SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H22/0280/94 Received:31-MAR-94 Type:FULL

Name: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Agent: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Description: Extension to lounge

Location : Orchard House 229 Broadgate
Weston Hills 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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

This permission is granted in accordance with the application submitted as revised by the amended details (plans) received by the Local Planning Authority on 21 April 1994.

Director of Planning and Building Control Services
06-JUN-94 H22/0280/94

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**BRIAN SMITH** Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

FOUR COPIES REQUIRED

# PLANNING APPLICATION

**For office use only**

Application No. H22 | 0280 | 94

Date Registered 22 MAR 1994

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

J. W. WALKERS
ORCHARD HOUSE
229 BROADGATE
WESTON HILLS
SPALDING PE12 6DQ

Tel. No. 0406 380051

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

OFFICE COPY

Tel. No.
(Personal contact name)

Please complete in block letters

**FULL POSTAL ADDRESS OF THE APPLICATION SITE**

ORCHARD HSE 229 BROADGATE WESTON HILLS
SPALDING LINCS PE 12 6DQ

Please complete in block letters

**DESCRIPTION OF PROPOSED DEVELOPMENT**

EXTENSION TO LOUNGE

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 J.W Walkers Date 15/3/94 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. Please state site area (in all cases) | hectares |
| B. If building works are proposed, please state extra floor space to be created: | 10 sq. metres |
| C. Please state size of any new structure:- (a) max. height: | 2-3 metres |
| (b) max. length: | 4.265 metres |
| (c) max. width: | 2.587 metres |
| D. Please state type and colour of materials for facing external walls: | Bricks to match existing |
| E. Please state type and colour of roofing materials. | Tiles to match existing |
| F. Has a survey of the site been undertaken? State Yes or No | NO |

## 5. GENERAL INFORMATION Please complete each section

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

**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? — As existing

**TREES** Please tick **one** box

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

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

**DRAINAGE** Please complete

A. Please state how surface water will be disposed of

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

C. Please state whether a land drain will be affected

D. Foul sewerage will be disposed of to: — As existing

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. It is intended to remove a length of the conifer hedge on the southern boundary

# OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

| 1. **APPLICANT'S INTEREST**<br>Please state interest in site (e.g. owner, prosp. purchaser)<br>(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 J W Walters (Applicant / Agent) Date 18/3/94

**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 J. W Walters (Applicant / Agent) Date 18/3/94

**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 INSTRUCTION SHEET

APPLICATION REF: H22\0280\94

## Directions

Art 7 ☐ RM checklist

| | Sit | Des | Ext | Acc | Land |
|---|---|---|---|---|---|
| Previous | | | | | |
| Current | | | | | |
| Required | | | | | |

EA ☐ Reg4 – ☐ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Details needed: (Non-std only)

Other.....

Direction authorised by Senior Officer..... Date.....

## Revalidation after Direction

Information satisfactory Signed..... Date.....

Valid date:

Amended description

Superseded plans indicated ☐

Unsatisfactory – Further direction:
Signed.....
Senior Off.....

Precise details:

## Extra Consultations/Publicity Required

☑ None identified initially

RECONSULTS (revalidated) ☐ All

| | | Publicity: >> | Consultations: | |
|---|---|---|---|---|
| Departure | | ..... | County | ..... |
| Setting of LB | | ..... | E Heritage | ..... |
| Public Right of Way | | ..... | Societies | ..... G ROW |
| Discretionary | | ..... | | |

Extra Consultations:

| | | |
|---|---|---|
| Transport | D/Transp A15 | ..... G* T15 |
| TRA | D/Transp A18 | ..... |
| | B Rail | ..... |
| Environment/ Drainage WAT | Env Services | ..... |
| | NRA | ..... |
| | IDB | ..... |
| | Env Assess | ☐ G ENV (See separate sheet) |
| Conservation LB | LB Demolish | ..... G* DEM |
| | Archaeology | ..... G ARC Specify: |
| | Eng Heritage | ..... |
| | Consultant | ..... Order No: |
| | Other | ..... Specify: |
| Hazards | HSC Group | ..... G* HAZ |
| | Specific | ..... Specify: |
| Other PLA | | ..... Specify: |

WP Note –
G Group available
G* Group essential (longer expiry)

Press
PC
WM
Residents

**Case Officer**: D.M. GEDNEY

Senior Officer Confirmed ...DMG Date.....6.4 Recorded DC....

# APPLICATION ASSESSMENT

**Notes for Case Officer**

**Site Inspection**

**Accuracy :**
**Neighbours :** Generally garden
**Boundaries :** 3m high leylandii hedge on boundary.
**Site Features :** Bungalow to south,
Flat roof extension presently at rear.

**Inspected by** DMG
**Date** 12/4

**Site Notice posted by**
**Date**
**Expiry** DMG 12/4.

**Individual Resident Notices required:**

| **Addresses to be sent to –** | **Addresses delivered to –** |
|---|---|
| 227 Broadgate Done | |

---

**Telephone/Visitor Record**

| **Date** | **Conversation with** | **Conclusion** |
|---|---|---|

---

**Case Officer Conclusions** DMG 26/5.

Acceptable in terms of design/appearance.
Materials to match existing.
Although section of leylandii hedge is to be removed, will be no material overlooking in respect of neighbouring dwelling.
Proposal considered acceptable therefore.

## RECOMMENDATION/DECISION

**NON-DETERMINATION**

Permitted Dev (or equiv) .....
Non Development (or equiv) .....
Non Response after Direction .....

Senior Officer confirmed .....

Withdrawn .....

**COMMITTEE**

Confirmed as agenda .....

**SUB-COMMITTEE**

Confirmed as agenda .....

**DPBCS AUTHORISED**

Decision Issue confirmed .....

**DELEGATED DECISION**

**Case Officer**

(Approve (or equiv)) Refuse (or adverse)

Signed DMC Date 26/5

Notes:

~~Disabled~~
~~Prev conditions~~
~~Amended plans –~~
~~Dwg no:~~
Received:

CONDITIONS/~~REASONS~~:

1 TL1
(1) SC80

Reason Standard

Condition monitoring:

non-std expiry .....
prior submission
prior siteworks

Determined plans indicated ☑
Departure approval confirmed
Flag for on-site review

# ADMIN RECORD SHEET

## Initial

Submitted Fee £60

Receipt No P4049

Date first Rec'd 22 MAR 1994

## Registration

Reference H22|0280|94

Cross-Ref B22|0174|94

Date 23|3

## Validation

TYPE FULL.

