SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/0148/93 Received:23-FEB-93 Type:FULL

Name: Mr & Mrs G Emery
Broadgate
Weston Hills
Spalding
Lincs

Agent: Mr & Mrs G Emery
Broadgate
Weston Hills
Spalding
Lincs

Description: Proposed garage extension to existing bungalow

Location : Broadgate Weston Hills
Spalding

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

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

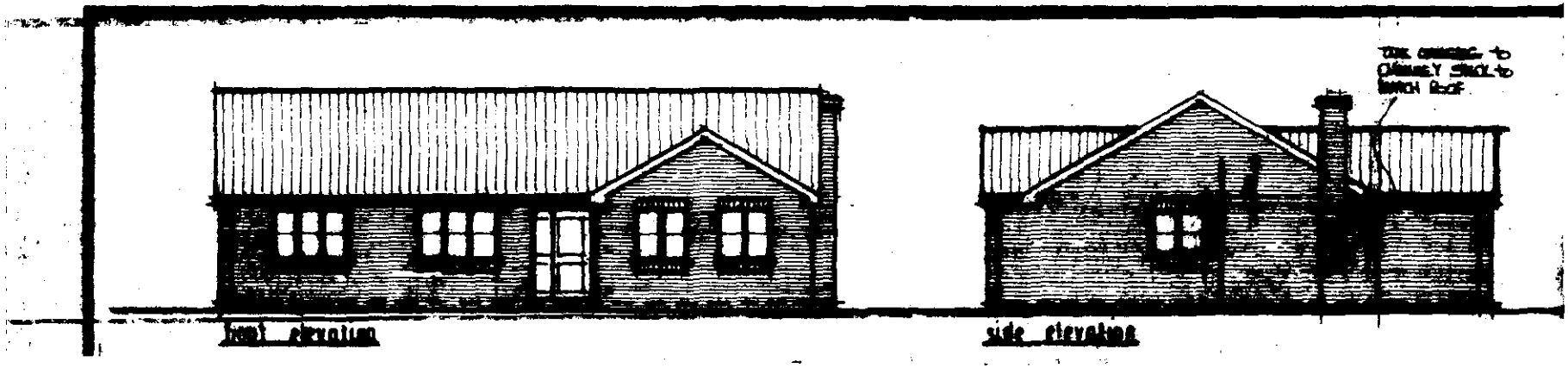
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

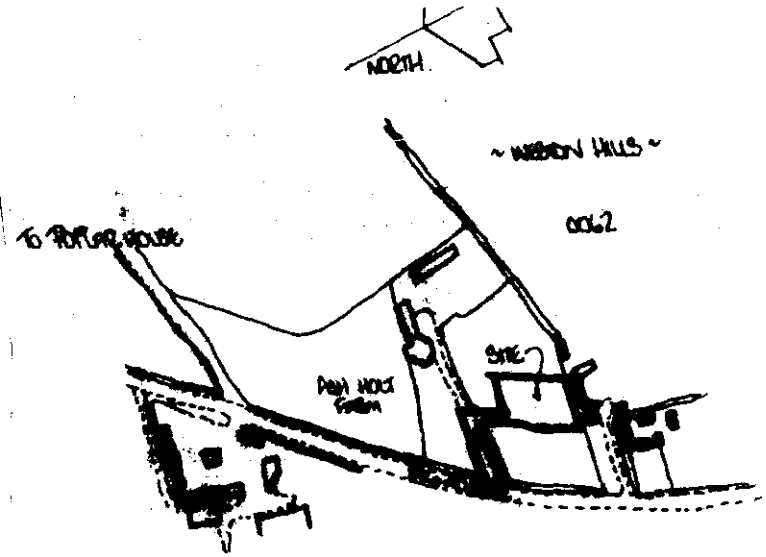
Director of Planning and Building Control Services
29-MAR-93 H22/0148/93

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)





LOCATION PLAN SCALE 1:2500

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22/0148/93

Date Registered 23 FEB 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr + Mrs G EMERY,
BROADGATE,
WESTON HILLS,
SPALDING, LINCS.

