SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H22/1266/92 Received:07-DEC-92 Type:FULL

Name: Mr D J Hayes
The Chestnuts
543 Broadgate, Weston Hills
Broadgate, Spalding
Lincs, PE11 6DB

Agent: H R Rix Ltd
Penhill Road
Great Ellingham
Attleborough
Norfolk, NR17 1LR

Description: Extensions and alterations to dwelling

Location : The Chestnuts 543 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.

Director of Planning and Building Control Services
20-JAN-93 H22/1266/92

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H22 | 1266 | 92

Date Registered 07 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR. D.J. HAYES
THE CHESTNUTS,
543 BROAD GATE, WESTON HILLS
BROADGATE, SPALDING
LINCS. PE11 6DB

Tel. No. 0406 380260

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

H.R. RIX LTD
PENHILL ROAD, GT. ELLINGHAM
ATTLEBOROUGH, NORFOLK. NR17 1LR

Tel. No. 0953 453267
(Personal contact name) Mr. Rix

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE CHESTNUTS, 543 BROAD GATE, WESTON HILLS, BROADGATE
SPALDING, LINCS. PE11 6DB

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

EXTENSIONS AND ALTERATIONS TO DWELLING

Please complete — 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.

Signed H.R. Rix Date 3/12/92 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:	106	sq. metres
B. Please state size of any new structure:- (a) max. height:	7.8	metres
(b) max. length:	8.3	metres
(c) max. width:	8.5	metres
C. Please state type and colour of materials for facing external walls:	L.B.C. RUSTIC FACINGS - SALMON	
D. Please state type and colour of roofing materials.	REDLAND TYPE 49 TILES -GREY	
E. 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.

SITE AND EXISTING RESIDENCE

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?

GARAGE AND EXTERNAL PARKING AREA

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:

Mains sewer ✓ EXISTING 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 H.R. RIX ~~(Applicant~~ / Agent) Date 3/12/92

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.
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 H.R. Rix ~~(Applicant~~ / Agent) Date 3/12/93

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 .....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features | Other

Inspected by PM
Date 22-R

Notice posted by PM
Date 22-R

Resident Notices required

Sent | Delivered

Case Officer Conclusions

Ext° very little deeper than existing dwelling, not as large.
Large hobby garage to rear appears to need removing
Trees Unlawfully 4m on boundary. Minor original has garage
PJ boundary None but omitted because

RECOMMENDATION

COMMITTEE

Departure from Policy .....

Ward Member request .....

Recommend approval against material objection .....

Other circumstance viz: .....

Change to Committee recorded

DELEGATED

Case Officer PM

Senior Officer TR 20/1

Case Officer Recommendation

Approve ✓ Refuse

Signed PM

Conditions/Reasons
(continue overleaf)

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

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

PM 9-12
TR 11/12

	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 PM

Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 59

Receipt Issued P2006

Date first Rec'd 07 DEC 1992

Registration

Reference H22 | 1266 | 92

Cross-Ref R

Date 8 | 12 [illegible]

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 106 m²

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Discounted fee

Previous app Type

Correct fee £55

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 233

OS No's

Grid ref S 39400 3 31000

Ward X

Parish WESTON

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 0393465 Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H22/1266/92 Received:07-DEC-92 Type:FULL

Name: Mr D J Hayes
The Chestnuts
543 Broadgate, Weston Hills
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Lincs, PE11 6DB

Agent: H R Rix Ltd
Penhill Road
Great Ellingham
Attleborough
Norfolk, NR17 1LR

Description: Extensions and alterations to dwelling

Location : The Chestnuts 543 Broadgate
Weston Hills 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.

14-JAN-93 AD check.....AM 18/1

Authorised to issue (inc Delegation)....PC. 20/1...