Site area
No of dwellings
Floorspace 10 sm

Earlier permission – Ref:
New/Redevelop/Use/(Ext)/Alt/Works

Description to be recorded

Invalid
Site plans ☐
Certificate ☐
Fee ☐
Fee (not free) ☐
Inaccurate ☐
Incomplete ☐
Unclear ☐

Fees
Correct fee £70.
Nil fee ☐
Discounted ☐
Previous app – ref:
Type of app
Reason:

Additional £10.
Refund £
Receipt No P4111 Date
Voucher No Date

## Information

Index sheet 259 OS Plots
Grid ref 527670319540

Ward X Parish WESTON

Inside IBD NO Inside LP area NO

Constraints:

CA Cons Area ☐
LB Listed – Grade: ☐
ARC Archaeology ☐
AM Ancient Mon ☐
SSI Special Int ☐

TR Rural ☐
BP TR proposed 67m ☐
LC Level Cross ☐
FP Footpath ☐
TPO Tree Pres ☐

Hazards –
HAZ Site ☐
AIR Safeguard ☐
LIN Elect ☐
PIP Pipe ☐
CON Waste/contamin ☐

Linked to site Ref ☐
Linked to property Ref 0282382 ☐

Dist Bound ☐
Other: ☐

Planning Records:
Earlier apps 541|86

B Reg Records:
Already submitted – Ref:
Request needed
Requested

SOUTH HOLLAND DISTRICT COUNCIL

**H22/0280/94**
FULL

Applicant: J W Walkers
Tel: 0406 380051

Agent: J W Walkers
0406 380051

Description: Extension to lounge

Location: Orchard House
229 Broadgate
Weston Hills
Spalding, Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 31-MAR-94 | Terminal date: | 26-MAY-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 07-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 14-APR-94 | Agreed TD Ext: | 02-JUN-94 |
| Extra contacts | 21-APR-94 | Case Officer: | |
| Report if not clear by | 05-MAY-94 | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 10 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry | |
|---|---|---|---|---|
| Owner/Occupier, 227 Broadgate. | | 29-APR-94 | 20-MAY-94 | NOTIFIED OF AMENDED PLANS |
| Site/Press Advert MIN | | 29-APR-94 | 20-MAY-94 ✓ | " |
| Clerk to Weston PC | 0406 370669 | 29-APR-94 | 13-MAY-94 | " |
| Cllr T Barker | 0406 380787 | 29-APR-94 | 06-MAY-94 | " |

L.C.C. – No objections [illegible]

**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)

**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

**H22/0280/94**
FULL

Applicant: J W Walkers
Tel: 0406 380051

Agent: J W Walkers
0406 380051

Description: Extension to lounge

Location: Orchard House
229 Broadgate
Weston Hills
Spalding, Lincs

2 Jun 94

| | | | |
|---|---|---|---|
| Valid date: | 31-MAR-94 | Terminal date: | ~~26-MAY-94~~ |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 07-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 14-APR-94 | Agreed TD Ext: | |
| Extra contacts | 21-APR-94 | Case Officer: | |
| Report if not clear by | 05-MAY-94 | | D M GEDNEY |

DEVELOPMENT/CONSTRAINTS

Size: 10 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Owner/Occupier 227 Broadgate W/Hills | | 13-APR-94 | 04-MAY-94 |
| Site/Press Advert MIN | | 08-APR-94 | 29-APR-94 |
| Clerk to Weston PC | 0406 370669 | 07-APR-94 | 21-APR-94 |
| Cllr T Barker | 0406 380787 | 07-APR-94 | 14-APR-94 |

L.C.C - No objections js CS 20/4/94

**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

# H22/0280/94

FULL

Applicant: J W Walkers
Tel: 0406 380051

Agent: J W Walkers
0406 380051

Description: Extension to lounge

Location: Orchard House
229 Broadgate
Weston Hills
Spalding, Lincs

---

| | | | |
|---|---|---|---|
| Valid date: | 31-MAR-94 | Terminal date: | 26-MAY-94 |
| Target dates: | | Target Committee: | 11-MAY-94 |
| To case officer | 07-APR-94 | Report deadline: | 27-APR-94 |
| Inspected by | 14-APR-94 | Agreed TD Ext: | |
| Extra contacts | 21-APR-94 | Case Officer: | |
| Report if not clear by 05-MAY-94 | | D M GEDNEY | |

---

DEVELOPMENT/CONSTRAINTS

Size: 10 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

---

CONSULTATIONS CARRIED OUT

| | | Sent | Expiry |
|---|---|---|---|
| Site/Press Advert MIN | | 08-APR-94 | 29-APR-94 |
| Clerk to Weston PC | 0406 370669 | 07-APR-94 | 21-APR-94 |
| Cllr T Barker | 0406 380787 | 07-APR-94 | 14-APR-94 |

-DRAFT-

Town and Country Planning Act 1990

## Planning Permission

Reference: H22/0280/94 Received:31-MAR-94 Type:FULL

Name: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Agent: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Description: Extension to lounge

Location : Orchard House 229 Broadgate
Weston Hills 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 materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing dwelling.

Reason: In the interests of visual amenity.

SN1 - ~~Amended plans~~? ~~RE~~ PLANS RECEIVED ON 21/4/94

Director of Planning and Building Control Services
31-MAY-94 H22/0280/94

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.

SAN 1/6.

MT 6/6.

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H22/0280/94

Applicant: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Agent: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Description: Extension to lounge

Location: Orchard House
229 Broadgate
Weston Hills
Spalding, Lincs

Amendment: Remove hedge on southern boundary, no additional screening and no windows on northern side of bungalow (JW1AB)

29-APR-94

Dear Sir/Madam

ACKNOWLEDGEMENT OF AMENDMENT

I acknowledge receipt of the amended details in respect of the above proposal. These have been incorporated into the application which will now only be considered in its amended form.