Tel. No.

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

Tel. No.
(Personal contact name)

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

BROADGATE, WESTON HILLS, SPALDING, LINCS.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED GARAGE EXTENSION TO EXISTING BUNGALOW

Please complete

I attach
* Four copies of all plans
* an ownership certificate (see back page)
*a fee of £ 60 ..... If you consider no fee is payable include a written explanation instead.

Signed ..... Date 18-2-93 ..... Previous application No.

Please tick **one** box and answer the extra questions under that section.

2. **TYPE OF APPLICATION**

This is a **full** application for change of use and/or new building works (✓) ➡ Now complete Parts 3, 4 and 5 and an Ownership Certificates

or This is an **outline** application ⬇

Please state Site Area (Hectares)

Please tick **any** box where you are including details which you wish to be considered as part of this application.

Siting ☐ Design ☐ External Appearance ☐

Means of Access ☐ Landscaping ☐

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. ⬇

A. Please state Reference Number of outline permission.
B. Please state which reserved matters are dealt with in this application.
Now complete Part 4 only

or This is an application for **renewal** of temporary permission or **continuation** without complying with planning condition. ⬇

A. Please state reference Number of previous permission
B. Please state Condition Number referred to
Now complete an Ownership Certificate

or This is an application for **modification** of a condition on a planning permission which has not yet been implemented. ⬇

A. Please state Reference Number of pervious permission
B. Please state Condition Number referred to
C. Please state variation required
Now complete an Ownership Certificate.

TYPE OF DEVELOPMENT

3. A. Please state whether the proposal involves:- (Tick one or more boxes)

(i) New Dwellings		If so, how many:
(ii) Other new building(s)		
(iii) Alterations or extension	✓	
(iv) Change of use		

4. A. If building works are proposed, please state extra floor space to be created:	28·614 sq. metres
B. Please state size of any new structure:- (a) max. height:	5·0 metres
(b) max. length:	8·050 metres
(c) max. width:	4·060 metres
C. Please state type and colour of materials for facing external walls:	TO MATCH EXISTING BUNGALOW
D. Please state type and colour of roofing materials.	
E. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

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

DOMESTIC

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

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

or

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

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

PROPOSED GARAGE + EX. DRIVE

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	SOAKAWAYS
B. For estate developments, please state how highway surface water will be disposed of	—
C. Please state whether a land drain will be affected	NO
D. Foul sewerage will be disposed of to:	N/A

Mains sewer ☐ Cesspool ☐ Septic tank ☐

PLEASE COMPLETE IN ALL CASES

	State Yes or No	
The proposal is in connection with agriculture	NO	➡ If so, **please give details in Part 6**
The proposal affects a listed building	NO	
The proposal affects a public right of way	NO	
The proposal is known to affect contaminated or filled land	NO	
The proposal is for industrial, warehousing, offices, shopping or similar commercial purposes.	NO	➡ If so, **please complete Part 7**
In cases where a statutory consultation will be required, please state whether you have sent a copy of the application to the consultee yourself. If yes, please give date sent.	NO	➡ Date: Consultee(s)
Is this application related to a previous submission?	NO	➡ Application No.

6. **ANY OTHER INFORMATION** Please add any details you wish in support of your application.
Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

1. **APPLICANT'S INTEREST**
Please state interest in site (e.g. owner, prosp. purchaser)
(Please remember to indicate on the location plan any other land under your control).

OWNER

2. **OWNERSHIP OF THE SITE**

This certificate is to make sure that the owners of land are aware of applications made on it.

If the applicant is the **sole owner of the whole site,** complete **Certificate A.**
In **any other case** (i.e. if the applicant is a prospective purchaser, or a tenant, or a joint owner, or the sole owner of only part of the site) then you must give notice to all other owners, and complete **Certificate B.**
(An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A Nobody except the applicant was an owner of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

Signed ..... (Applicant / ~~Agent~~) Date 18.2.93

Certificate B The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.
Owner's Name:
Address of owner at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (Applicant / ~~Agent~~) Date 18.2.93

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

Signed ..... (Applicant / Agent) Date .....

