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 ventilatorrs in sash or frame head to give minimum 4,000 sq mm ventilation.

BOILER
New Boiler to be gas fired, wall mounted, balanced flue type of approximately 18Kw output rating. Flue terminal to be fitted with suitable cage guard.

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

STAIRCASE
Staircase to be standard manufacture 900mm maximum overall width, with minimum clear width of 800mm. Maximum pitch to be 42deg with a rise of 202mm and going of 228mm. Handrail to be 850mm above the pitch line of the staircase and 900mm on landing. balusters at 100mm centres. Ensure minimum 2 metres headroom over stair.

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.

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

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

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. System to be controlled by suitable thermostats.

FIRST FLOOR CONSTRUCTION
Provide and fix 19mm tongued and grooved flooring grade wood particle board on C.S. grade softwood floor joists to the sizes indicated on the drawing. Provide solid strutting at mid span of joists. Build joists into walls to full bearing width of wall. but ensure not to encroach into the cavity.

GARAGE FLOOR
100 mm thick C20P concrete floor slab on 1000 gauge DPM. 150 mm min hardcore, blinded and compacted. Excavate oversite to 100 mm deep to remove topsoil and vegetation.

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.

SEE DRAWING AW/01/92/02 FOR NOTES CONCERNING DRAINAGE.

SOUTH HOLLAND D.C.
PLAN DEPT
REF 149/92

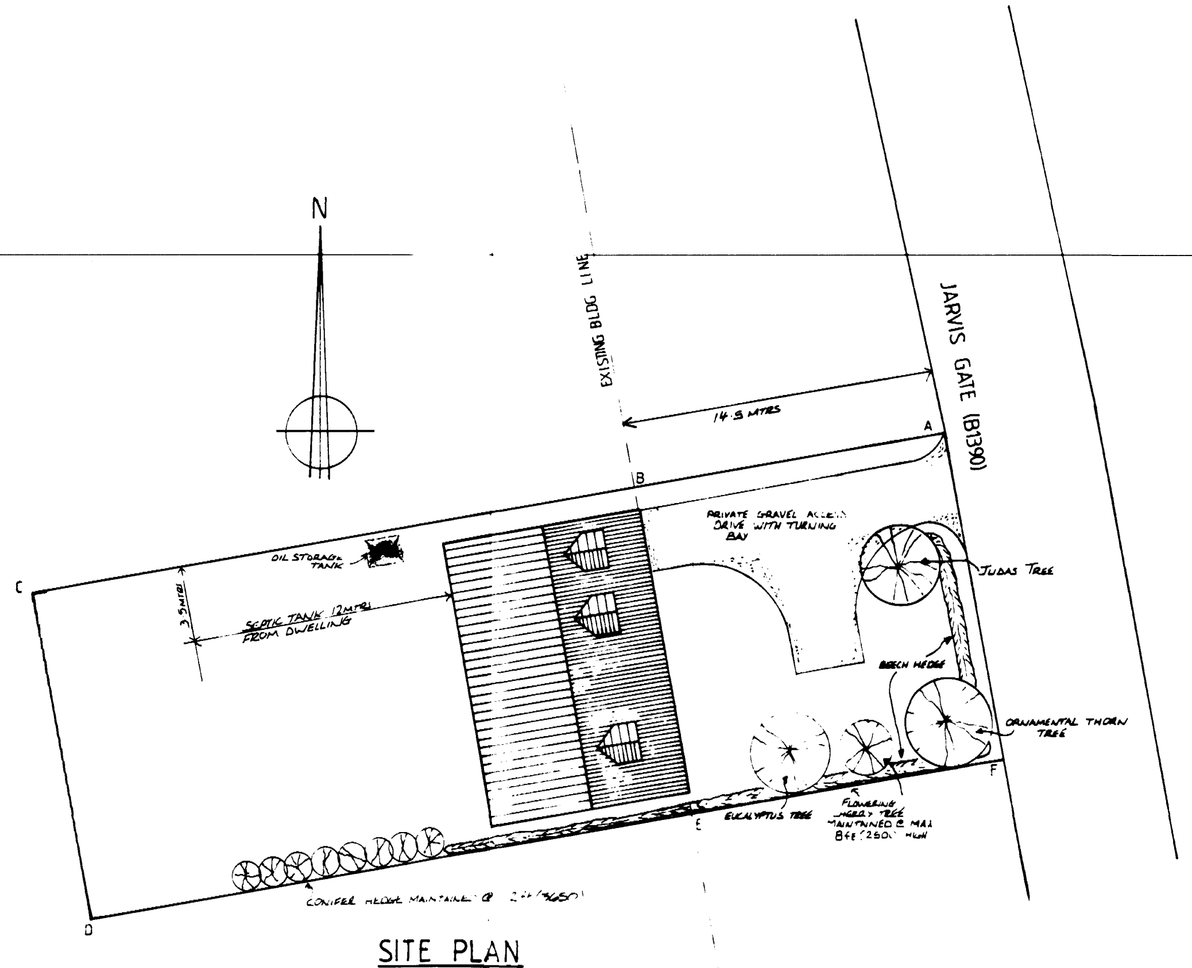
REV		DATE
B	BW Wilson Amended / Architect	May 92
A	Building Control Comments Added	Feb 92

SCALE :- 1:100 , 1:50

Mr & Mrs A Wallis.
~~PROPOSED:-~~
CHALET STYLE DWELLING & GARAGE
AT:-
PLOT Nº1 JARVIS GATE,
SUTTON ST. JAMES,
S. LINCOLNSHIRE.