The terminal date for dealing with the application has now been extended to 02-JUN-94, based on the date of receipt of the amendment, and your rights of appeal remain as explained on the original acknowledgement.

You are reminded that revision to any submission made under the Building Regulations may also be necessary.

Yours faithfully

Director of Planning and Building Control Services

**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)

# AMENDMENT RECORD SHEET – LIVE APPLICATION

## Admin

Validation:

Inadequate/Inappropriate ☐

Clarification/Details required:

Appears valid ✓ KL

Registered .....

Terminal date/committee updated ..... ✓ 28/4

## DC Procedural Assessment

Is the information given correct? Yes/~~No~~ (If No, state above what details are needed)

Has this amendment been requested? Yes/~~No~~ *

If Yes, is it what was asked for? Yes/~~No~~ *

Who do you need to reconsult as a result of this amendment?

✓ PC
✓ WM
✓ Press
✓ Residents
Other –

None ☐

DMC 29/4

Is it an amendment in principle? Yes/~~No~~

Is it the same character/description for fee purposes? Yes/~~No~~ (Refer to Admin ?)

If No, but Yes to (*) requested :-

Do development objectives outweigh financial objectives? Yes/No Confirmed.....

REJECTED as an amendment – new application needed

Confirmed: .....

Notes/Advice/Rejection Reason:

☐ Tick if you wish this note to be a paragraph in the Rejection Notice

AUTHORISED to treat as amendment

Confirmed: MG 28/4

Superseded details removed ✓

Give a revised description if the details accepted are different to the submission:

Same

Acceptance issued:

Public register updated: ✓ 29/4

## DC Professional Assessment

NOTES:

# PLANNING AMENDMENT

**For office use only**

Application No. H22/0280/94

Date Registered 21 APR 1994

Case Officer

1. Please complete in block letters

**NAME AND ADDRESS OF APPLICANT**

J.W.WALKERS
ORCHARD HOUSE
BROADGATE
WESTON HILLS SPALDING

Tel. No. 0406 380057

**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**

ORCHARD HOUSE 229 BROADGATE
WESTON HILLS SPALDING LINCS PE12 6DQ

Please complete

**APPLICATION No.**

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

H22/0280/94

Building Regulation reference relating to same development (if any)

2. Please tick **one** box only

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

or

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

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. If the amendment relates to a current application, I agree to an extension of the terminal date.

Signed ..... J.W.Walkers ..... Date ....15.4.1994.....

3. Please complete in block letters

**FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION**

EXTENSION TO LOUNGE

State details of amendments proposed

(Give a full detailed list of the changes, and also mark these clearly on the accompanying plans. Only the changes listed here will be considered.)

Section of Hedge on Southern Boundary to be removed. No additional screening as there are no windows on the southern wall of the extension and no windows in the northern side of the bungalow.

State drawing no's of the current submission

JW 1AB

Has this amendment been requested by the Council? (If so, state Officer dealing with the application)

YES / ~~NO~~ N.R. MIDLETON

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

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

J W Walkers
Orchard House
229 Broadgate
Weston Hills
Spalding
Lincs
PE12 6TQ

Mr D M Gedney

DMG/LAC
H22/0280/94

14 April 1994

Dear Sir/Madam

Planning Application H22/0280/94 - Extension To Lounge, Orchard House, 229 Broadgate, Weston Hills.

I refer to the above planning application recently submitted by yourself.

It is noted that you have stressed that a section of the leylandii hedge on the southern boundary will be removed to accommodate the extension. I will therefore be pleased if you could indicate this on an amended 1:200 block plan and also provide details of how this boundary will then be screened, bearing in mind the proximity to the adjacent bungalow.

I look forward to your response in respect of the above within the next 14 days and also enclose a copy of two amendment forms for you to complete and return with two copies of the amended 1:200 block plan.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

Enc

H22/0280/94 — Walkers

Cllr Barker supports the application.

**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: H22/0280/94

Applicant: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Agent: J W Walkers
Orchard House
229 Broadgate
Weston Hills, Spalding
Lincs, PE12 6DQ

Description: Extension to lounge

Location: Orchard House
229 Broadgate
Weston Hills
Spalding, Lincs

Type: FULL

SOUTH HOLLAND D.C.
PLAN DEPT
31 MAR 1994
DEF Valid

Date received: 22-MAR-94

23-MAR-94

Dear Sir/Madam

NOTICE THAT APPLICATION IS INVALID
Requirement for additional information, fees etc

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

A further fee of £10 is required.

Please outline in red on the 1:200 block plan. Three copies returned for your use.

Please return the additional copy of this letter with your reply.
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Lowe quoting the above reference.

Yours faithfully

Principal Administrative Officer

**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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4111
Date received : 31-MAR-94

Received from

J W Walkers

Address

Orchard House
229 Broadgate
Weston Hills
Spalding

| | | |
|---|---|---|
| Fee paid | £ | 10.00 |
| VAT | £ | 0.00 |
| Total received | £ | 10.00 |

Cash/Cheque : Cheque

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

**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

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P4049
Date received : 22-MAR-94

Received from

J W Walkers

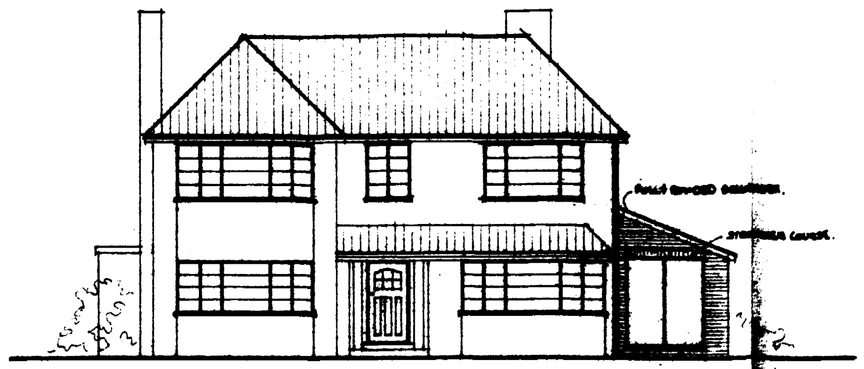
Address

Orchard House
229 Broadgate
Weston Hills
Spalding

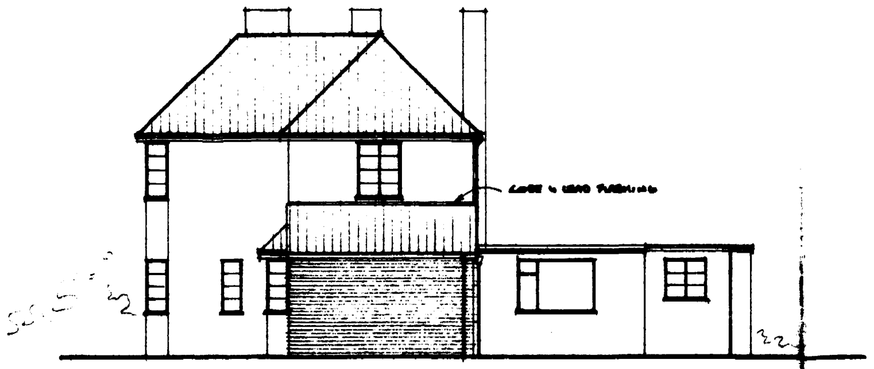
| | | |
|---|---|---|
| Fee paid | £ | 60.00 |
| VAT | £ | 0.00 |
| Total received | £ | 60.00 |

Cash/Cheque : Cheque

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



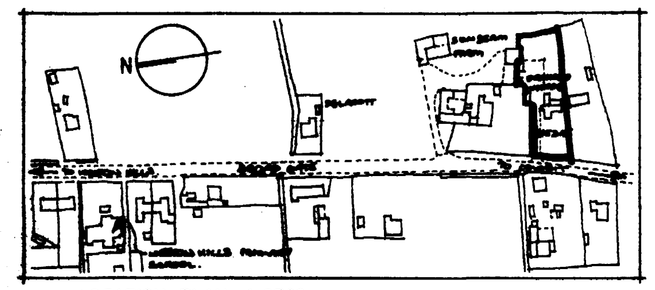
WEST ELEVATION 1:100



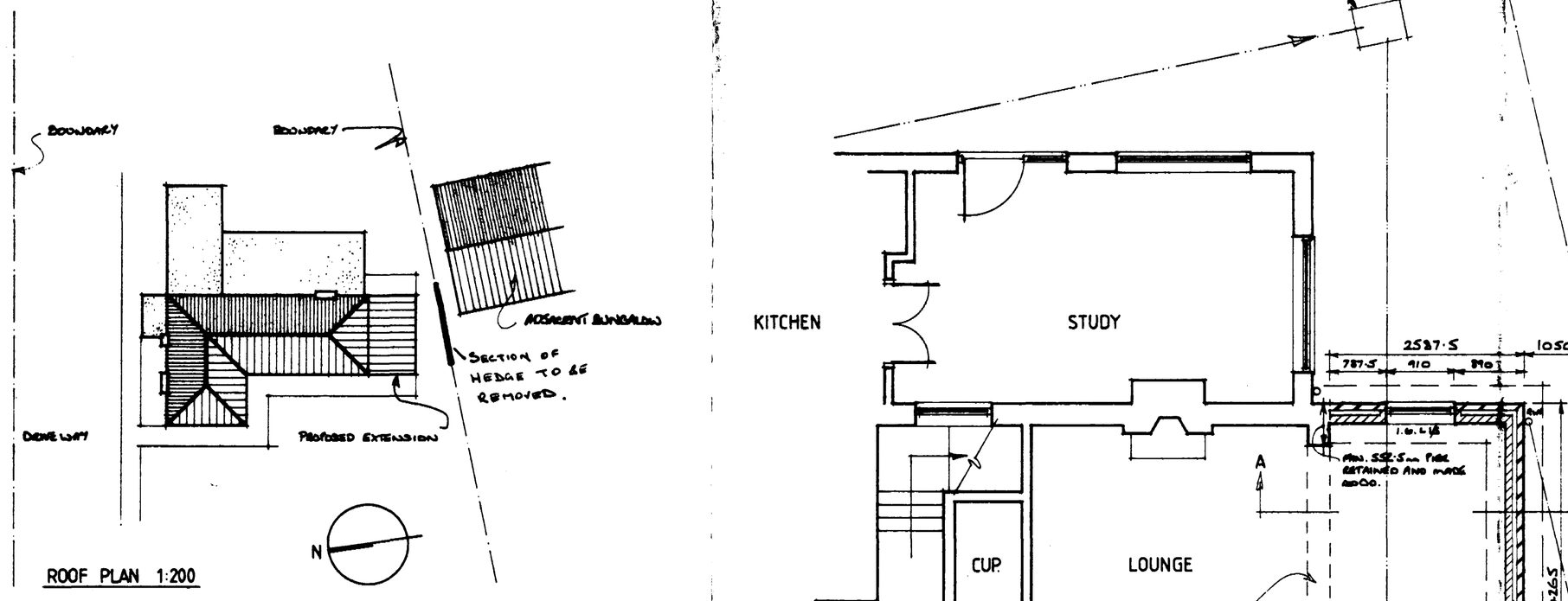
SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



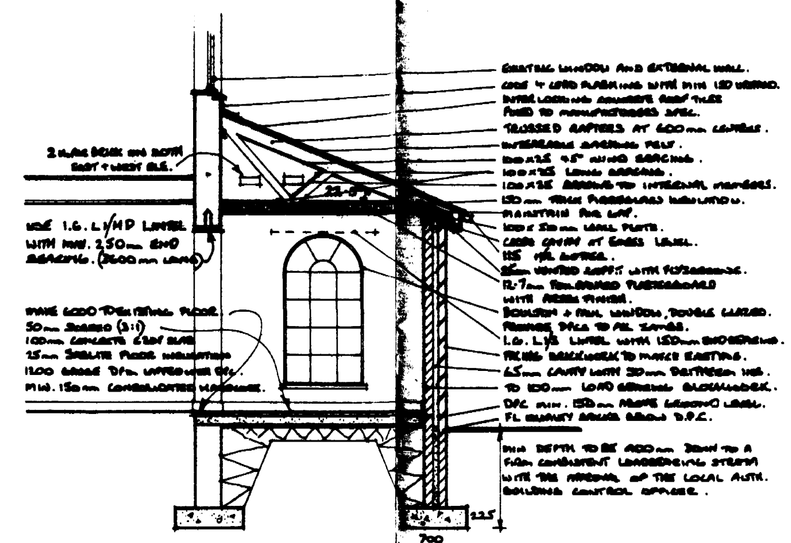
LOCATION PLAN 1:2500



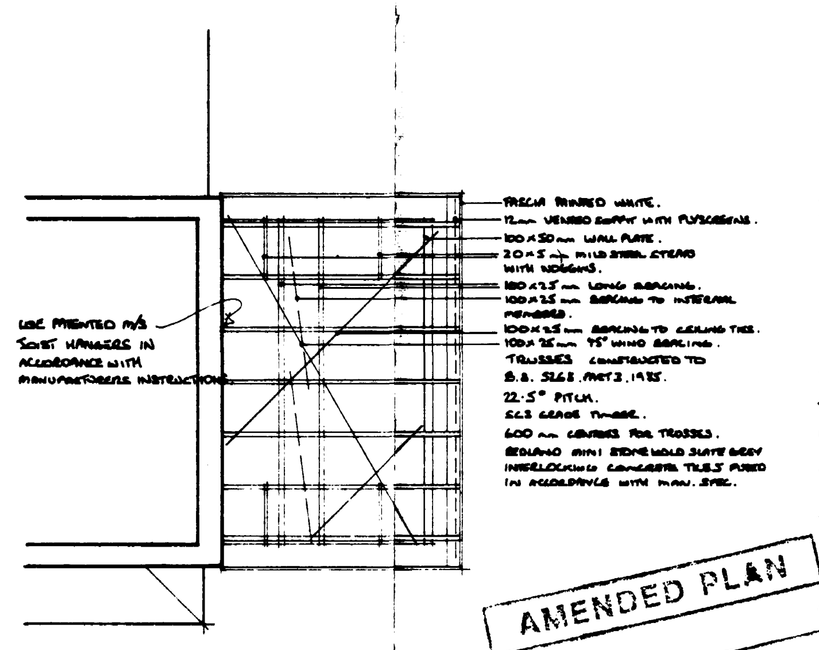
ROOF PLAN 1:200



GROUND FLOOR PLAN 1:50



SECTION A-A 1:50



ROOF PLAN 1:50

AMENDED PLAN

Ref.

ALL DIMENSIONS IN mm.

FOUNDATIONS.

TO BE IN MASS CONCRETE C20P MIX 700 mm WIDE X 225 mm THICK UNDER CAVITY WALLS. WHERE THEY MEET EXISTING FOUNDATIONS BRICK WITH 1:3:6. 15 mm MIX MORTAR. EXCAVATIONS SHALL BE DEEP ENOUGH TO A FIRM SATISFACTORY LOADBEARING STRATUM TO THE APPROVAL OF THE LOCAL AUTHORITY BUILDING CONTROL OFFICER.

DAMP PROOF COURSES.

PROVIDE EMBOSSED HEAVY DUTY POLYTHENE DPC MATERIAL AT 150 mm MINIMUM ABOVE ADJOINING LEVEL IN ALL LEAFS OF CAVITY WALLS. DPCs TO BE LAPPED TO DPm. ALSO PROVIDE VERTICAL AND HORIZONTAL DPCs AROUND OPENINGS FOR WINDOWS AND DOORS IN CAVITY WALLS AND SIMILAR MATERIAL AT CAVITY TRAYS OVER LINTELS.

SUB STRUCTURE WALLS.

TO BE IN TWIN A 7 NEWS AGGREGATE CONCRETE BLOCK WORK UP TO GROUND LEVEL. CAVITY TO BE FILLED WITH LEAN MIX CONCRETE.

GROUND FLOOR.

50 mm MORTAR BEDDED ON 100 mm THICK FLOOR SLAB C20P CONCRETE MIX 4 AIR 1200 GRADE OPC LAPPED TO DPC. 150 mm MIN HARDCORE RAMMED AND COMPACTED. EXCAVATE OVERSITE TO 100 mm DEEP TO REMOVE TOPSOIL.

WALLS.

CAVITY WORK TO BE 265 mm OVERALL WITH COMMERCIAL 100 mm CLAY FACING BRICKS TO MATCH WITH EXISTING. 65 mm CAVITY FILLED WITH 50 mm CELOTEX DRITHERM FIBRE GLASS INSULATION BATTS, HELD TIGHT TO 100 mm LOAD BEARING "THERMALITE" INSULATION BLOCKS. WALL TIES TO BE STAINLESS GALVANISED 10 NO. BUTTERFLY TYPE AT 900 mm CENTRES HORIZONTALLY AND 450 mm CENTRES VERTICALLY. EVERY ALTERNATE COURSE TIES TO BE STAGGERED 450 mm. AT OPENINGS PROVIDE TIES AT 225 mm CENTRES VERTICALLY WITHIN 225 mm OF THE OPENING.

LINTELS.

TO BE 1.G. LINTELS L/B IN CAVITY WALL OPENINGS. ALL LINTELS TO HAVE MINIMUM 150 mm END BEARING AND INSTALLED STRICTLY IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS.

WINDOWS AND DOORS.

TO BE BOULTON AND PAUL IN TREATED SOFTWOOD STANDARD METRIC JOINERY. ALL WINDOWS AND DOORS TO BE DOUBLE GLAZED (SEALED UNIT TYPE.) PATIO DOORS TO BE FITTED WITH NIGHT VENT LATCHES 10000 sq mm OF VENTILATION EXTRACTOR.

CEILINGS.

PROVIDE AND FIX 12.7 mm GYPROC WALLBOARD TO ALL MAIN CEILINGS. NOG ALL ROOF TIMBERS AND BOARD JOINTS PRIOR TO FIXING TIMBER BOARD TO FULLY EXPOSED SURFACE. FIX GYPSUM COVING AND METRIC FINISH.

PLASTERWORK.

WALLS TO BE PLASTERED CEMENT: LIME: SAND RENDER WITH SKIM FINISH A TOTAL OF 13 mm THICK INCLUDING REVEALS AND LINTEL SOFFITS.

ELECTRICAL INSTALLATIONS.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THE LATEST I.E.E. REGULATIONS. EXTEND ELECTRICAL CIRCUITS FROM CONSUMER UNIT IN SWITCHROOM AND INSTALL LIGHTING AND POWER POINTS IN POSITIONS AS DIRECTED. INSTALL SMOKE DETECTOR TO HALL IF NOT ALREADY PROVIDED.

FLASHINGS.

ALL FLASHINGS, GUTTERS, ETC. TO BE CODE 4 SHEET LEAD PROPERLY CUT, DRESSED AND FIXED.

ROOF CONSTRUCTION.

ROOFS TO BE CONSTRUCTED IN ACCORDANCE WITH AND TO THE SIZES SHOWN. ALL TIMBERS TO BE G.S. GRADE SOFTWOOD PROPERLY SEASONED AND TO AN ACCEPTABLE MOISTURE CONTENT FOR LOCATIONS WHERE UNDER TRADITIONAL ROOF. WHERE TRUSSED RAFTERS ADOPTED THEY SHALL BE OF AN APPROVED MANUFACTURED AND DESIGNED, ASSEMBLED, STRUTTED AND BRACED IN ACCORDANCE WITH B.S. 5268, PART 3, 1985.

ROOF COVERING.

CONCRETE INTERLOCKING TILES:- GROUND MIXI EDENHALL OR SLATE GREY. TO BE FIXED IN ACCORDANCE WITH THE MANUFACTURERS INSTRUCTIONS AND B.S. 5534, PART 1, 1978. BATTENS 32 x 19 mm AT GAUGE CENTRES ON UNDERLAYABLE TYPE A SARKING FELT WITH 150 mm LAP MIN.

INSULATION.

LAY 150 mm FIBREGLASS INSOUNTION BETWEEN JOISTS AND MAINTAIN MIN. 50 mm GAP BETWEEN TOP OF INSULATION AND SARKING FELT WHERE INSULATION RUNS UP TO ROOF SLOPE. PROVIDE 215 x 65 x 102 mm BRICK AT HIGH LEVEL ON EACH FACE OF ROOF GABLE TO VENT ROOF SPACE.

ROOF VENTILATION.

6 mm PLYWOOD WITH 12 mm CONTINUOUS GAP AS SOFFIT BOARD. PROVIDE FINE MESH TURFROOF SCREEN TO VENTILATION GAP.

FASCIAS.

TO BE WROT 6 x 225 mm NOMINAL THICKNESS WHITE PRIMED SOFTWOOD WITH GEBATE FOR SOFFIT. FRAME OUT IN 32 x 25 s/o FOR SOFFIT SUPPORT.

RAIN WATER GOODS.

PVC GUTTERS 100 mm NOM. AND 68 mm DIA DOWN PIPES TO MATCH INCLUDING ALL BENDS, OUTLETS, CLIPS, BRACKETS, CONNECTORS ETC. AND CONNECT TO UNDER GROUND DRAIN TO SOAKAWAY.

SOAKAWAY.

TO BE MIN. 5 METRES FROM ANY BUILDING AND TO BE 1 CU.M. RUBBLE FILLED WITH INLET PIPE DISCHARGING TO CENTRE OF SOAKAWAY.

PROTECTED GLAZING AREAS.

PROVIDE TOUGHED GLASS TO B.S. 6206 1981 TO FOLLOWING AREAS:- TO ALL WINDOWS WITHIN 800 mm OF FINISH FLOOR LEVEL. TO ALL DOORS GLAZING WITHIN 1500 mm OF F.F.L. THIS APPLIES TO PANELS ALSO WITHIN 300 OF DOOR.

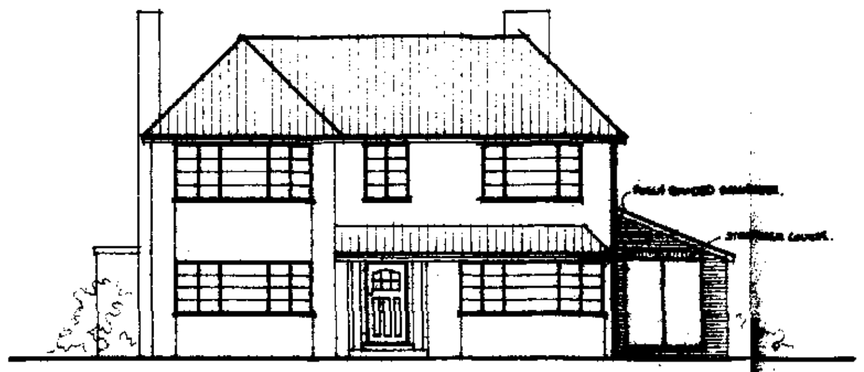
PROXIMITY TO TREES.

DEPTH OF FOUNDATIONS BELOW GROUND LEVEL TO BE IN ACCORDANCE WITH N.H.B.C. PRACTICE NOTE 2 (1985) "BUILDING NEAR TREES."

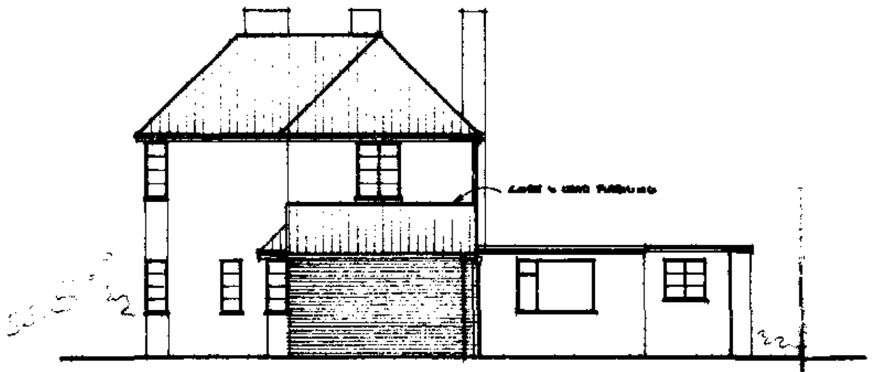
SOUTH HOLLAND D.C.
PLAN DEPT.
21 APR 1994
REF. 0290/94

PROPOSED EXTENSION TO
ORCHARD HOUSE BROADGATE
WESTON HILLS FOR MR.&MRS.J.WALKERS

SCALE : AS SHOWN
DATE : JULY 1993
DRAWN: LMC (0406) 371599
DRAWING No: JW1AB
REVISIONS:



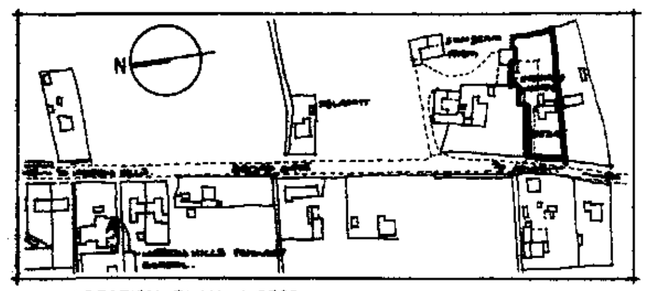
WEST ELEVATION 1:100



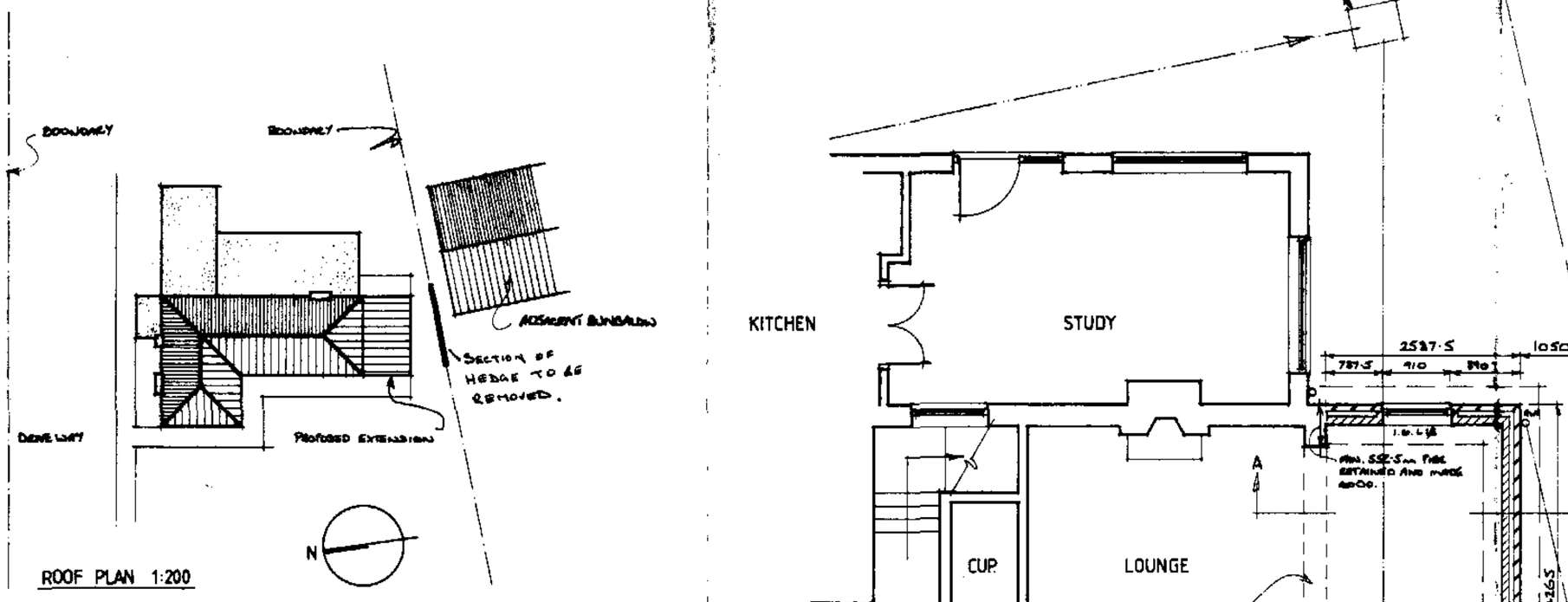
SOUTH ELEVATION 1:100



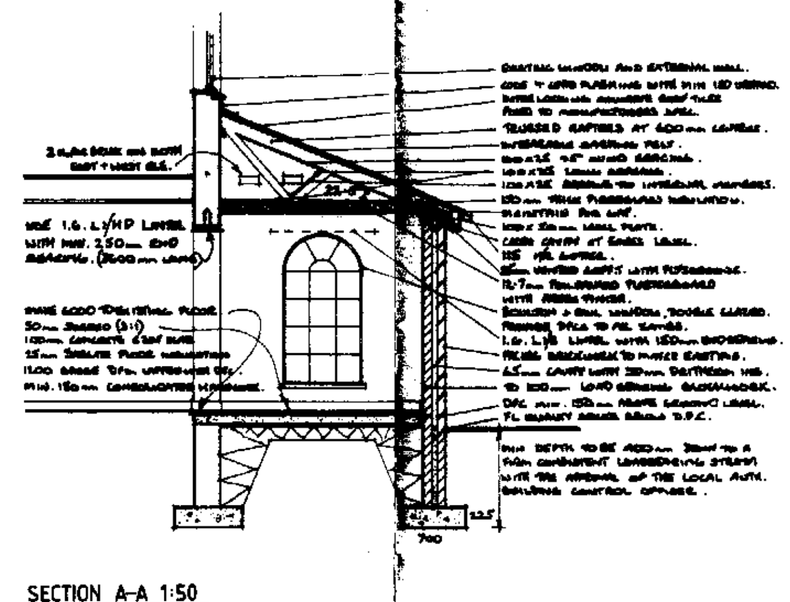
EAST ELEVATION 1:100



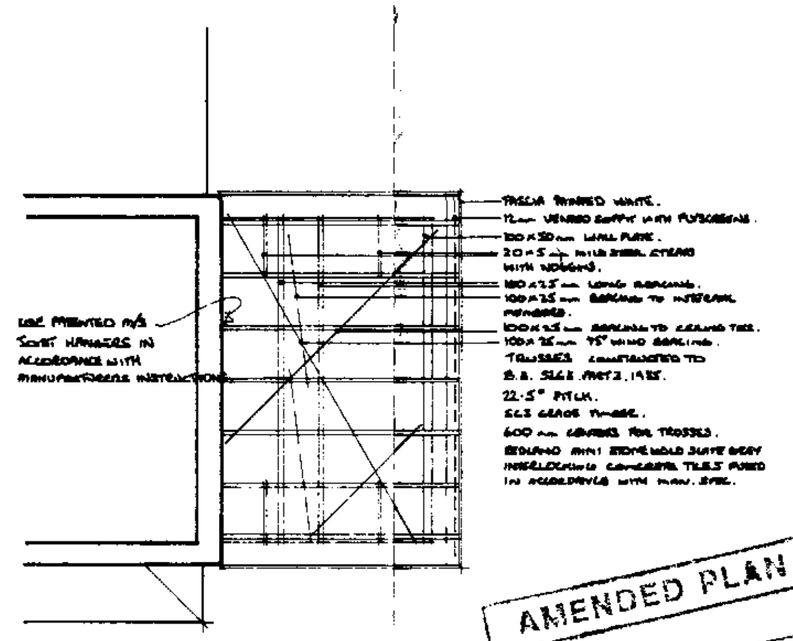
LOCATION PLAN 1:2500




GROUND FLOOR PLAN 1:50




SECTION A-A 1:50




ROOF PLAN 1:50

AMENDED PLAN
Ref.

Protected Existing Hedge.

Provide Toughened Mesh to B.S. 6206 1981 to following hedge:- To all Windows within 800 mm of finish floor level. To all Doors. Glazing within 1500 mm of F.F.L. This applies to Screens over 300 mm wide.

Proximity to Trees.

Depth of foundations below ground level to be in accordance with N.H.B.C. Practice Note 2 (1988) "Building near trees."

All Dimensions in mm.

Foundations.

To be in mass concrete C20P 28 day min. 600 mm x 225 mm thick under cavity walls. Where thin spot exists foundations shall with 2 no. 12 mm ø bars. Excavations shall be taken to a firm bearing. Lower levels to be agreed to the approval of the Local Authority Building Control Officer.

Damp Proof Courses.

Provide embossed heavy duty polythene D.P.C. material at 150 mm minimum above ground level in all leaves of cavity walls. D.P.C.s to be linked to D.P.M. Also provide vertical and horizontal D.P.C.s around openings for windows and doors in cavity walls and similar material. All cavity trays over lintels.

Sub Structure Walls.

To be in 7 N/m a dense aggregate concrete block work up to ground level. Cavity to be filled with lean mix admixture.

Ground Floor.

50 mm minimum screed on 100 mm thick floor slab. C20P concrete mix 1:2:4 on 1200 gauge DPM laid to DPC. 150 mm min. hardcore blinded and compacted. Excavate over site to 100 mm deep to remove topsoil.

Walls.

Cavity work to be 265 mm overall with comprising 100 mm clay facing bricks to match with existing. 65 mm cavity filled with 50 mm cavity thermal fibre glass insulation batts, held tight to 100 mm load bearing "thermalite" insulation blocks. Wall ties to be stout galvanised in 05 butterfly type at 900 mm centres horizontally and 450 mm centres vertically. Every alternate course ties to be staggered 450 mm. At cavity reduce ties at 225 mm centres vertically within 225 mm of the cavity.

Lintels.

To be 1. G. lintels L/HD in cavity wall openings. All lintels to have minimum 150 mm end bearing and installed strictly in accordance with the manufacturers instructions.

Windows and Doors.