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

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

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

PDN 26-2

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

Case Officer

Recorded on board:

APPLICATION ASSESSMENT

Notes for Case Officer: Caravan – Letter Sent 25-3

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PJM
Date 2-3

Notice posted by PJM
Date 2-3

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Lengthwise to boundary.
Further west away from road
Fields around, near to old farm house/yard PJM

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PJM.....

Senior Officer .....

Case Officer Recommendation

Approve ✓ Refuse

Signed PJM 25-3

Conditions/Reasons
(continue overleaf)

Notes to applicant

- ☐ Disabled
- ☐ Outstanding RM
- ☐ Amended plans

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt Issued PP.3387

Date first Rec'd [illegible] FEB 1993

Registration

Reference H22|0148|93

Cross-Ref B22|0097|93

Date 24-FEB-93

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 28.64 m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee 60

Additional Refund

Receipt Issued

Information

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

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 340

OS No's

Grid ref 537920 306910

Ward X

Parish WESTON

Inside IBD Partly

Inside LP area NO

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO /

Linked to site Ref 1144

Linked to property Ref

Planning Records: Earlier apps RM 1031/88 G.
1036/87 R
1901/88 G

B Reg Records:
Already submitted – Ref
Request
Requested

Personal occ cond O/A

BRI SMITH Dip TP MRTPI
Direc... 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

H22/0148/93
FULL

Applicant: Mr & Mrs G Emery
Tel:

Agent: Mr & Mrs G Emery

Description: Proposed garage extension to existing bungalow

Location: Broadgate
Weston Hills
Spalding

Valid date: 23-FEB-93
Target dates:
To case officer 02-MAR-93
Inspected by 09-MAR-93
Extra contacts 16-MAR-93
Report if not clear by 30-MAR-93

Terminal date: 20-APR-93
Target Committee: 20-APR-93
Report deadline: 06-APR-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 28.64 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	01-MAR-93	15-MAR-93	
Cllr T Barker	0406 380787	01-MAR-93	15-MAR-93	O K
Site/Press Advert MIN		05-MAR-93	~~26~~-MAR-93	
		2	23	

L.C.C. - No objections Je 05 4/3/93

SITE DETAILS

Grid ref: 527920 320690
OS Sheets: 240 Parcel:

Mr & Mrs G Emery
Broadgate
Weston Hills
Spalding
Lincs

Mr P J Udy

PJU/LAB
H22/0148/93

25 March 1993

Dear Sir & Madam

Proposed Garage Extension To Existing Bungalow,

When the above was originally submitted for planning approval it was noticed that a culvert was located on the other side of the lane and not the verge.

It would appear that there is no record of any consent for this culvert and I would be grateful if you would confirm to me what arrangements you have made with the Internal Drainage Board for the installation of the culvert. I look forward to receiving a response within 28 days of the date of this letter failing which I shall assume that the culvert was installed without consent and will be duly advised to take appropriate action for breach of planning control.

Yours faithfully

P J Udy
Principal Planning Officer
for Planning Control

Copy to G.S for Enforcement file. to be created

BRIAN ..ITH 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

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P2287
Date received : 23-FEB-93

Received from

G & J R Emery

Address

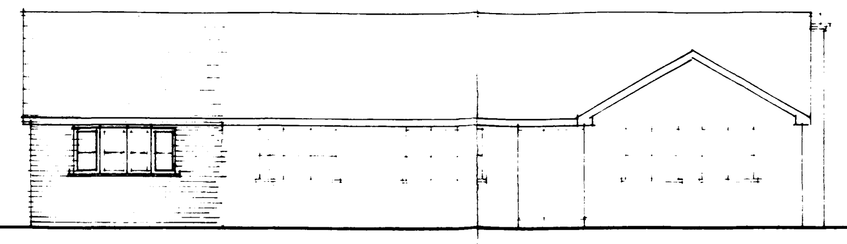
Broadgate
Weston Hills
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

