SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0228/92 Received:21-FEB-92 Type:FULL

Name: Mr & Mrs Tyers
35 Middle Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to bungalow

Location : 35 Middle Road Whaplode
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.

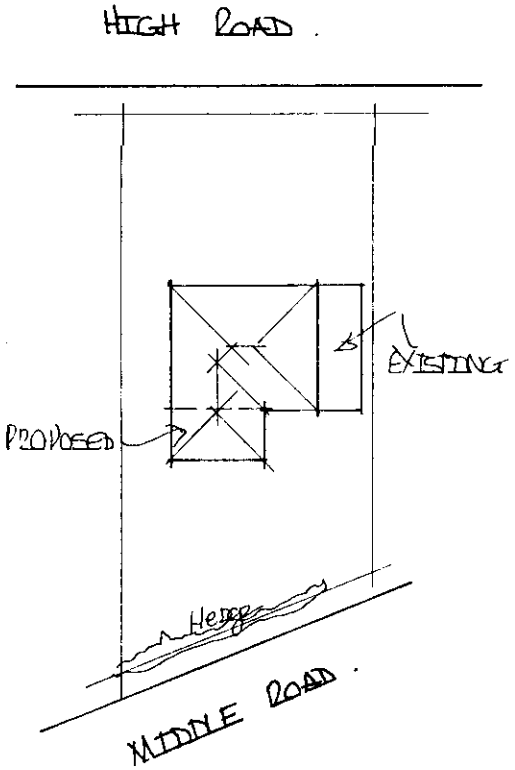
Reason: As required by Section 91 of the Town and Country Planning Act 1990.

Director of Planning and Building Control Services
26-MAR-92 H23/0228/92

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.

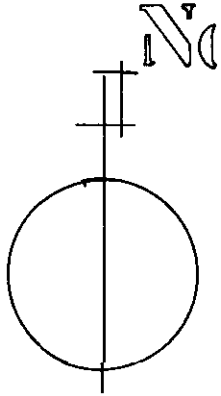
BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

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



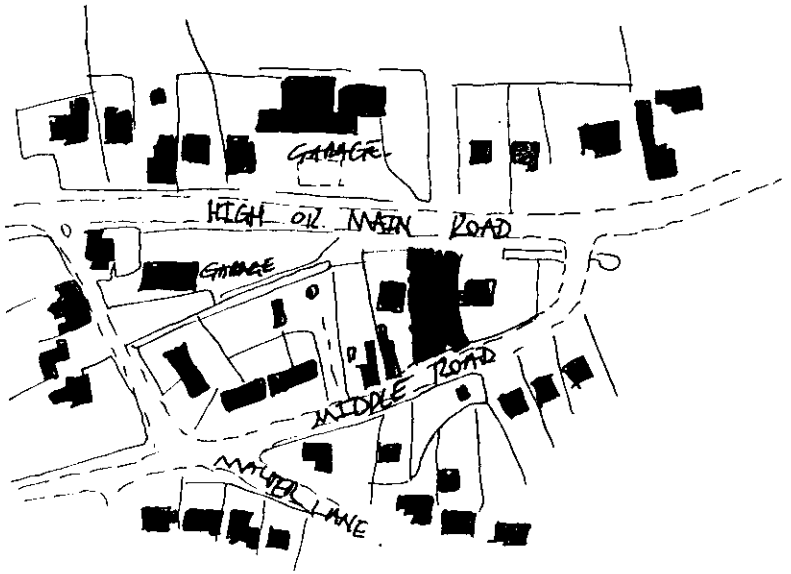
site layout

SCALE 1:500



SOUTH HOLLAND D.C.
PLAN DEPT.
21 FEB 1992
REF 0228/92

Whaplode



location plan

SCALE 1:2500

extension to bungalow

Middle Road WHAPLODE for Mr & Mrs TYERS

PLANNING APPLICATION

For office use only

Application No. H23|0228|92

Date Registered 21 FEB 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs Tyers,
35 Middle Road,
Whaplode

Tel. No.

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

Broadgate Builders Ltd,
Broadgate Weston Hills,
Spalding, Lincs.

