SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0170/92 Received:07-FEB-92 Type:FULL

Name: Mr J Handy
Willow Croft
Lowgate Road
Tydd St Mary
Wisbech, Cambs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Extension to bungalow and double garage

Location : Willow Croft Lowgate Road
Tydd St Mary Wisbech, Cambs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
19-MAR-92 H21/0170/92

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: H21/0170/92 Received:07-FEB-92 Type:FULL

Name: Mr J Handy
Willow Croft
Lowgate Road
Tydd St Mary
Wisbech, Cambs

Agent: Status Design
4 Princes Street
Holbeach
Spalding
Lincs, PE12 7BB

Description: Extension to bungalow and double garage

Location : Willow Croft Lowgate Road
Tydd St Mary Wisbech, Cambs

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.

Authorised to issue:

17-MAR-92 H21/0170/92

AD....15/3....DC....19/3

status design

SOUTH HOLLAND D.C.
PLAN DEPT.
07 FEB 1992
REF. H21/0170/92

ARCHITECTURAL & BUILDING DESIGN CONSULTANTS

STATUS HOUSE,
4 PRINCES STREET,
HOLBEACH, SPALDING,
LINCS. PE12 7BB

Tel. Holbeach (0406) 24343

South Holland District Council
Council Offices
Second Floor
Priory Road
Spalding
Lincs
PE11 2XE

Date 6th February 1992

The person dealing with this matter is: B. Gilham

Our Ref: 771596/BG/AEW

Your Ref:

Dear Sir,

Re: Proposed Double Garage and Extension to Bungalow at Willow Croft Lowgate Road, Tydd St Mary for Mr J Handy

In respect of the above, please find enclosed the following:-

Town and Country Planning Application

1. 4 No. copies duly completed submission form.
2. 4 No. copies drawing No. 771596/1.
3. Cheque to the value of £55 in respect of submission fee.

Building Regulations Submission

1. 1 No. copy duly completed submission form.
2. 2 No. copies drawing No. 771596/1.
3. Cheque to the value of £35.26 in respect of submission fee.

Total cheque: £90.26

Yours faithfully

B. Gilham F.F.B.

Enc.

PLANNING APPLICATION

For office use only

Application No. H21/0170/92

Date Registered 07 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr J Handy
Willow Croft
Lowgate Road
Tydd St Mary
Wisbech
Cambs

Tel. No.

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

Status Design
4 Princes Street
Holbeach
Spalding Lincs. PE12 7BB

Tel. No. 0406 24343
(Personal contact name) B. Gilham

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

Willow Croft, Lowgate Road, Tydd St. Mary, Wisbech, Cambs

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

Extension to Bungalow and Double Garage

OFFICE COPY

Please complete

Signed B. Gilham

I attach * Four copies of all plans
*an ownership certificate (see back page)
*a fee of £55.00 If you consider no fee is payable include a written explanation instead.

Date 6th February 1992

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: 33 6.79 sq. metres

B. Please state size of any new structure:-

	Garage	Ext.	
(a) max. height:	4.2	3.8	metres
(b) max. length:	6.6	4.38	metres
(c) max. width:	5.0	1.55	metres

C. Please state type and colour of materials for facing external walls: Face brickwork to match existing

D. Please state type and colour of roofing materials. Conc. int. tiles to match existing

5. GENERAL INFORMATION Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road → If so, name of road: Will there be -- Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site? On site parking/garaging

TREES Please tick **one** box

A. The proposal does **not** involve the felling of any trees ✓

B. The proposal does involve the felling of one of more trees → If so, please show details on plans

DRAINAGE Please complete

A. Please state how surface water will be disposed of Soakaways

B. For estate developments, please state how highway surface water will be disposed of N/A

C. Please state whether a land drain will be affected No

D. Foul sewerage will be disposed of to:

Mains sewer ~~Existing~~ ✓ 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.	~~N/A~~	→ Date: Consultee(s):

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 (e.g. owner, prospective purchaser)	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 6th February 1992

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 6th February 1992

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 £ 55...

Receipt Issued ..... No. P633

Date First Received 07 DEC 1992

REGISTRATION

REFERENCE H21/0170/92

Cross-Ref B21/0090/92

Date 11/2/92

VALIDATION Date 11/2/92

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

Site area ..... No. of dwellings ..... Floorspace ..39.28...

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

Earlier permission ref .....

HM:-

	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 £ 55 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 12.12.92

Index Sheets 395 OS Nos ..... Grid Ref 543700 319600

Ward ..V..... Parish ...TSDD...

Inside CBD ..YES Inside LP Area..NO

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other:

Linked to site.....Ref..... Linked to property.....Ref..0.30865

Planning Records:
Earlier apps 14.9.88
7.2.89
12.10.91

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries 2m high - Site Features In high wall to front

Inspected by: CS

date: 23/2

Residents notified on site visit: Meadowcroft, The Meadows

Case Officer Conclusions (Issues)

Case Officer Recommendation (summary)

(Details overleaf)

Reference

Recommended approvals

Confirmed by Case Officer

Departure from policy — Yes ___ No ___

Ward member request — Yes ___ No ___

Recommended approval despite material objection

any objection received? No

If yes, is any objection material? Yes No

Yes ___

Reason:

Other consultations required

Committee decision

Yes ___ Cleared by Senior Officer

Signed ___

No ___

Reason:

Date of issue:

Recommended refusals

Refusal on adopted policy

Refusal on adopted policy

No ___ Yes ___

Date of issue:

Committee report

Signed

Date

Delegated to

Senior Officer

Signed

Date 16/3

Recommendation/decision report prepared ..... Amended/confirmed .....

Conditions/Reasons

Consent

GS. 16/3/92

FURTHER INFORMATION/CONSULTATIONS

APPLICATION REF:

DIRECTIONS

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

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

Precise details, for non-standard requirement:

CONSULTATION/PUBLICITY REQUIRED DMG 17/2 DM 18/2

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

New valid date .....

Re-Registered .....
Ack/Reception/Filesheet .....
Consultation .....

BRI. 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: H21/0170/92 Type: FULL

Applicant: Mr J Handy Agent: Status Design
Tel: 0406 24343

Description: Extension to bungalow and double garage

Location: Willow Croft
Lowgate Road
Tydd St Mary
Wisbech, Cambs

Valid date:	07-FEB-92	Terminal date:	03-APR-92
Target dates:		Target Committee:	25-MAR-92
To case officer	12-FEB-92	Report deadline:	11-MAR-92
Inspected by	17-FEB-92		
Extra contacts	22-FEB-92	Case Officer:	
Report if not clear by	13-MAR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 39.78 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

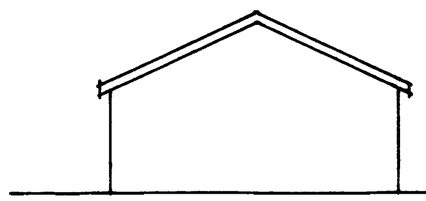
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Tydd St Mar	0945 583194	17-FEB-92	02-MAR-92
Cllr C J T H Brewis	0406 350818	17-FEB-92	02-MAR-92
Cllr D Dewsberry	0406 350947 (Of	17-FEB-92	02-MAR-92

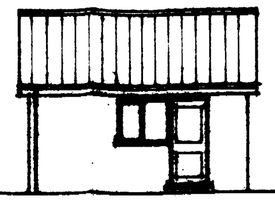
✓ C.C. - No objections JGB 26/2/92

Residents -

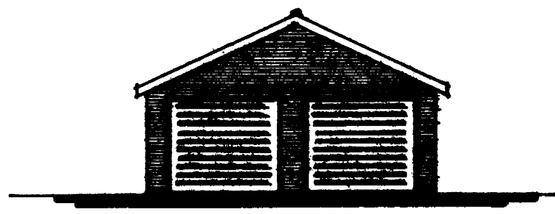
The Meadows/Meadowcroft 2-MAR-92 16-MAR-92