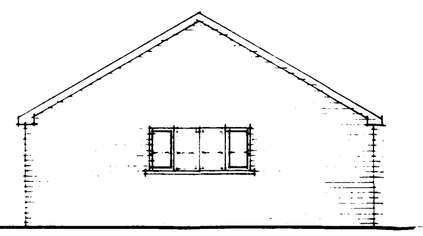
Cash/Cheque : Cheque

Signed.....K. Lowe.....
(Authorised Collector)

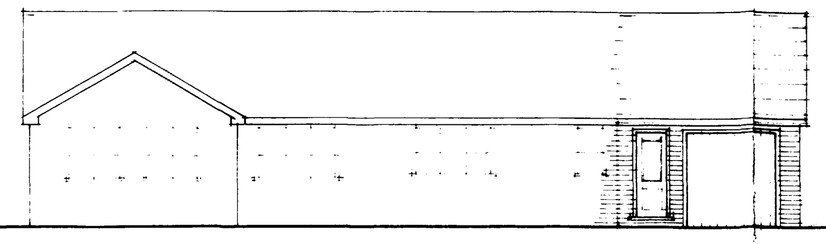
proposed brick + roof tiles to match existing



Front elevation



side



rear

ROOF CONSTRUCTION
CONCRETE INTERLOCKING TILES TO B.S. 5534 PT 1 1978.
TILES LAID TO 75mm MIN HEAD LAP.
38mm x 25mm PREservative S.W. BATTENS ON UNDERFELT TO B.S. 747. TO BE LAPPED 150mm MIN.
TRUSSES TO BE SPECIALIST DESIGNED AND SUPPLIED TO B.S. 5268 PT 3 1985. TRUSSES INSTALLED AT 600mm CTRS.
100 x 75mm WALL PLATE STRAPPED TO WALLS AT 2.0m CTRS, USING 30 x 5mm GALVANISED STEEL STRAPS. NLT 1m IN LENGTH.
PROVIDE 30 x 5mm GALVANISED STEEL STRAPS AT 2.0m CTRS MAX FROM RAFTER & CEILING CORD MEMBERS TO GABLE WALLS
25 x 100 RIDGE SIDE BINDER, 25 x 100mm CEILING BINDERS
35 x 100 45° DIAGONAL BRACING SECTIONS.
FASCIA AND BARGEBOARDS TO MATCH EXISTING, NOM 6mm PLY SOFFIT.
TRAP DOOR TO BE FORMED IN LOCATION ON PLAN, TRIMMING TO BE IN ACCORDANCE WITH B.S. 5268 PT 3 : 1985.

FOUNDATIONS
PROVIDE 600 x 225mm CONCRETE STRIP FOUNDATIONS TO 260mm WALLS.
ALL CONCRETE TO BE C15P MIX.
FOUNDATIONS TAKEN DOWN TO A SUITABLE LOAD BEARING SUB-STRATA AT MIN DEPTH 750mm. IF SHRINKABLE SUB-SOIL IS FOUND FOUNDATIONS TAKEN DOWN TO A DEPTH OF 1.0m BELOW FINISHED GROUND LEVEL.