Tel. No. Holbeach 380832
(Personal contact name) M. CHARLTON

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

35 Middle Road. Whaplode

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

extension to bungalow.

Please complete

Signed.... Date.. 19.. FEBRUARY.. 1992.

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.
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:

B. Please state size of any new structure:- (a) max. height: ± 5.100 metres

(b) max. length: 6.320 metres

(c) max. width: 3.610 metres

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

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? EXISTING GARAGE

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of: Soakaway.

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 ✓ Cesspool Septic tank

OTHER MATTERS Please complete

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

Use the notice at the bottom of the page only when necessary.

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

owner

2. **OWNERSHIP OF THE SITE**

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

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

Certificate A

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

Signed ..... (~~Applicant~~/Agent) Date 19-2-92

Certificate B

The applicant has given the required notice to everyone else who were owners of any part of the land to which the application relates at the beginning of the period of 21 days ending with the date of the accompanying application.

State Name and address of owner: State Date notice served:

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use, complete Certificate 1.
If the land is agricultural, but there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to any tenant, and complete Certificate 2. (You can use the notice at the bottom of the form to send to the tenant). If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1

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

Signed ..... ~~Applicant~~/Agent) Date 19-2-92

Certificate 2

The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.

State Name and address of tenant: State Date notice served:

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

Take notice that application is being made to South Holland District Council by

for planning permission for

If you should wish to make representations about the application, you should make them in writing within 21 days from the date of service of this notice, to Chief Executive, South Holland District Council, Priory Road, Spalding, Lincolnshire.

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

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 55

Receipt Issued ..... No. 8719

Date First Received 21 FEB 1992

REGISTRATION

REFERENCE H23/0228/92

Cross-Ref B23/0132/92

Date 24/02/92 2nd

VALIDATION Date 24/02/92

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

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

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

Earlier permission ref .....

EM:-	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 25.2.92

Index Sheets 169 OS Nos ..... Grid Ref S 329920 I 343950

Ward ..... Parish .....

Inside CBD ☐ Inside LP Area ☐

TR Rural ☐ CA ☐
TR Bypass ☐ LB ☐ Grade
Level crossing ☐ TPO ☐
Footpath ☐ Other: 0291407

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

Planning Records:
Earlier apps

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

Inputs completed.....

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy ✓ Neighbours Y/ES Other

Boundaries S & East 2·5m high conifer hedge Site Features Conifer hedge screens property from Middle Road. Bungalows either side - not really affected - To east no side windows overlooking To west garage windows overlo

Inspected by: GS
date: 3/3/92

Case Officer Conclusions (issues) 37 & 33

Case Officer Recommendations (summary) GRANT
(details overleaf) REFUSE

Recommended approvals -

Departure from policy — Yes .... / No ....

Ward member request — Yes .... / No ....

Recommend approval against material objection — Any objection received? No / If yes, is any obj. material? Yes / No — Yes .... / No ....

[Reason:

Other circumstances needing Committee decision — Yes .... Flagged by Senior Officer Signed ..... / No ....

ALL OF ABOVE

Recommended refusals -

Refusal on adopted policy grounds on first Applic. — No .... Nil fees (not first Submission) / Yes ....

ANY ONE OF ABOVE — Other info. viz: Signed .....

Committee report
Sub-Committee:
SV recommended .....
Est/Ind. recommended.....

Delegation confirmed by Senior Officer
DZ 18/3.
.....

Recommendation/draft report produced.....

F U R T H E R I N F O R M A T I O N / C O N S U L T A T I O N S

APPLICATION REF:

DIRECTIONS

Art 7 (Outlines)

RM Checklist:

	Siting	Design	Ext App	Access	Lands
Previous					
Current					
Required					

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

[Indicate if other Regs]

Precise details, for non-standard direction:

CONSULTATION/PUBLICITY REQUIRED DMG 27/2 D228

Publicity : General
Departure
Setting of LB Viz

Residents (Postal):

Residents (Delivery):

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 :

R E V A L I D A T I O N A F T E R D I R E C T I O N

Information satisfactory/unsatisfactory Signed .....