To be Boulton and Paul in treated softwood standard metric joinery. All windows and doors to be double glazed (sealed unit type.) Patio doors to be fitted with night vent latches 10000 sq mm of ventilation opening.

Ceilings.

Provide and fix 12·7 mm gyproc wallboard to all new ceilings. Nail all perimeters and screw joists prior to fixing. Paper board to fully key. Sweeping. Fix gypsum coving and artex finish.

Plasterwork.

Walls to be plastered cement: lime: sand render with skim finish a total of 13 mm thick including arrises and lintel soffits.

Electrical Installations.

All work to be carried out in accordance with the latest I.E.E. regulations. Extend electrical circuits from consumer unit in cupboard and install lighting and power points in positions as directed. Install smoke detector to hall if not already provided.

Flashings.

All flashings, soakers, etc. to be code 4 sheet lead properly cut, dressed and fixed.

Roof Construction.

Roofs to be constructed in accordance with and to the sizes shown. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for locations. Where necessary, trimmer, roof, where trussed rafters profiled they shall be of an approved manufactured and designed, assembled, erected and braced in accordance with B.S. 5268, part 3, 1985.

Roof Coverings.

Concrete interlocking tiles:- Redland mini Stonewold slate ashen. To be fixed in accordance with the manufacturers instructions and B.S. 5534, part 1, 1978. Battens 52 x 28 mm at gauge centres on underlay type A sarking felt with 150 mm lap min.

Insulation.

Lay 150 mm Fibreglass insulation between joists and maintain min. 50 mm air between top of insulation and sarking felt. Lower insulation roll up to roof slope. Provide 215 x 65 x 102 air brick at high level on each face of roof space to vent roof space.

Roof Ventilation.

4 mm Plywood with 12 mm continuous gap as soffit board. Provide fine mesh fly proof screen to ventilation gap.

Fascias.

To be west cn 225 mm nominal thickness white painted softwood with groove for soffit. Frame out in 38 x 25 s/s for soffit support.

Rainwater Goods.

PVC gutters 100 mm dia. and 68 mm dia. Down pipes to match including all bends, outlets, clips, brackets, connectors etc. and connect to under ground drains to soakaway.

Soakaway.

To be min. 5 metres from any building and to be 1 cu.m. rubble filled with inlet pipe discharging to centre of soakaway.

PROPOSED EXTENSION TO
ORCHARD HOUSE BROADGATE
WESTON HILLS FOR MR.&MRS.J.WALKERS

SCALE : AS SHOWN
DATE : JULY 1993
DRAWN: LMC (0406) 371599
DRAWING No: JW1AB
REVISIONS:

SOUTH HOLLAND D.C.
PLAN DEPT.
21 APR 1994
REF 0290/94