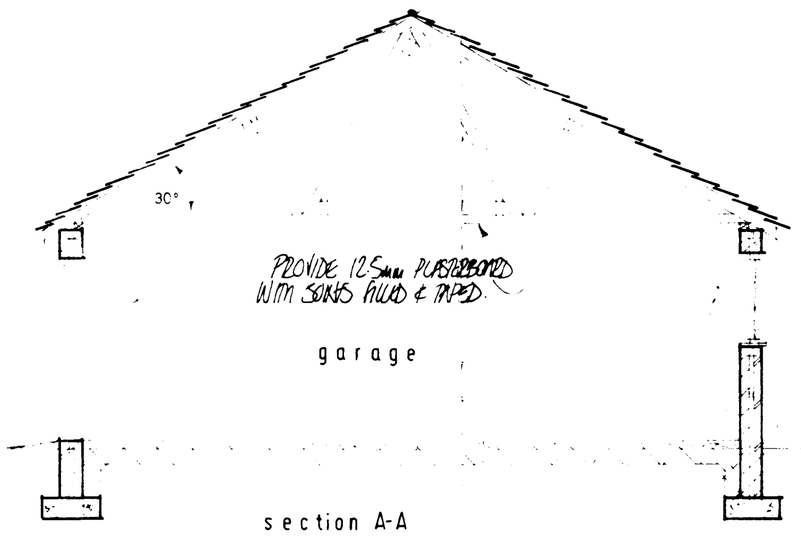
WALLING BELOW D.P.C.
CLASS A ENGINEERS BRICKWORK BELOW D.P.C
PROVIDE LINTELS TO WALL WHERE PENETRATED BY SERVICES
PROVIDE HORIZONTAL D.P.C AT 150mm MIN ABOVE FINISHED G. LEVEL.
D.P.C. TO BE CONTINUOUS AND LAPPED WITH D.P.M.
LEAN MIX TO CAVITY TO TERMINATE 225mm BELOW LOWEST D.P.C LEVEL.

GROUND FLOOR CONSTRUCTION
100mm CONCRETE C15P MIX.
1200 G PVC D.P.M. LAP FLOOR DPM TO WALL D.P.C 100mm.
150mm BLINDED & CONSOLIDATED HARDCORE BASE.

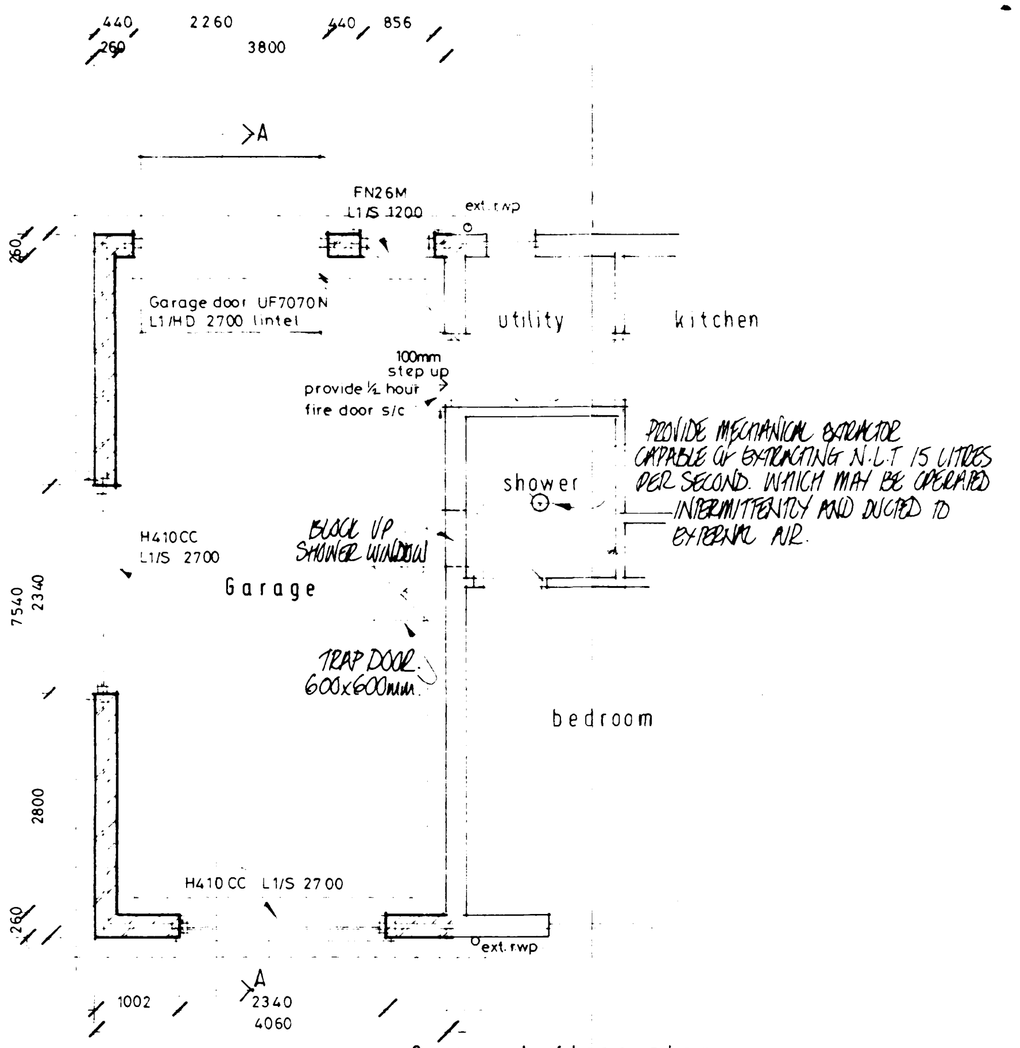
EXTERNAL WALLS
260mm CAVITY WALL CONSTRUCTION TO COMPRISE:
100mm FACING BRICK (TO B.S 3921 1974 FOR CLAY BRICK)
60mm CAVITY
INNER LEAF TO BE 100mm 'HEMELITE' OR SIMILAR INSULATING BLOCKWORK.
PROVIDE GALVANISED OR STAINLESS STEEL WALL TIES TO BS 1243 : 1978 INSTALLED AT 900mm CTRS MAX HORIZONTALLY : 450 VERTICALLY.
TIES AT 300mm CTRS VERTICALLY AT UNBONDED JAMBS TO ALL OPENINGS.
CAVITY TO BE CLOSED AT ALL OPENINGS AND IN ROOF SPACE INCORPORATING HORIZONTAL AND VERTICAL D.P.C.'S. (DAMCOR VERTICAL D.P.C.)