Further direction: Precise details

Amended description:

Reconsultations required -
- Parish Council
- Ward Members
- Residents
- Advertise
- Other

New valid date ..... Re-Registered .....
Ack/Reception .....

BRIAN SM[illegible]H 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: H23/0228/92 Type: FULL

Applicant: Mr & Mrs Tyers
Tel:

Agent: Broadgate Builders Ltd
0406 380532

Description: Extension to bungalow

Location: 35 Middle Road
Whaplode
Spalding

Valid date:	21-FEB-92	Terminal date:	17-APR-92
Target dates:		Target Committee:	14-APR-92
To case officer	26-FEB-92	Report deadline:	31-MAR-92
Inspected by	02-MAR-92		
Extra contacts	07-MAR-92	Case Officer:	
Report if not clear by	27-MAR-92	D M GEDNEY	

DEVELOPMENT/CONSTRAINTS

Size: 22.81 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		27-FEB-92	12-MAR-92
Cllr S W Hoyes	0406 370408	27-FEB-92	12-MAR-92
Owner/Occupier		4-FEB-92	18-MAR-92
Owner/Occupier		4-FEB-92	18-MAR-92

L.C.C – No objections JE CR 5/3/92

BRIAN SMITH Dip TP MRTPI
Director of Planning & Building Control Services
Planning & Building Control Department,
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE

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Target Committee: 14-APR-92
Report deadline: 31-MAR-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 22.81 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		27-FEB-92	12-MAR-92
Cllr S W Hoyes	0406 370408	27-FEB-92	12-MAR-92

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/0228/92 Received:21-FEB-92 Type:FULL

Name: Mr & Mrs Tyers
35 Middle Road
Whaplode
Spalding
Lincs

Agent: Broadgate Builders Ltd
Broadgate
Weston Hills
Spalding
Lincs

Description: Extension to bungalow

Location : 35 Middle Road Whaplode
Spalding

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:

19-MAR-92 H23/0228/92

AD. 19/3 DC. 24/3

Broadgate Builders (Spalding) Limited
Broadgate House, Weston Hills, Spalding, Lincolnshire. PE12 6DB.
Telephone: (0406) 380532
Fax: (0406) 380014

Our Ref: E01192

District Planning Officer
South Holland District Council
Council Offices
Priory Road
Spalding
Lincs

20th February 1992

Dear Sirs,

Re: Extension to bungalow, 35 Middle Road, Whaplode for Mr and Mrs Tyers

We wish to make an application for full planning permission and building regulation in respect of the above.

We enclose for your approval the following drawings and documents.

Planning Application:

Four copies of planning application form
Four copies of drawing numbered E01192-2
One cheque for the value of £55.00

Building Regulation Application:

One copy of building regulation application form
Two copies of drawing numbered E01192-2
One cheque for the value of £17.63

Our cheque enclosed is for £72.63 to cover both of the above fees.

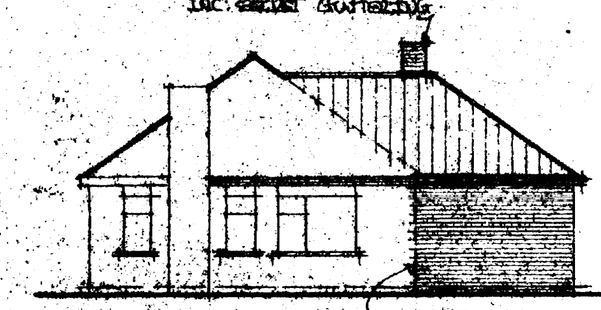
We trust that this is in order. However, if you do have any queries please do not hesitate to contact us.