RIAN 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: H22/1266/92 Type: FULL

Applicant: Mr D J Hayes
Tel: 0406 380260

Agent: H R Rix Ltd
0953 453267

Description: Extensions and alterations to dwelling

Location: The Chestnuts
543 Broadgate
Weston Hills
Spalding, Lincs

Valid date: 07-DEC-92
Target dates:
To case officer 14-DEC-92
Inspected by 17-DEC-92
Extra contacts 21-DEC-92
Report if not clear by 11-JAN-93

Terminal date: 01-FEB-93
Target Committee: 26-JAN-93
Report deadline: 12-JAN-93

Case Officer:
P J UDY

DEVELOPMENT/CONSTRAINTS

Size: 106 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

		Sent	Expiry	
Clerk to Weston PC	0406 370669	11-DEC-92	25-DEC-92	
Cllr T Barker	0406 380787	11-DEC-92	25-DEC-92	OK
Site/Press Advert MIN		12-DEC-92	12-JAN-93	

L. C & C — No Objections to CS 17/12/92

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1266/92/JAM **Your Ref.**

Date 16 December 1992

Dear Sir,

FULL PLANNING APPLICATION - MR. D.J. HAYES
THE CHESTNUTS, 543 BROADGATE, WESTON HILLS

The South Holland District Council's Director of Planning and Building Control Services has informed me that you have submitted an application seeking permission for development at the above location. The submitted details have been inspected and whilst my Board's interests would seem to be directly affected I set out below general advice for your consideration and clients 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. Also that steps are taken where necessary to prevent highway surface water run-off from creating 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 £135 per dwelling drained via a direct outfall and subject to an engineering and administration fee of £35 and V.A.T. although these figures are subject to periodic review.

Should your project involve the filling of a dyke alongside a highway, the prior approval and specification of the South Holland District Council's Housing & Property Services Department must be obtained.

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

Yours faithfully,

S.H.D.C. PLANNING DEPT.
RECEIVED
22 DEC 1992 PU

ENGINEER TO THE BOARD

H R Rix Ltd.,
Penhill Road,
Great Ellingham,
Attleborough,
Norfolk. NR17 1LR

To... Peter Udy

Date... 22 Dec

WHILE YOU WERE OUT

Mr... Cllr Barker

of... Ward Member

Phone No.

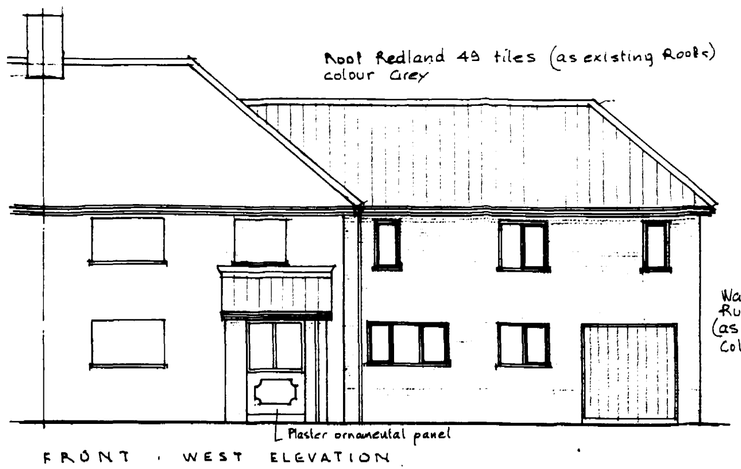
Telephoned	✓	Please call	
Called to see you		Will call again	
Wants to see you		Urgent	