LINTELS
ALL NEW LINTELS TO BE 'G' TYPE INSTALLED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTIONS AND TO HAVE 150mm END BEARING.
ABOVE LINTELS IN CAVITY WALL PROVIDE D.P.C CAVITY TRAYS OVER.

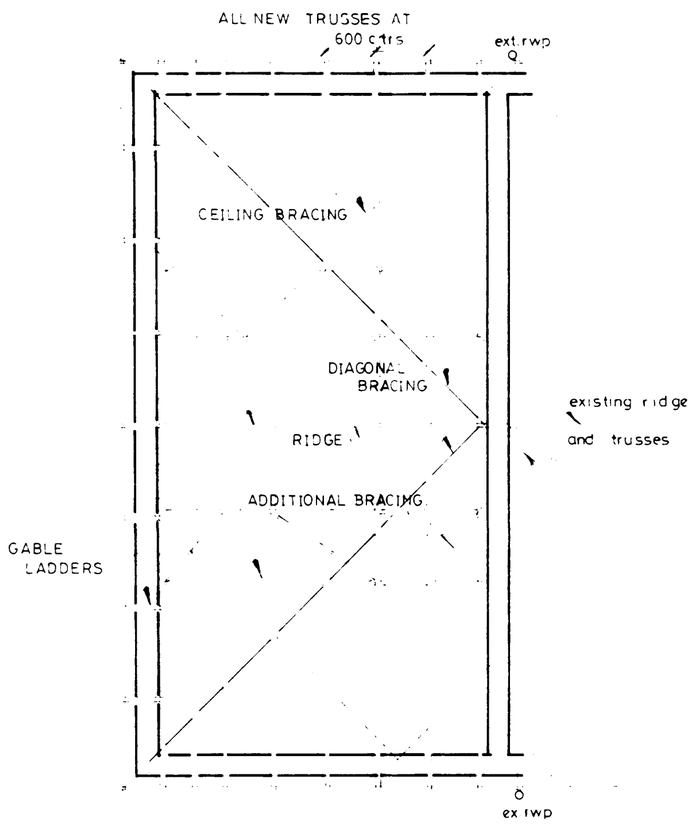
SURFACE WATER DRAINAGE
112.5mm NOMINAL HALF ROUNDED GUTTERING WITH 68mm DIAMETER DOWNPIPES IN P.V.C. TO MATCH EXISTING
PIPES TO DISCHARGE INTO EXISTING SOAKAWAYS.
N.B. WHERE DRAINS RUN THROUGH WALLS PROVIDE CONCRETE LINTEL OVER 900mm MIN. LONG. LENGTH DEPENDANT ON ANGLE & NO OF RUNS.
A 50mm GAP SHOULD BE LEFT ALL AROUND THE PIPE WITH THE OPENING COVERED BY A RIGID SHEET MATERIAL ON.



section A-A

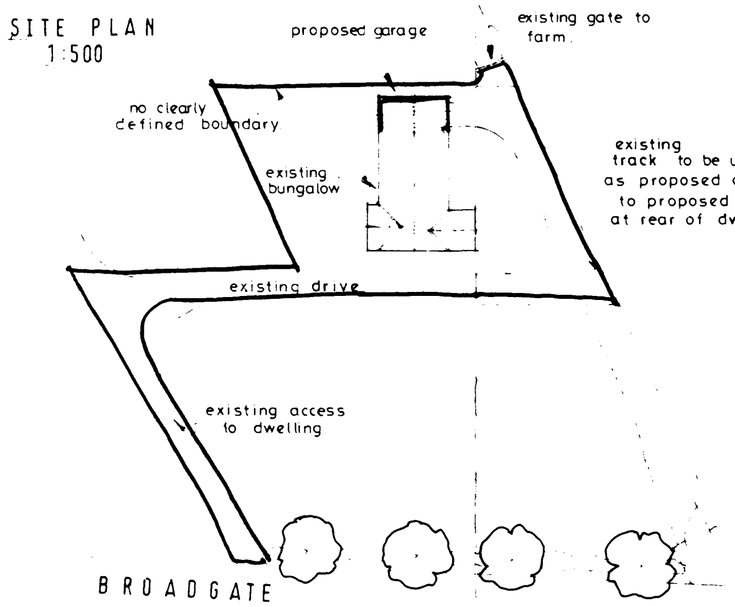


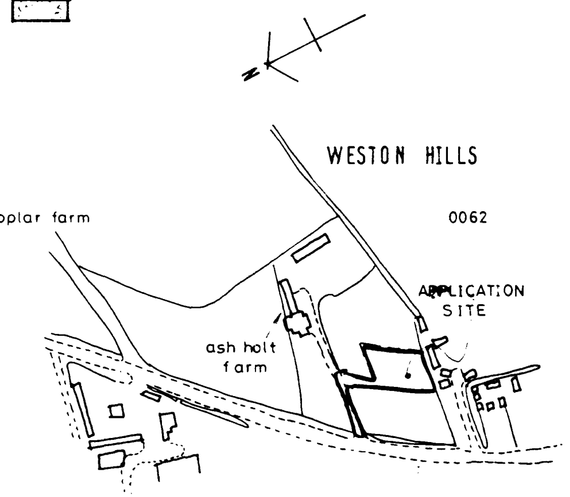
Ground floor plan



Roof plan

SITE PLAN 1:500





LOCATION PLAN 1:2500

Proposed garage extension for:

Mr + Mrs G. Emery
Broadgate,
Weston hills,
Spalding.

Working Drawings

1:50, 1:100	JAN-93

DETERMINED PLAN

23 FEB 1993
Ref: S/0489/93