Yours faithfully,
BROADGATE BUILDERS (SPALDING) LIMITED

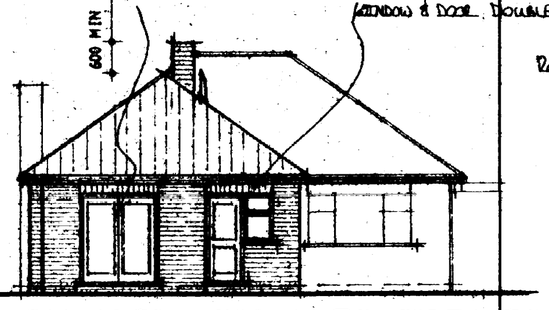
MICHAEL CHARLTON
EXTENSIONS DIVISION

Directors: D.D. Bissett-Clarke (Managing) N.J. Rayner ACMA (Financial) Mrs. W. A. Rayner (Company Secretary)
Registered Office as above. Registered in England No. 1242542

REGISTERED NUMBER 28899

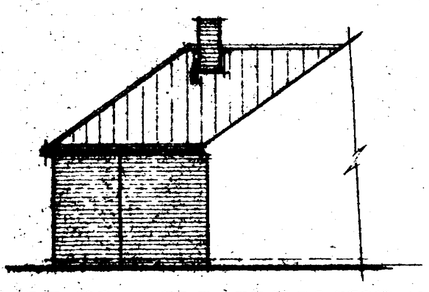


SIDE ELEVATION



REAR ELEVATION

DOTTED LINE DENOTES EXISTING BUNGALOW PROFILE.



SIDE ELEVATION

ground floor floor construction

50MM SAND CEMENT SCREED
100MM CONCRETE (1:2:4 MIX)
50MM (U.F.) INSULATION FLOOR INSULATION
SLOPED WITH 25MM UPSTAND TO WALL PERIMETER
1000 GAUGE P.V.C. D.P.M.
LAP FLOOR D.P.M. TO WALL D.P.C.
50MM MIN.
150MM BLINDING AND CONSOLIDATED HARDCORE BASE.

foundations

UNDER WALLS AS SHOWN PROVIDE CONCRETE STRIP FOUNDATION TO THE FOLLOWING SIZES.
600 x 225 to 260 WALLS
450 x 225 to 100 WALLS
ALL CONCRETE TO BE 1:2:4 MIX.
FOUNDATIONS TO BE TAKEN DOWN TO DEPTH OF EXISTING OR TO AN APPROVED LOAD BEARING SUB-STRATA (MIN DEPTH 450MM.)

note: IF SHRINKABLE SUB SOIL IS FOUND ON SITE FOUNDATIONS TO BE TAKEN DOWN TO A DEPTH OF 1.000M BELOW FINISHED GROUND LEVEL OR SUCH DEPTH SUITABLE FOR THE CONDITIONS.

pitched roof structure

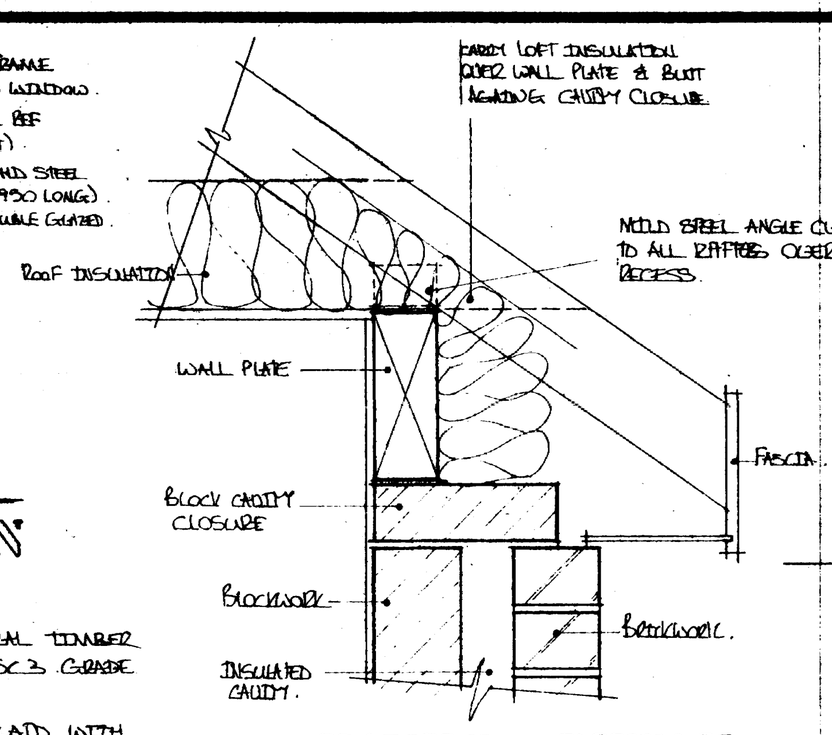
CONCRETE INTERLOCKING TILES TO MATCH EXISTING AND TO COMPLY WITH B.S. 473, 550 PART 2. 1971.
25 x 38. S.W. TIMBER BATTENS ON UNDERFELT TO B.S. 747 TYPE 1F
IN ALL CASES LAP FELT 150MM.
RIDGE 25 x 150.
RAFTERS 50 x 100 AT 600 CTRS.
CEILING TIE 50 x 150 AT 600 CTRS.
WALL PLATE 75 x 200.
30 x 5 MM GALVANISED MILD STEEL ANCHOR STRAPS AND LATERAL RESTRAINING STRAPS TO ROOF STRUCTURE & CEILING LEVEL AT 1.0M CTRS.
FASCIA, SOFFIT TO MATCH EXISTING.
CLOSE CAVITY ABOVE EAVES LEVEL (SEE DETAIL)