MESSAGE

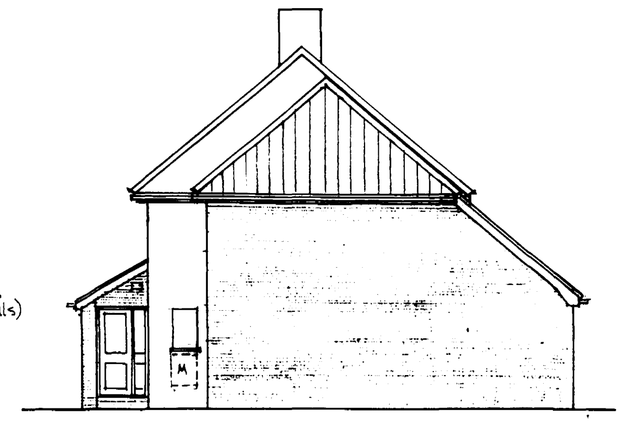
H22/1266/92 - OK

H22/1257/92 - OK

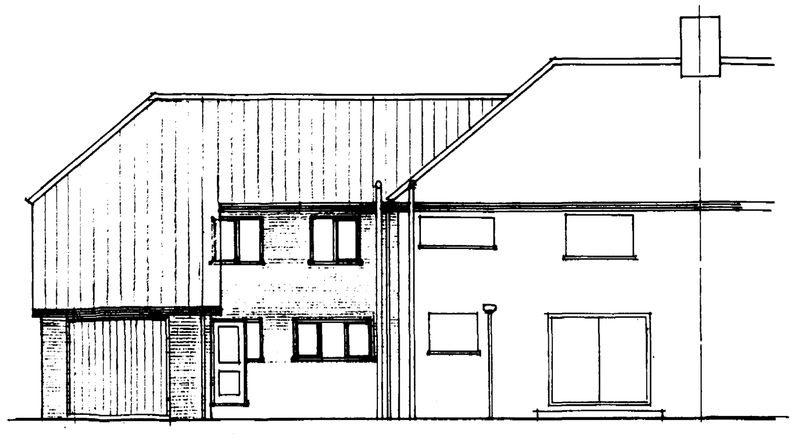
Ivy PD7 Operator... Steve



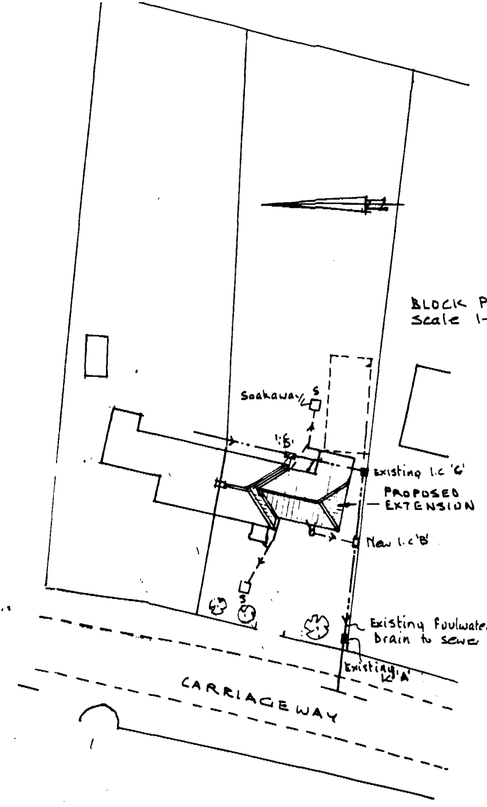
FRONT · WEST ELEVATION

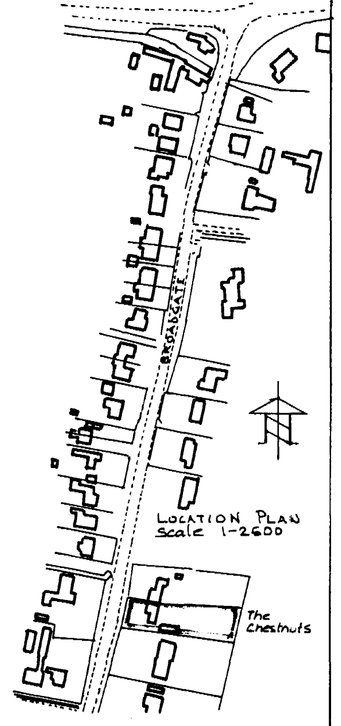


SIDE · SOUTH



REAR · EAST





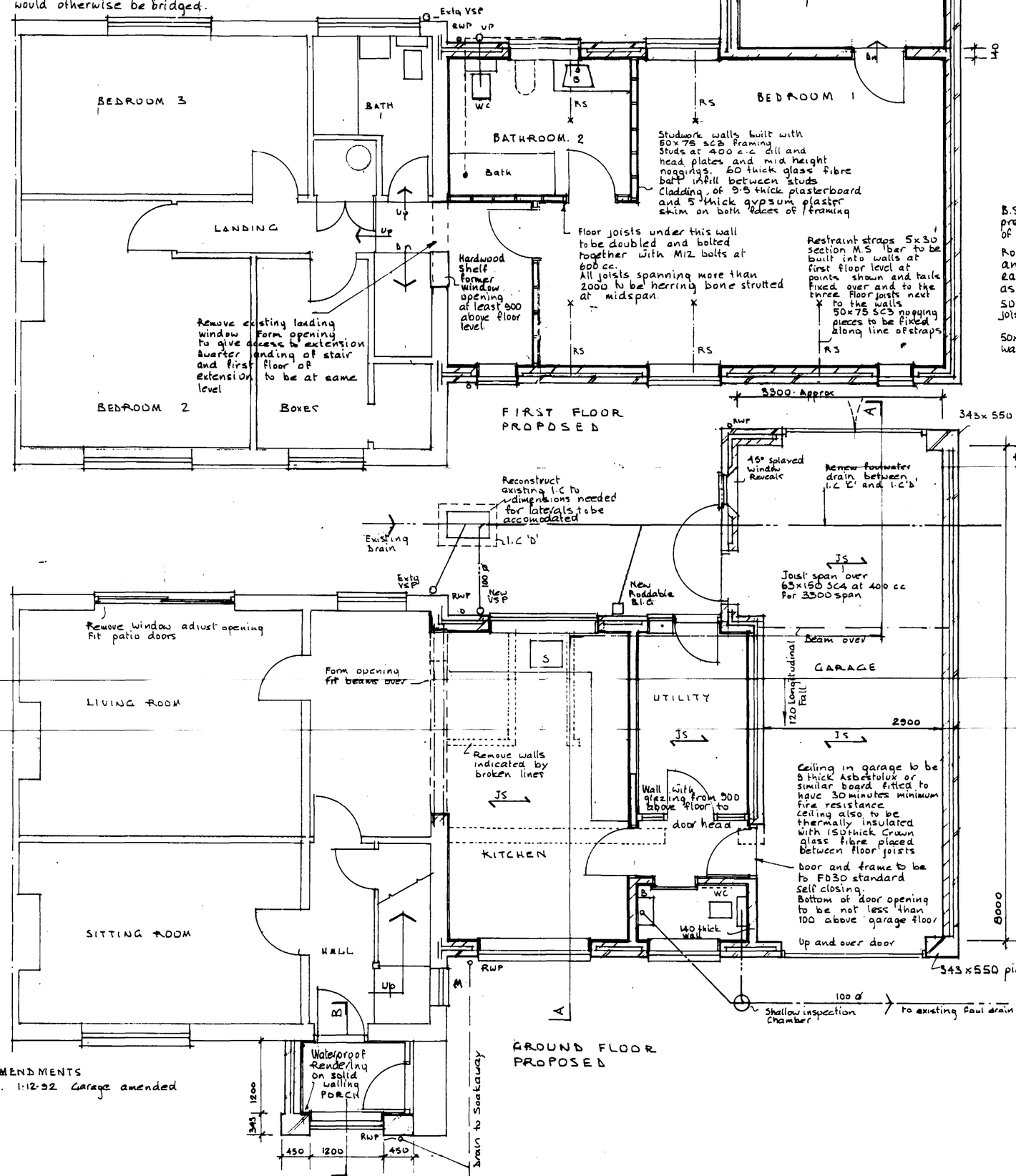
WALL CONSTRUCTION
Cavity walls 102 thick brick outer leaf 60 wide cavity filled with glass fibre batts and closed at top. Inner leaf 100 thick Celcon or similar blocks. The two leafs to be tied together with ties complying with BS 1243 : ties spaced