Jan '92.

DRG Nº. AW/01/92/01. B



SITE PLAN
SCALE 1:200

CLOSE BOARDED BOUNDARY FENCE :- A – B - 900 HIGH
B – C – D – E - 1800 HIGH
E – F - 900 HIGH

[redacted]

ALL DIMENSIONS TO BE CHECKED ON SITE.

THIS DRAWING TO BE READ IN CONJUNCTION WITH :-

1. DRG AW/01/92/01.
2. DRG AW/01/92/03.

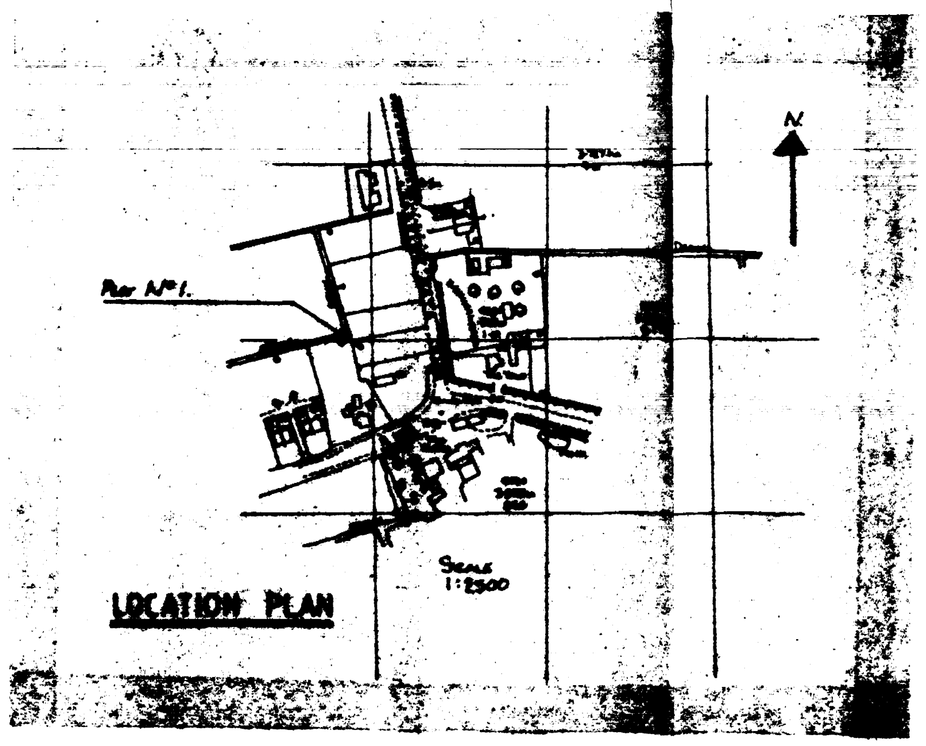
SEPTIC TANK
Connect foul water drains to 600 gallon capacity 'Klargester' type septic tank constructed in accord with LA requirements. The sub-irrigational drainage system to the septic tank is to be determined by percolation test in accord with the provisions of clause 15.3.2. of BS:6267, 1983: The applicant is responsible for carrying out the tests and the minimum requirement is 30 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 be sited at a minimum distance of 12 metres (40 feet) 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 the 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 National Rivers Authority must be sought under the provisions of Schedule 12 of the Water Act 1989 for permission to discharge sewage effluent into the land. National Rivers Authority do not permit septic tank soakaway systems to be situated within 10 metres of any watercourse or to discharge effluent directly or indirectly into an 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, (4000 GALLONS) CAPACITY, OR MINI-PACKAGED TREATMENT PLANT MUST BE USED.

ABOVE GROUND DRAINAGE
Hand basin waste to be 32mm dia. W.C. 110mm dia PVC. Bath and sink wastes 40mm dia. use polypipe push fit pipework. all traps to be 75mm deep seal. all pipework etc to be accessible throughout their runs 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.

UNDERGOUND DRAINAGE
110mm UPVC pipe to fall 1:70 with 100mm peagravel bed and surround. Inspection chambers to be 450mm dia preformed plastics 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 peagravel surround on haunched back trench. Omit where concrete path cast over pipe runs. Provide 450 ø UPVC. I.C. to the inlet & outlet of the septic tank.

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.



SOUTH HOLLAND D.C.
PLANNING DEPT
1 [illegible] 1992
REF 149/92

C	LANDSCAPING ADDED	MAR '92
B	BUILDING CONTROL COMMENTS ADDED	FEB '92
A	SITE PLAN UPDATED / AMENDED	FEB '92

SCALE:- AS INDICATED.

Mr & Mrs A Wallis.
PROPOSED :-
CHALET STYLE DWELLING & GARAGE
AT:-
PLOT Nº 1, JARVIS GATE,
SUTTON ST JAMES,
S. LINCOLNSHIRE.

JAN '92.

DRG Nº AW/01/92/02 REV- A B C