note: ALL STRUCTURAL TIMBER TO BE CLASS SC3 GRADE

note: TILES TO BE LAID WITH 75MM MIN HEAD LAP AND BE FIXED IN ACCORDANCE WITH MANUFACTURERS INSTRUCTION AND WITH REGARDS TO WIND SPEED ROOF PITCH AND EXPOSURE RATING AS DETAILED IN C.P 3 CHAPTER V PART 2: 1972.

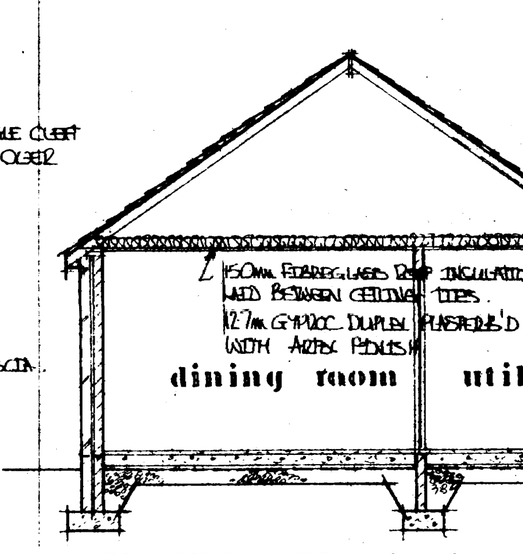
pitched roof ventilation

PITCHED ROOF TO BE VENTILATED IN ACCORDANCE WITH BUILDING REGULATION F2 BY PROVIDING A 10MM WIDE CONTINUOUS GAP IN SOFFIT WITH FLY PROOF MESH OVER.



EAVES DETAIL

scale 1:5.



SECTION A-A

walling

260 cavity wall.

260MM CAVITY WALL TO CONSIST OF 100MM FACING BRICKWORK TO MATCH EXISTING (CLAY BRICKS TO COMPLY WITH B.S. 3921:1971)
60MM CAVITY.
CAVITY FILLED WITH TERRANIT 1007 CAVITY WALL INSULATION.
INSULATION INSTALLED BY TERRANIT LTD IN STRICT ACCORDANCE WITH AGREEMENT BOARD CERTIFICATE No'D 86-1606.
100MM SOLID INSULATION
BLOCKWORK (THERMALITE)

note: AT EVERY CLOSURE OF CAVITY PROVIDE HYLOMAR D.P.C.