not more than 900 apart horizontally : 450 vertically and at 225 vertical intervals in jambs of openings. Lintels over openings Calnic or similar to maker's schedules.
D.P.Cs to BS743 to be fitted at ground floor level and vertically at any point where the wall cavity would otherwise be bridged.

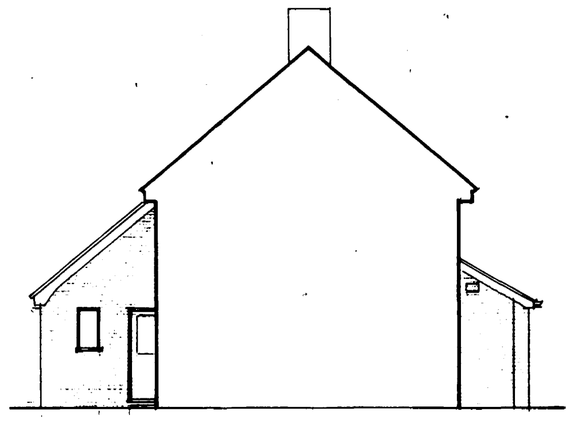
Wall construction Continued.
Internal walls of masonry construction 100 and 140 thick celcon blocks. Lintels and D.P.Cs as external walls.
Internal finishes :- Residential Areas Gypsum..... finish on cement/lime/sand backing
Garage fair faced.

SANITARY PIPEWORK
Waste pipes to not less internal diameter than
Bath and sink 38mm
Wash basin wastes longer than 1·70m = 38mm
Wash basin wastes shorter than 1·70m = 32mm
Soil and vent pipes 100 mm
Traps to have 75 mm water seal
Cleaning eyes to be fitted at changes of pipe direction.
Vent pipe to be taken to 900 above heads of windows and terminated with plastic cage
All sanitary pipework to comply with BS 5572

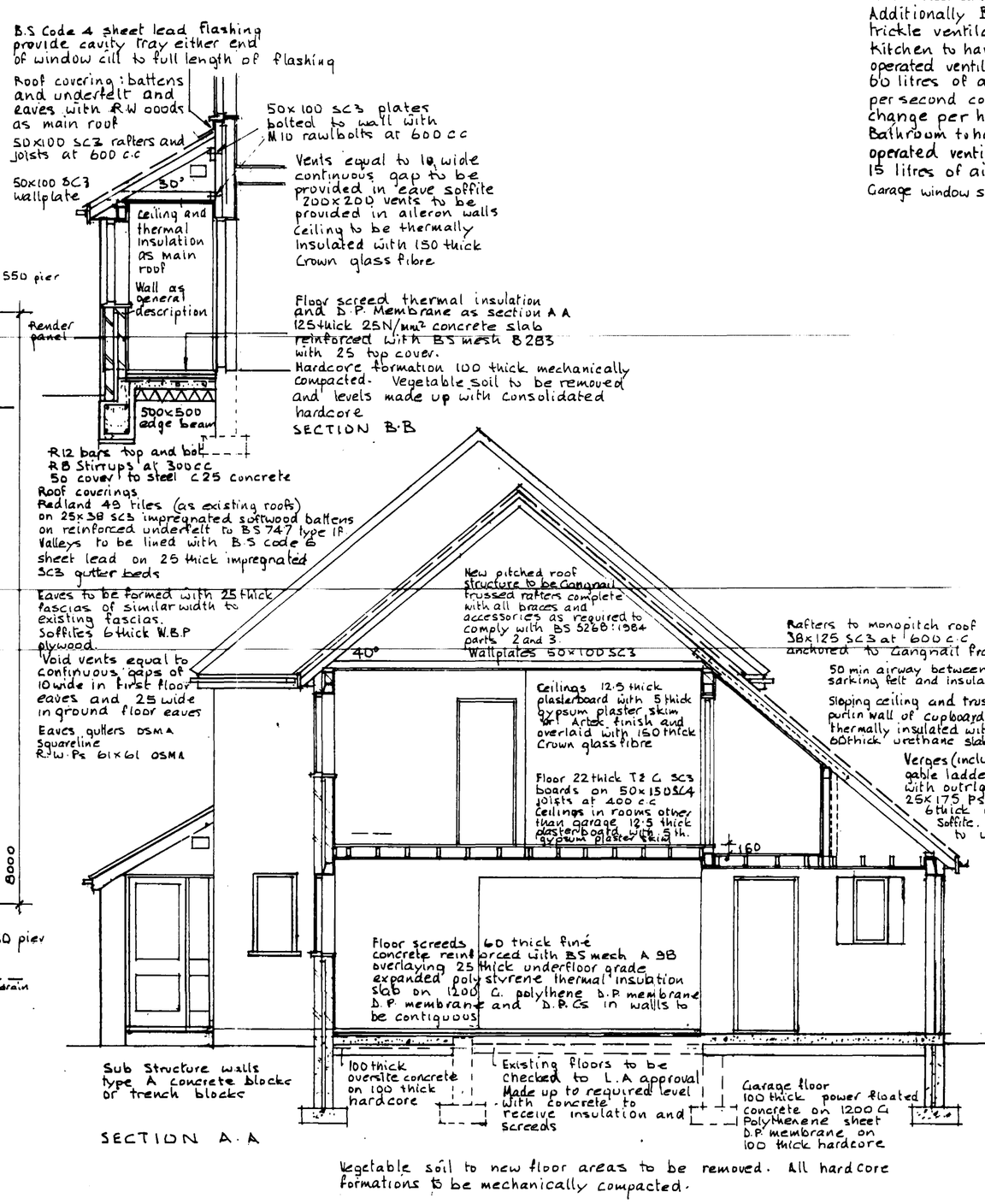
WINDOWS AND VENTILATION
All new windows in residential rooms to be double glazed
Kitchen : WC : Bedroom and Bathroom : Porch to be ventilated by opening windows having opening lights equal in area to at least 5% of the floor area of the relevent room(s)
Additionally Bedroom is to have controllable trickle ventilator with 4000 mm² airway.
Kitchen to have mechanical intermittantly operated ventilation capable of extracting 60 litres of air per second or 30 litres per second cooker hood and one air change per hour continuous
Bathroom to have mechanical intermittantly operated ventilation capable of extracting 15 litres of air per second
Garage window single glazed

DRAINAGE WORKS
New foul and surface water drains to be 100 ø PVC with all fittings and laid with granular bed and surround
Perforations through walls for pipes to allow for 30 mm clearance between pipe and masonry. This space to be filled with mineral fibre. Walling above perforation to be supported on concrete lintels
Site constructed inspection chambers to be built with 150 thick concrete floor : 100 thick semi engineering brick walls - benchings in fine concrete:
Pedestrian weight cast iron inspection cover
Inspection chamber 8 450x600 x not exceeding 1000 internally.
Rainwater soakaways rubble filled type 1m³ volume located at least 5m from building

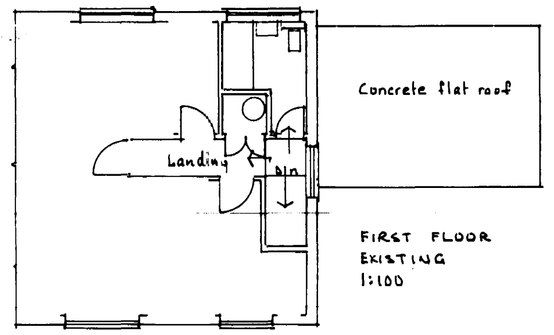


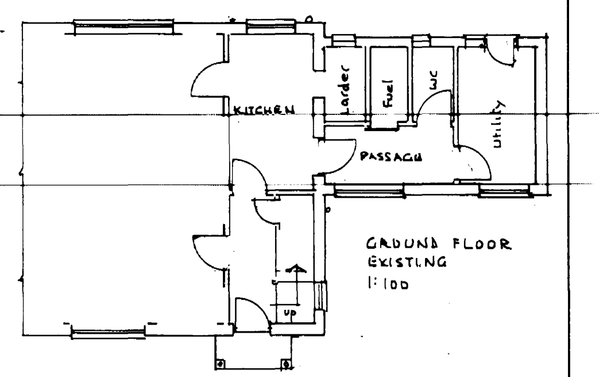


SIDE · NORTH



Vegetable soil to new floor areas to be removed. All hardcore formations to be mechanically compacted.





PLANNING
07 DEC 1992
1246/92

GENERAL NOTES
1. All timber faces which are in contact with masonry are to be pre-treated with preservative
2. Avoid damage to existing underground services when excavating
3 Check all details before constructing and report any discrepancy to Owner.
4. Ensure that no damage occurs to neighbouring persons or property
5 Retained parts of the existing single storey structure which are to be incorporated in the extension are to have the approval of the Local Authority before subsequent work takes place
6 All proprietory components to be installed as makers recommendations
7. Unless shown otherwise, metric dimensions are in millimetres

AMENDMENTS
A. 1·12·92 Garage amended

D J. HAYES ESQ
PROPOSED EXTENSION AT
THE CHESTNUTS · 543 BROADGATE
WESTON HILLS · SPALDING · LINCS

PLANS · SECTIONS & ELEVATIONS

DRAWING No	3918	1	A
SCALES	1-100 : 1:50		
DATE · NOVEMBER 1992			

H.R. Rix Ltd. Penhill Road, Gt. Ellingham,
ATTLEBOROUGH, Norfolk, NR17 1LR.
Tel: Attleborough (0953) 453267