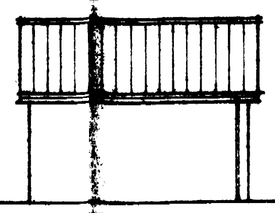
REAR



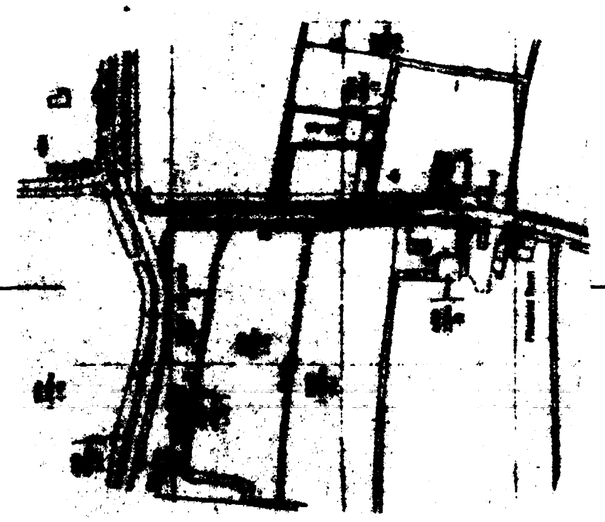
SIDE



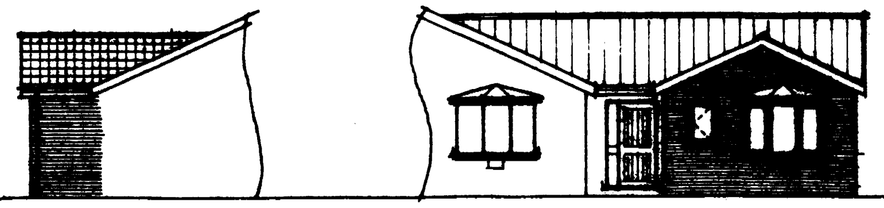
FRONT



SIDE



LOCATION PLAN

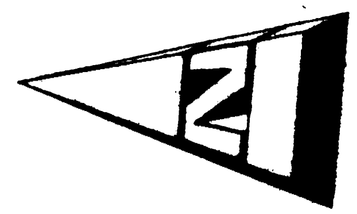


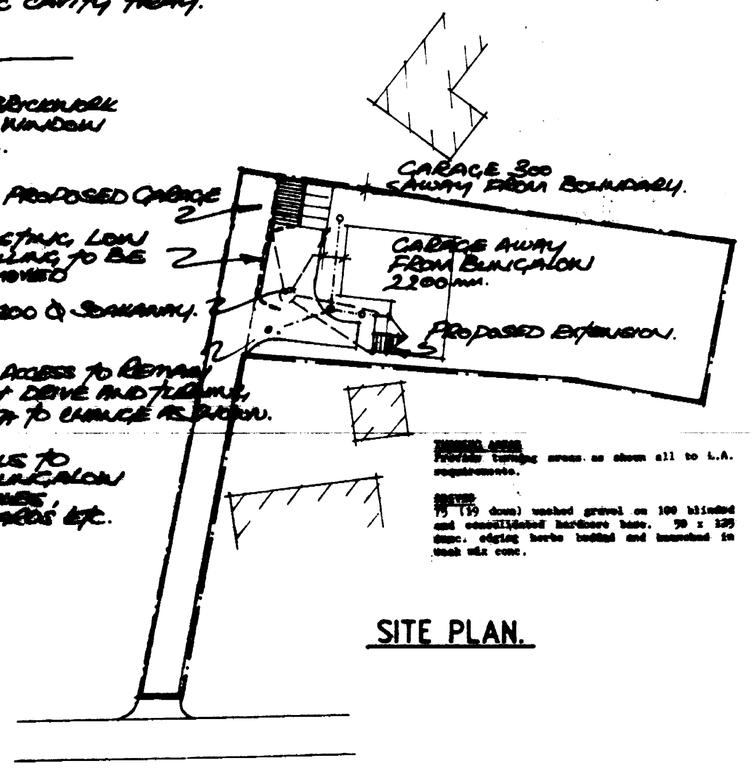
SIDE

FRONT

N° WALL / ROOF JUNCTION TO PROVIDE CODE 4 LEAD FLASHING AND TURNED UP WALL 150 ~ BUT FELT DPC CAVITY TRAY.

CORBEL OUT BRICKWORK UNDER BAY WINDOW AS EXISTING.





SITE PLAN.

DITCH TO MATCH EXISTING BUNGALOW APPROX. 25°

HEIGHT TO BE SO THAT EAVES IN LINE WITH EX. HOUSE APPROX 2425.

SECTION A-A

DITCH TO MATCH EXISTING BUNGALOW APPROX 25°

HEIGHT TO MATCH EXISTING

SECTION B-B

EXTERNAL MATERIALS TO MATCH EXISTING BUNGALOW IE. BRICKWORK, TILES, FASCIA & BARGE BOARDS ETC.

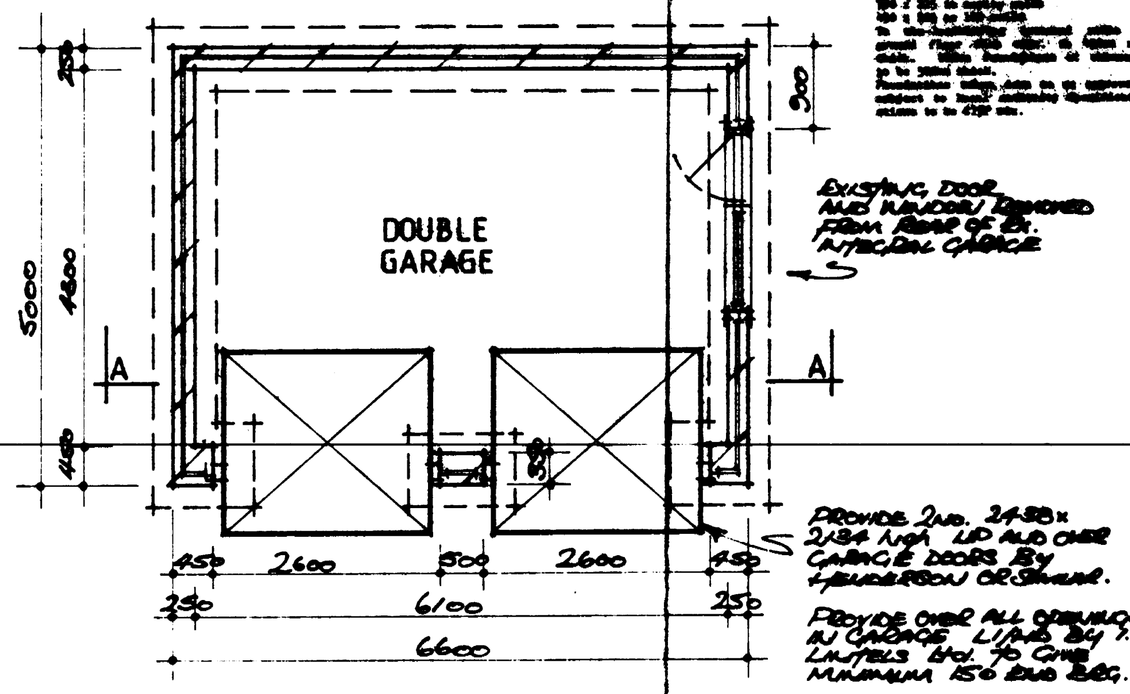
WALL DPC TO LOAD FLOOR DPM MIN 50.

DOUBLE GARAGE

EXISTING DOOR AND WINDOW REMOVED FROM REAR OF EX. ATTACHED GARAGE

PROVIDE 2NO. 2438 x 2134 high UP AND OVER GARAGE DOORS BY HENDERSON OR SIMILAR.

PROVIDE OVER ALL OPENINGS IN GARAGE L/INTELS BY T.C. LINTELS MIN. TO GIVE MINIMUM 150 END BRG.



REMOVE EX. WC WINDOW & RE-USE IN NEW WC. MAKE OPENING BIGGER TO ACCEPT WINDOW (2NO). EX. LINTEL TO BE REFURBISHED WITH NEW L/S BY R. LINTELS TO GIVE MIN. 150 END BRG.

REMOVE EX. FASCIA BOARD AND CUT BACK EX. RAFTERS. PROVIDE 32 x 175 VALLEY TAY BOARDS + SUITABLE REDUCING FITTINGS. OVER EXTENSION ROOF COVER AS CANOE EXCEPT USE CLOSED TYPE VERGES @ 600 %.

EX. ROOF TRUSSES

ROOF PLAN

REMOVE EXISTING DOOR & WINDOW AND REPLACE W. CANOE AS SHOWN. PROVIDE NEW SOLDIER COURSE OVER BY TONG GATE BRK. (COMPOSITE) EXISTING LINTEL TO REMAIN.

BEDROOM

REMOVE EX. DOOR + FRAME, MAKE OPENING AND PROVIDE NEW DOOR. EX. DOOR + FRAME TO BE USED IN NEW OPENING

BEDROOM

FORM NEW OPENING IN EX. WALL FOR DOORWAY, PROVIDE OVER L/S LINTEL BY R. LINTELS MIN. TO GIVE MIN 150 END BRG.

ENT.

WC

B

B

EXISTING CANOE FLOOR ROOM LOWER MAY TO BEING LEVEL PROVIDE ROUGH SAND CEMENT SCREED WITH LIGHTWEIGHT MESH. BEFORE LAYING PROVIDE SUB. DPC. SUITABLE TO FLOOR + UP SIDE WALLS. TYPE Ex. DPC LEVEL.

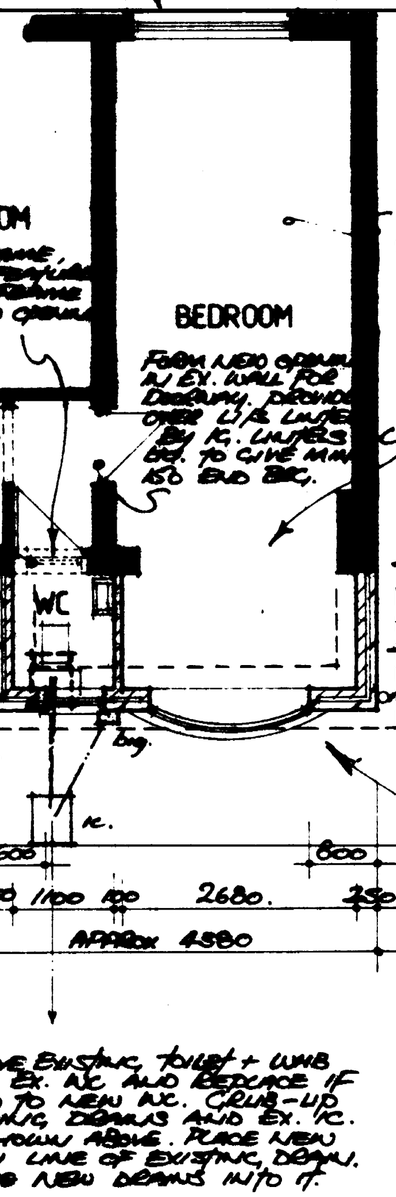
REMOVE EXISTING CANOE DOOR + FRAME EX. LEAVE LINTEL.

AT NEW/OLD WALL JUNCTION PROVIDE SUITABLE TIE, SPACERS BY RECOMMENDATION

EXISTING WINDOW TO BE FROM EX. WC REMOVE OVER LINTEL

PROVIDE NEW STEEL LINTEL 1/8 BC / 1/8 C (MIN) BEND LONGSIDE BY TONG GATE BRK. PROVIDE OVER L/S LINTEL BY R. LINTELS MIN. TO GIVE MIN. 150 END BRG.

REMOVE EXISTING TOILET + UNIT FROM EX. WC AND RECONFIGURE IF REQ'D TO NEW WC. CRUNK-UP EXISTING DRAINS AND EX. WC AS SHOWN ABOVE PLACE NEW WC ON LINE OF EXISTING DRAIN. PROVIDE NEW DRAINS INTO IT.



Notes and Revisions

Do not scale from this drawing.

This drawing is copyright and may not be altered, traced, copied, photographed or used for any purpose other than that for which it is issued without written permission from Status Design.

The General Contractor is to check all dimensions on site and report discrepancies to the architect.

All materials shown on this drawing are to be used, applied, installed, connected, erected, adjusted, cleaned and conditioned in accordance with the manufacturer's instructions and recommendations.

STATUS DESIGN

4 PRINCES STREET, HOLBEACH, LINCS. PE12 7BB

0406-24343

PROPOSED EXTENSION TO BUNGALOW & DOUBLE GARAGE AT WILLOW CROFT, LOW GATE ROAD, TYDD ST. MARY

FOR

MR. J. HANDY.

SOUTH HOLLAND D.C. PLAN DEPT. 07 FEB 1992 REF. H21/0170/92

1:50 1:100 771596/1

1:500 1:2500

JAN-92 B.GILHAM.

Architectural, Planning & Building Design Consultants