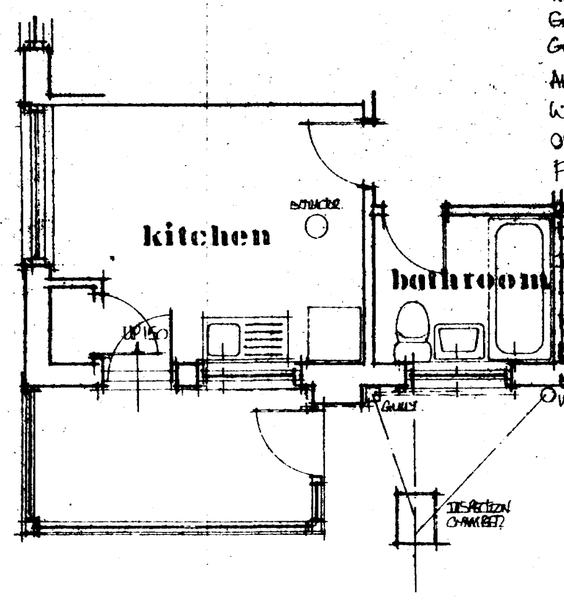
note: INTERNAL BLOCKWORK TO RECEIVE 10MM SAND CEMENT RENDERING WITH SKIM PLASTER FINISH.

note: CAVITY WALLS TIED TOGETHER USING GALVANISED STEEL TWIST TIES SPACED 450 CENTRALLY AND 900 HORIZONTALLY TO B.S. 1243:1978. WALL TIES TO BE STAGGERED AND PLACED AT 225MM VERTICAL CTRS AT UNBONDED CLOSURE OF CAVITY.

note: INTERNAL WALLS TO BE 100MM SOLID INSULATION BLOCKWORK.

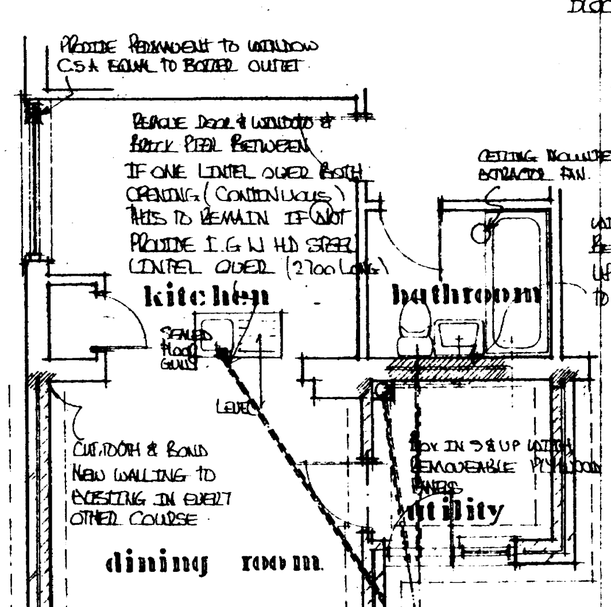
ventilation provision

ALL NEW WINDOWS TO BE DOUBLE GLAZED. PATIO DOORS DOUBLE GLAZED WITH LOW E GLASS.
ALL ROOM TO BE SERVED BY WINDOWS INCORPORATING VENT OPENING NOT LESS THAN 1/20th FLOOR AREA.
All habitable rooms (EXTENSION ONLY) TO HAVE PROPRIETARY TRICKLE VENT INSTALLED TO WINDOW FRAMES AT HIGH LEVEL. VENT AREA TO BE NOT LESS THAN 4000MM².
bathroom TO HAVE MECHANICAL EXTRACTOR CAPABLE OF EXTRACTING NOT LESS THAN 15 LITRES PER SECOND WHICH MAY BE OPERATED INTERMITTENTLY WITH 5MIN OVERRUN. EXTRACTOR DUCTED TO EXTERNAL AIR.



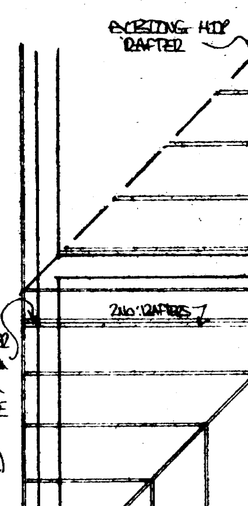
GROUND FLOOR PLAN

EXISTING



GROUND FLOOR PLAN

PROPOSED



ROOF

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS