FOUR COPIES REQUIRED

23

PLANNING APPLICATION

For office use only

Application No. H69/0880/00

Date Registered 13 JUL 2000

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. PORTASS
WIGNALS GATE
HOLBEACH
SPALDING
LINCS.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G.R. MERCHANT
UNIT 4, WRIGHTS MEWS
12A PARK ROAD, HOLBEACH.

Tel. No. 01406 490800.
(Personal contact name)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WIGNALS GATE, HOLBEACH.

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BUNGALOW & DOUBLE GARAGE.

Please complete — I attach
* Four copies of all plans
* an ownership certificate (see back page)
* a fee of £190 (If you consider no fee is payable include a written explanation instead.)

Signed G.R. Merchant Date 11.7.00 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 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 Dwellings	✓	If so, how many: ONE.
(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:	-	sq. metres
C. Please state size of any new structure:- (a) max. height:	5.3.	metres
(b) max. length:	17.5.	metres
(c) max. width:	19.8.	metres
D. Please state type and colour of materials for facing external walls:	BRADGATE - BRINDLE.	
E. Please state type and colour of roofing materials.	CALDERDALE - FLAT GREYS.	
F. 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. — ARABLE.

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: WIGNALS GATE. Will there be— Individual access(es) ✓ / New estate road
C. What provision will be made for garages or parking within the site?		

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 ✓ 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. -

7. INDUSTRIAL, WAREHOUSING, OFFICES OR SHOPS Please complete if appropriate

Please tick **one** box and complete B if necessary

A. The proposal does not involve any alteration in existing floorspace ☐

B. The proposal involves the creation of or an alteration in total **gross** floorspace ☐ ⬇

Proposed total gross floorspace ____ sq. m. Previous total gross floor space ____ sq. m.

This new total includes the following net floorspace:

Retail ____ sq. m. Office ____ sq. m. **Industrial** ____ sq. m. **Warehousing** ____ sq. m.

Other ____ sq. m. ➡ If so, please state use:

	Office Staff	Industrial staff	Other staff
How many office, industrial and other staff will be employed on the site as a result of the development proposed? If you have existing premises on the site, how many of the employees will be new staff?			
If you propose to transfer staff from other premises please give details of the numbers involved and of the premises affected.			
In the case of industrial development, give a description of the processess to be carried out and of the end products, and the type of plant or machinery to be installed.			
If the proposal forms a stage of a larger scheme for which planning permission is not at present sought, please give what information you can about the ultimate development			
Is the proposal related to an existing use on or near the site?	State Yes or No ☐		
If so, please explain the relationship			
Is this a proposal to replace existing premises in this area or elsewhere which have become obsolete, inadequate or otherwise unsatisfactory?	State Yes or No ☐		
If so, please give details including gross floor area of such premises and state your intentions in respect of those premises.			
What provisions have been made for the parking, loading and unloading of vehicles within the curtilage of the site? (Please show the location of such provision on the plans and distinguish between parking for operational needs and other purposes)			
What is the estimated vehicular traffic flow to the site during a normal working day? (Please include all vehicles except those used by individual employees driving to work)			
What is the nature, volume and proposed means of disposal of any trade effluents or trade refuse?			
Will the proposed use involve the use of storage of any hazardous materials?	State Yes or No ☐ If yes, you may need to apply for Hazardous Substances Consent		
What provision is being made for access to premises for the disabled?			

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).	Owners.

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.Merriam..... (~~Applicant~~ / Agent) Date ..11.7.00.....

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

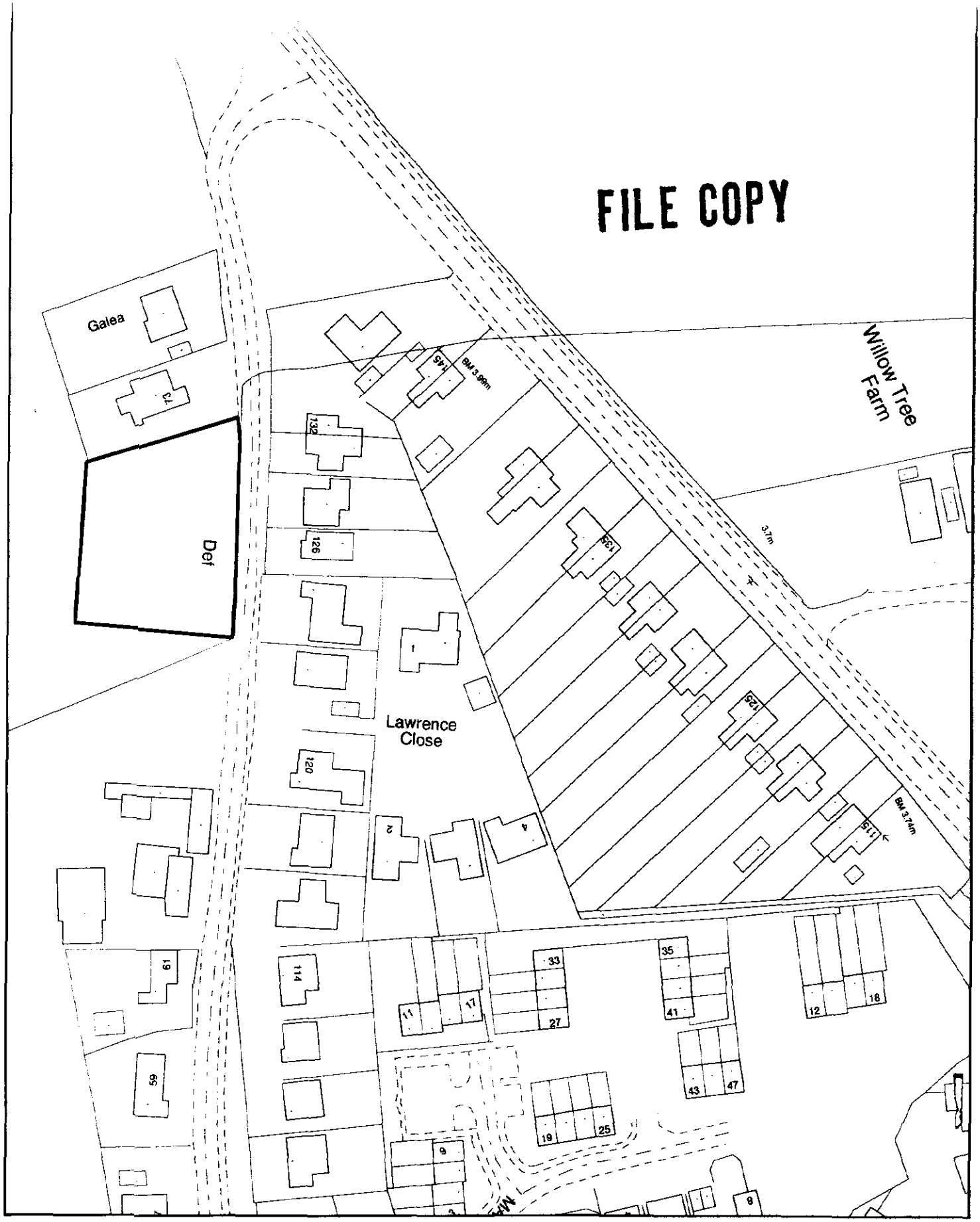
If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are 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.Merriam..... (~~Applicant~~ / Agent) Date ..11.7.00.....

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 .....



SOUTH HOLLAND DISTRICT COUNCIL

Planning Application Location Plan
Ward Member Notification

H23/0880/00

Scale: 1:1250

Housing and Planning Services Department

Council Offices, Priory Road, Spalding, Lincolnshire
PE11 2XE

PLEASE DO NOT COPY THIS PLAN
This map is reproduced from Ordnance Survey material with permission of Ordnance Survey on behalf of Her Majesty's Stationery Office (c) Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. South Holland District Council LA079413 2000

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
...alding,
...colnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING
SERVICES DEPARTMENT

Town and Country Planning Act 1990

Planning Permission

Reference: H23/0880/00 Received: 13-JUL-00 Type: FULL

Name: Mr & Mrs Portass
Wignals Gate
Holbeach
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bed bungalow and detached garage block.

Location : Wignals Gate Holbeach
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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the plan accompanying the application.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

The determined plans are:-

Drg No's 027/00/01 - 03 received on 13 July 2000.

The permitted development will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

Director of Housing and Planning Services
19 SEP 2000

H23/0880/00

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

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H23/0880/00 Received: 13-JUL-00 Type: FULL

Name: Mr & Mrs Portass
Wignals Gate
Holbeach
Spalding
Lincs

Agent: G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bed bungalow and detached garage block.

Location : Wignals Gate Holbeach
Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

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 approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

3. B22 Reason B21.

The determined plans are:-

Drg No's 027/00/01 - 03 received on 13 July 2000.

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
[illegible]ilding,
[illegible]colnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
13 SEP 2000

H23/0880/00

HN1 - Highways Access?
YES PLEASE!
15-9-00 LTS.

DC RECORD SHEET

Registration
Reference H59/0580/00 -LIW- 14/7
Cross-reference

Case Officer DMG

Directions

Standard: Scale dwg ☐ Surface water ☐ Agric appraisal ☐

Non-standard: Article 3 ☐ Reg 4 ☐ LB (S10) ☐ Advert ☐ Env Assess ☐ LDC ☐ Other ☐

Direction authorised by Senior Officer _____

Further direction authorised by Senior Officer _____

Information satisfactory for DC _____

No of copies	Details

No of copies	Details

Amended description ! Erection of a 3 bed bungalow and detached garage block.

Fee validation check: ☐ _____

Consultations/Publicity

Acknowledged / Standard Consults / Public register _____

Non-Standard

Press Publicity

Setting of LB ☐ Conserv Area ☐
Public Right of Way ☐ Discretionary ☐
Departure ☐ >> County Planning ☐

Consultations _____

	All	Selected	Viz:	
ROW	☐			
T15	☐			
TRA		☐	_____	_____
ENV		☐	_____	_____
EA		☐	_____	_____
DEM	☐			
LB		☐	_____	_____
			_____	_____
ARC		☐	_____	_____
AG		☐	_____	
HAZ		☐	_____	_____
HSC	☐			
PLA		☐	_____	_____
			_____	_____
ADV		☐	_____	
ADJ		☐	_____	

OTHER _____

Senior Officer confirmed: MJS 19-7-00

Extra (Case Officer after inspection)
Specify:

Second Stage (after revalidation)
Reconsult
None ☐
All ☐
Specify

Consult for first time

Residents (Adjacent only)
Addresses :

Deliver/Post

Residents(consult first time)
Addresses :

Deliver/Post

Assessment

Notes for Case Officer

Site Inspection

vacant plot.
New home to east.
Existing bungalow to west. 2m leylandii hedge on boundary.
No footpath.
Open rural. Residential opposite.

Accuracy ?
Neighbours ?
Boundaries ?
Features ?

Inspected by DMC
Date 14/8
Site Notice posted by GS
Date 1/8
Resident Notices delivered by ----------
Date ----------

Telephone and Visitor Record

Case Officer Conclusions / Report JMc 12/9.

Inside Holbeach Development Boundary. Non-allocated land.

Policy H1 applies.

Considered that the proposal will not appear incongruous within the streetscene. Large new dwelling to the east.

Would not materially affect the residential amenity of neighbouring property.

No highway obj.

Mains drainage.

Recommendation

Approve (or favourable) ☑

Refuse (or adverse) ☐

Signed DMF

Date 12/9

Conditions / Reasons

① TL1

② Sc27.

Note

① SN1 --- dlg nos 027/00/01-03 rec'd 13/7/00.

Non-Determination	
Permitted development (or equiv)	☐
Non-development (or equiv)	☐
Withdrawn	☐
Other	☐
Confirmed by Senior Officer	

Referral Prior to Issue	
Dept of Environment (LBC)	☐
Dept of Environment (DEP)	☐

NOTES	
Disabled	☐
Section 106 / 278	☐
Demolition	☐
LB Demolition	☐
Amended Plans	☐ Received
	Drawing nos

Validation Record Sheet

23

Reference H/~~09~~/0880/00

Submitted Fee £190.00 Fees

Receipt No P142228 Correct fee £ 190 Nil / discount Reason:

Date received 13 JUL 2000

Additional £ Receipt No

VALID ✓

Refund £ Voucher No

Invalid ☐

Fees ☐

Site plans ☐

Certificate ☐

Other ☐

Reminder .....

Cancelled .....

Type : FULL

Description :
(if different from form)

New / Redevelop / Use / Ext / Alt / Works

Site area

No of dwellings ONE

Floorspace

Earlier permission reference

GRID REFERENCE 534212 324639

Building Control records:

Already submitted - Ref R

Request needed

NOTES

SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
alding,
incolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H23/0880/00

FULL

Applicant: **Mr & Mrs Portass**
Tel:

Agent: **G R Merchant**
01406 490800

Description: Erection of a 3 bed bungalow and detached garage block.

Case Officer:
D M GEDNEY

Location: **Wignals Gate**
Holbeach
Spalding
Lincs

VALID DATE: 13-JUL-00

Targets:	To case office	20-JUL-00
	Inspected by	27-JUL-00
	Extra contacts	03-AUG-00
	Refer outstanding	17-AUG-00

TARGET COMMITTEE 06-SEP-00
Report deadline: 23-AUG-00
TERM DATE: 07-SEP-00
Agreed TD Ext:

1 DW Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent	Expiry
Site/Press Advert	MIN		~~28-JUL-00~~	~~18~~-AUG-00
Mrs Harrington	Clerk to Whaplode PC	01406 326739	* 09-AUG-00	30-AUG-00
Cllr A J Biggadike		01406 370448	27-JUL-00	17-AUG-00

* decked Parish c/l does fall in Whaplode.
Re-consulted P.C.

BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

H23/0880/00

FULL

Applicant: **Mr & Mrs Portass**
Tel:

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	Refer outstanding	17-AUG-00	Agreed TD Ext:

1 DW Newbuild

Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

			Sent 1 AUG	Expiry 22
Site/Press Advert	MIN		~~28-JUL~~-00	~~18~~-AUG-00
Mrs Harrington	Clerk to Whaplode PC	01406 326739	27-JUL-00	17-AUG-00
Cllr A J Biggadike		01406 370448	27-JUL-00	17-AUG-00

~~Details taken 2 Aug 2000 Jan Sharp~~ Highways dos attached OS for DH&T 2 Aug 2000

PLANNING APPLICATION

Mr & Mrs Portass
is applying to the Council for planning permission for the following:

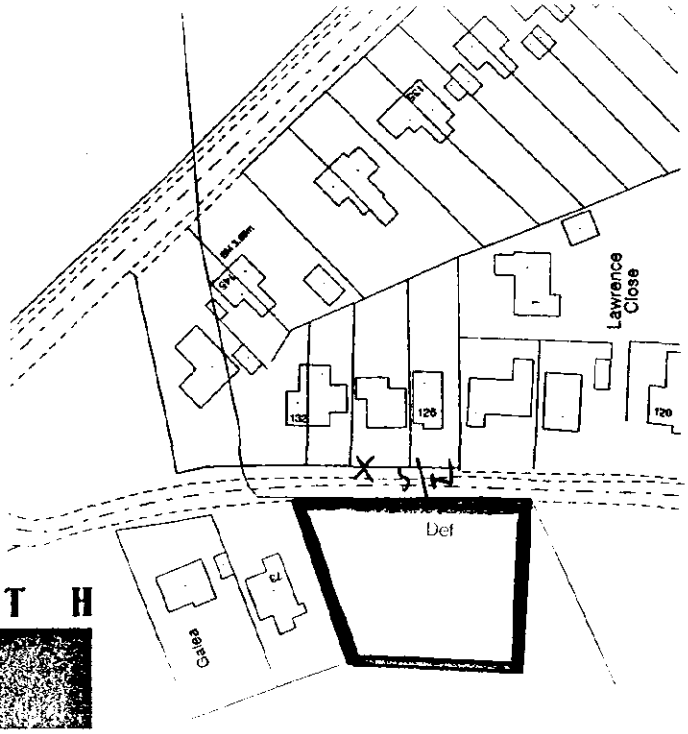
Reference No: H23/0880/00
Description: Erection of a 3 bed bungalow and detached garage block.

Location: Wignals Gate
Holbeach
Spalding
Lincs

You can inspect copies of the application, plans and any other documents submitted with it at Planning Reception, Council Offices, Priory Road, Spalding and also at Spalding Library.
They are available during normal opening hours for a period of 21 days from the date below. Please send any comments to me within that period quoting the above application reference number .

Mrs S A Waltham
Director of Housing and Planning Services

Date of Notice: 1st August 2000



SOUTH HOLLAND DISTRICT COUNCIL

LINC LNSHIRE COUNTY COUNCIL

HIGHWAYS and PLANNING DIRECTORATE

INTERIM

FINAL

To: SHD ..... Council Application Ref N28/0885/00

With reference to this application dated 13 JULY, relating to the following proposed development DG

Address or location

LAND AT WILLOWS GATE
HOLBEACH

National Grid ref:

	Horizontal			Vertical		
	3	4	2	2	4	6

Classification/Number of road to which the site gains access. UC

Date application referred by LPA 2 AUG 2000 Type of application: Outline/Full/RM/.....

Description of development

3 BEDROOMED BUNGALOW & DET. GARAGE BLOCK

Notice is hereby given under the provisions of article 15 of the Town and Country Planning (General Development Procedure) Order 1995, that the County Council as local highway authority:-

- ~~Does not wish to restrict the grant of permission.~~
- ☑ Requests that any permission given by the local planning authority shall include the conditions below.
- ~~Requests that the local planning authority refuses the application for the reasons set out below.~~
- ~~Requests that the local planning authority request the applicants to provide additional information as set out below.~~

CONDITIONS (INCLUDING REASONS) / ~~ADDITIONAL INFORMATION REQUIRED / REASONS FOR REFUSAL~~

1. B.22

Reason B.21

Please include H.N.1

Date: 2 Aug 2000 Signed: R. Willis pp CRS

Continuation ...Yes / No

on behalf of Director of Highways and Planning

Form No HPD/

Planning Application Plotting Check
SPATIAL INFORMATION

Land Charges entries include Reference; Description; Date of notice; Date registered; Part of LLC Register
Other entries contain descriptions or references only

District Boundary

ADMINID ONS_CODE FC HA COUNT
005599 SOUTH HOLLAND DISTRICT 32UF 3904 82104.080 0

Wards

COUNCILORS
Whaplode 34920088 A J Biggadike

Code X

Parish Boundary

ADMINID ONS_CODE FC HA COUNT
005628 WHAPLODE CP 3903 4431.050 0

Local Plan - Development Boundaries

DEVB Development Boundary 2662504

Planning Applications 1998-2000

H09/0462/99 2383 534241 324610 ADJACENT PROPERTY IN HOLBEACH PARISH.
H23/0880/00 1842 534212 324640

(Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SHDC
Housing & Planning
Received

DG

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

PARISH COUNCIL RESPONSE FORM

Application no: H23/0880/00 Applicant: Mr & Mrs Portass

Description: Erection of a 3 bed bungalow and detached garage block.

Location: Wignals Gate Holbeach
Spalding Lincs

This Council -

		✔
1	**Supports the application, or**	✓
2	**has no observations to make at this stage, or**	
3	**has some concerns about the application at this stage**	

The reasons are:

Please note Holbeach Parish

Do you want this application to be dealt with by the Development Control Committee?

No, if our concerns are satisfactorily resolved

Yes

Any other comments or information (Continue over if necessary)

Signed: ..... Date: 29-7-08

Clerk to ~~Whaplode~~ PC
HOLBEACH

MESSAGE

FOR: Dmk

FROM: MR. PANTASS

ORGANISATION:

TEL. NO. 01406 425288 **EXT NO.**

DATE: 11/9 **TIME:** 11.55

TELEPHONE		VISITS		
Telephoned	✓	Visit Required	Date:	
Returned your call			Time:	
Please call	✓	Will Visit You	Date:	
Will call again			Time:	
Needs to see you		Visited your office		

(Please tick where applicable)

MESSAGE: RE H23/0880/6

PROGRESS OF APPLICATION?

Please call re application discussed with Mr Pantass MR 11/9

NB on holiday [illegible] 28/9 to 11/9

Taken By: TESSA **Dept./Section:**

(Hons) I
Director of

Housing and
Services De
Council Offi
Priory Road,
Spalding,
Lincolnshire.

Telephone: (
Fax: (01775)

double check to
parish for
re
please
Thanks
Dave

AND
COUNCIL
PLANNING
DEPARTMENT

Application no: H

Description: Er ... and detached garage block.

Location: Wignals Gate Holbeach
Spalding Lincs

Dave
Karen spoke to Terry Harrington & they have consulted Holbeach instead of Whaplode can we request Whaplode again Thanks.
Dave

This Council -

1 Supports the ap ✓

2 has no observat

3 has some conce
The reas

Plan

Parish

Do you want this application to be dealt with by the Development Control Committee?

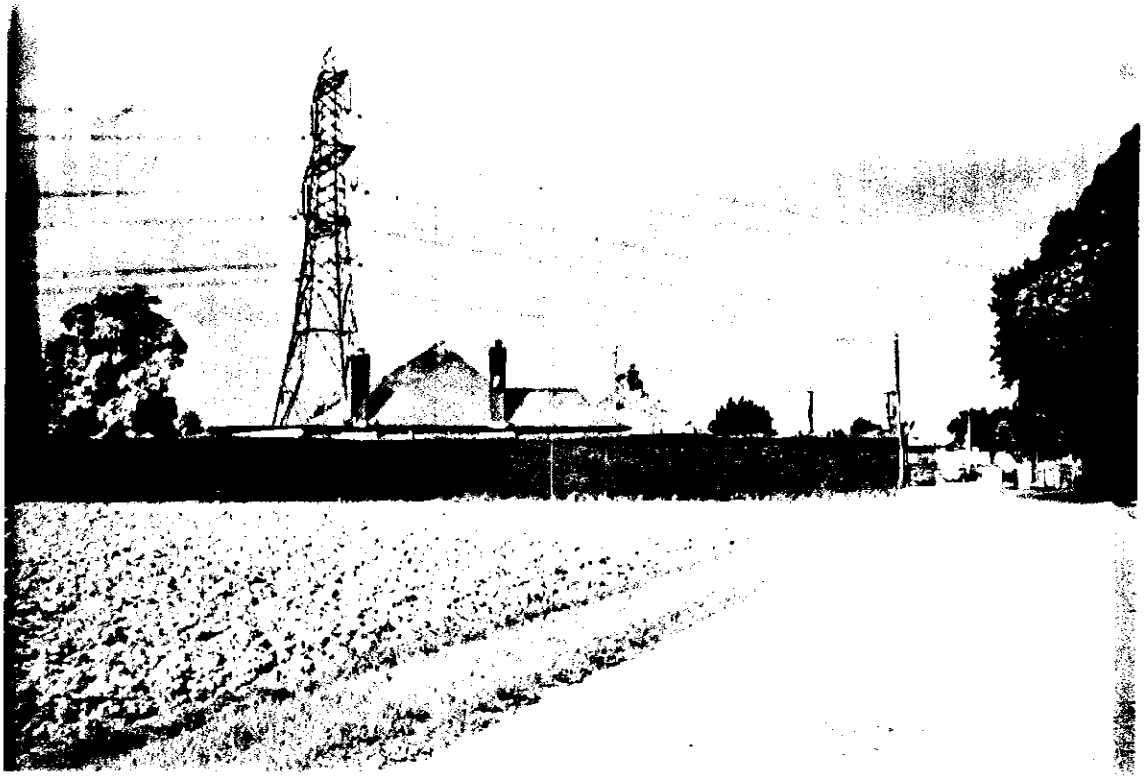
No, if our concerns are satisfactorily resolved

Yes

Any other comments or information (Continue over if necessary)

Signed: ..... Date: 29-7-08

Clerk to ~~Whaplode~~ PC
HOLBEACH





SALLY WALTHAM
BA (Hons) F.C.I.H.
Director of Housing & Planning Services

Housing and Planning
Services Department,
Council Offices,
Priory Road,
Spalding,
Lincolnshire. PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 710772

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P14228
Date received : 13-JUL-00

Received from A J & Mrs E A Portass

FILE COPY

Address Wignals Gate
Holbeach
Spalding
Lincolnshire

Fee paid	£	190.00
VAT	£	0.00
Total received	£	190.00

Cash/Cheque : Cheque

Signed....S.J.Seymour..... (Authorised Collector)

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Council Offices,
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Fax: (01775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Application no: H23/0880/00

Original Applicant:
Mr & Mrs Portass
Wignals Gate
Holbeach
Spalding
Lincs

Original Agent:
G R Merchant
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding Lincs

Description: Erection of a 3 bed bungalow and detached garage block.

Location: Wignals Gate
Holbeach
Spalding
Lincs

Amendment: Kitchen window enlarged adjacent window omitted
Dwg. No. 027-00 01/A

09-OCT-00

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
NOTICE OF ACCEPTANCE OF AMENDMENT

The amended details submitted in respect of the above proposal have now been considered and there are no objections to the amendment being implemented to the extent described above.

Note: This Notice does not convey any approval under the Building Regulations and you may need to make a new submission.

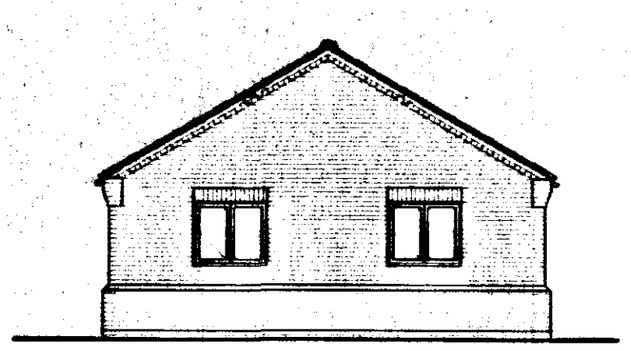
Yours faithfully

Director of Housing and Planning Services

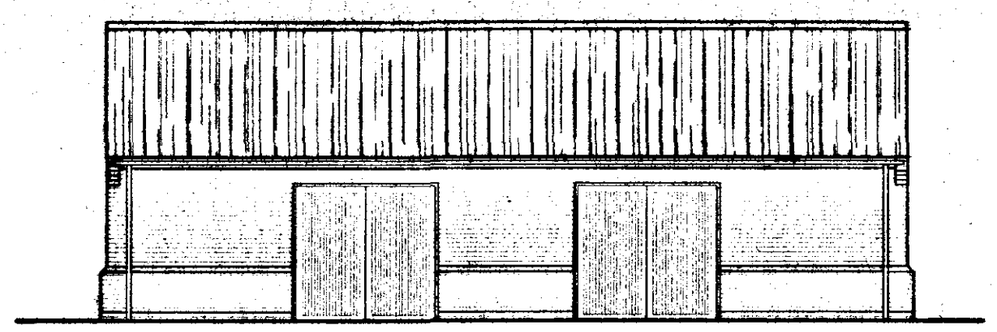


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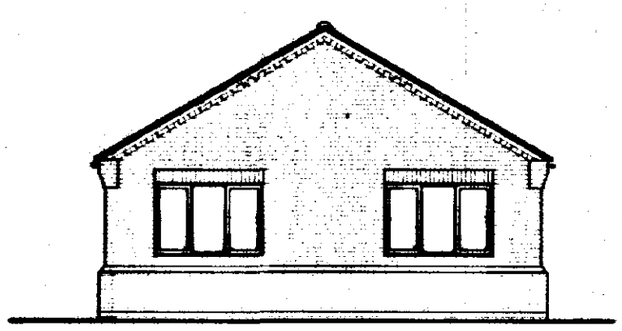
For info only.
Not submitted plan.



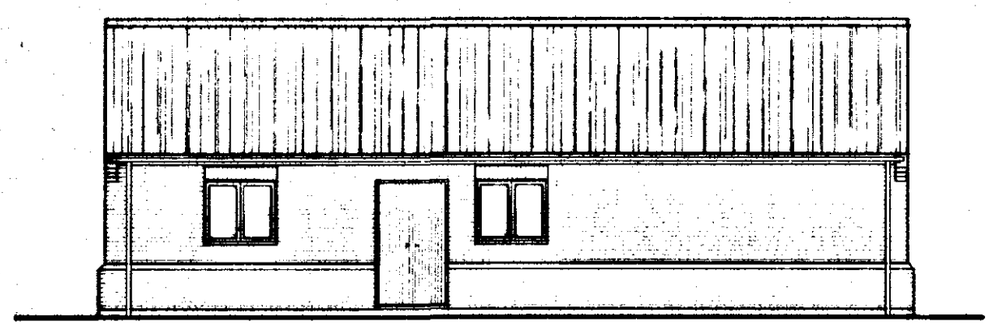
FRONT



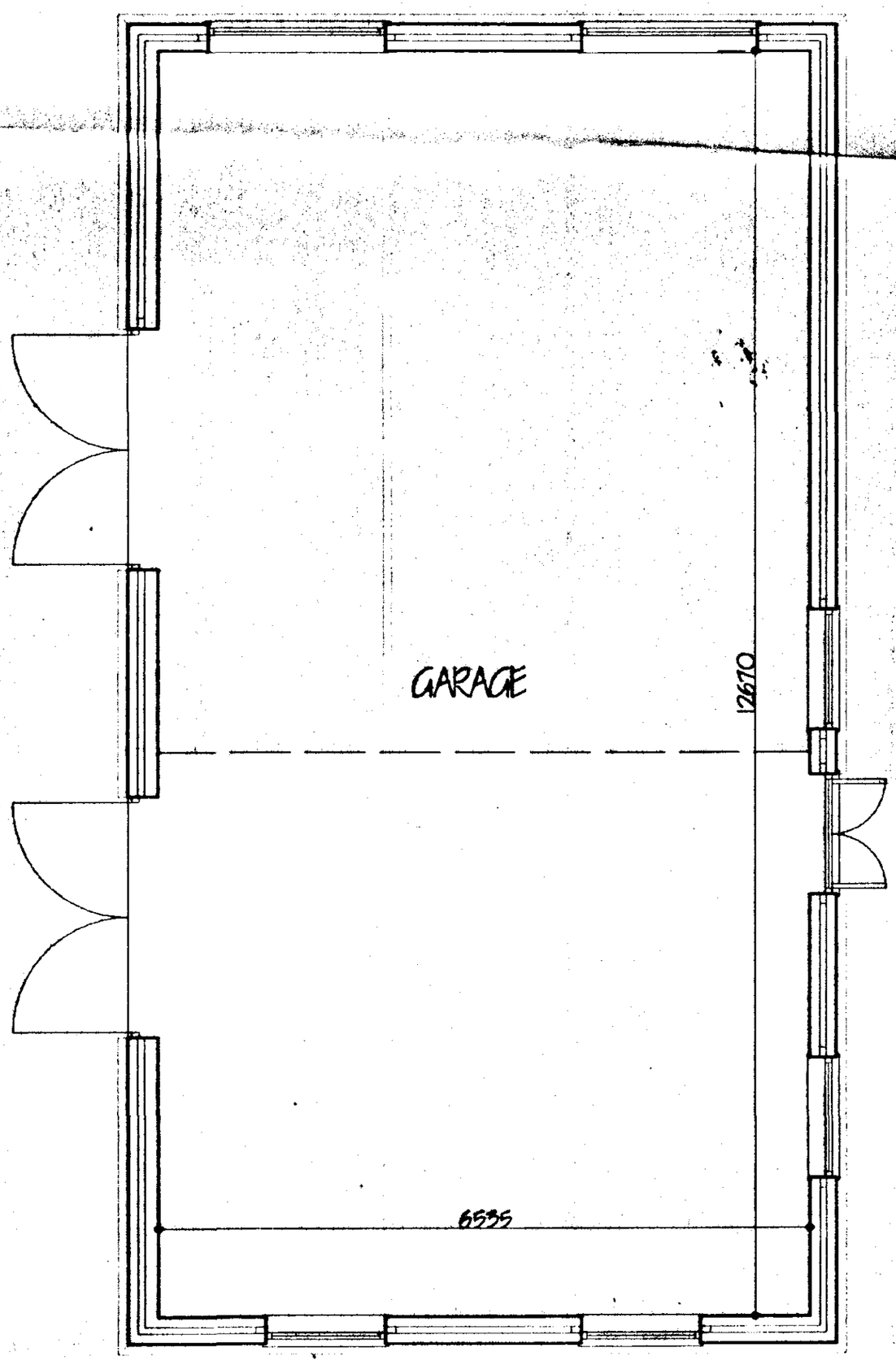
SIDE



REAR



SIDE



PLAN

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUL 2000
Ref: 0880/00

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes.
All given dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant, or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawing and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

ref:	revision	date

G. R. MERCHANT
I.ENG AMICE FIWO

ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS

Unit 4, Wrights Stews
18A Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. FS. Co. UK

Project
PROPOSED BUNGALOW
WIGNALS GATE,
HOLBEACH,
SPALDING, LINCS.

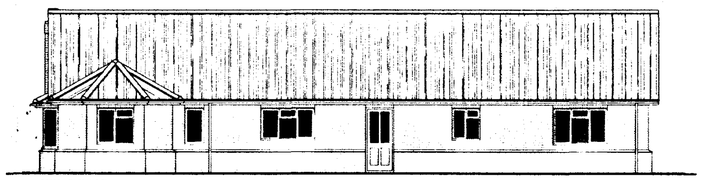
Client
MR & MRS A. PORTASS

Drawing
DOUBLE GARAGE

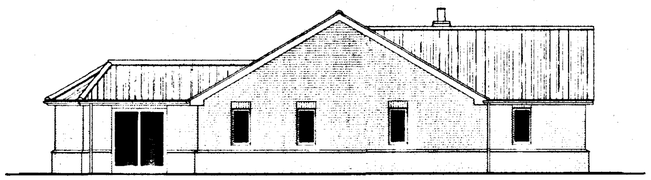
Job Ref.	Drawing No.
027-00	03
Date	**Drawn**
MAY '00	G.R.M.

Scales
1:50 1:100

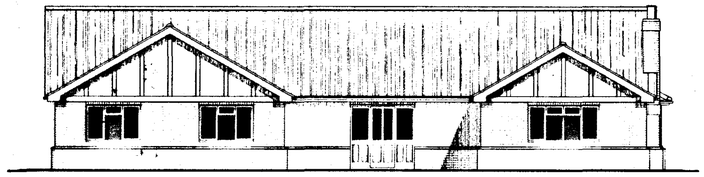
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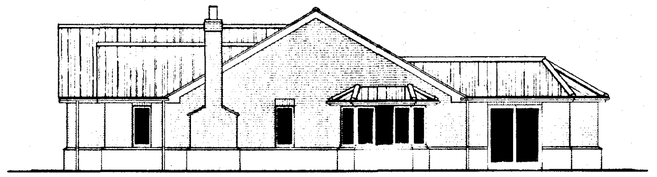
SOUTH ELEVATION



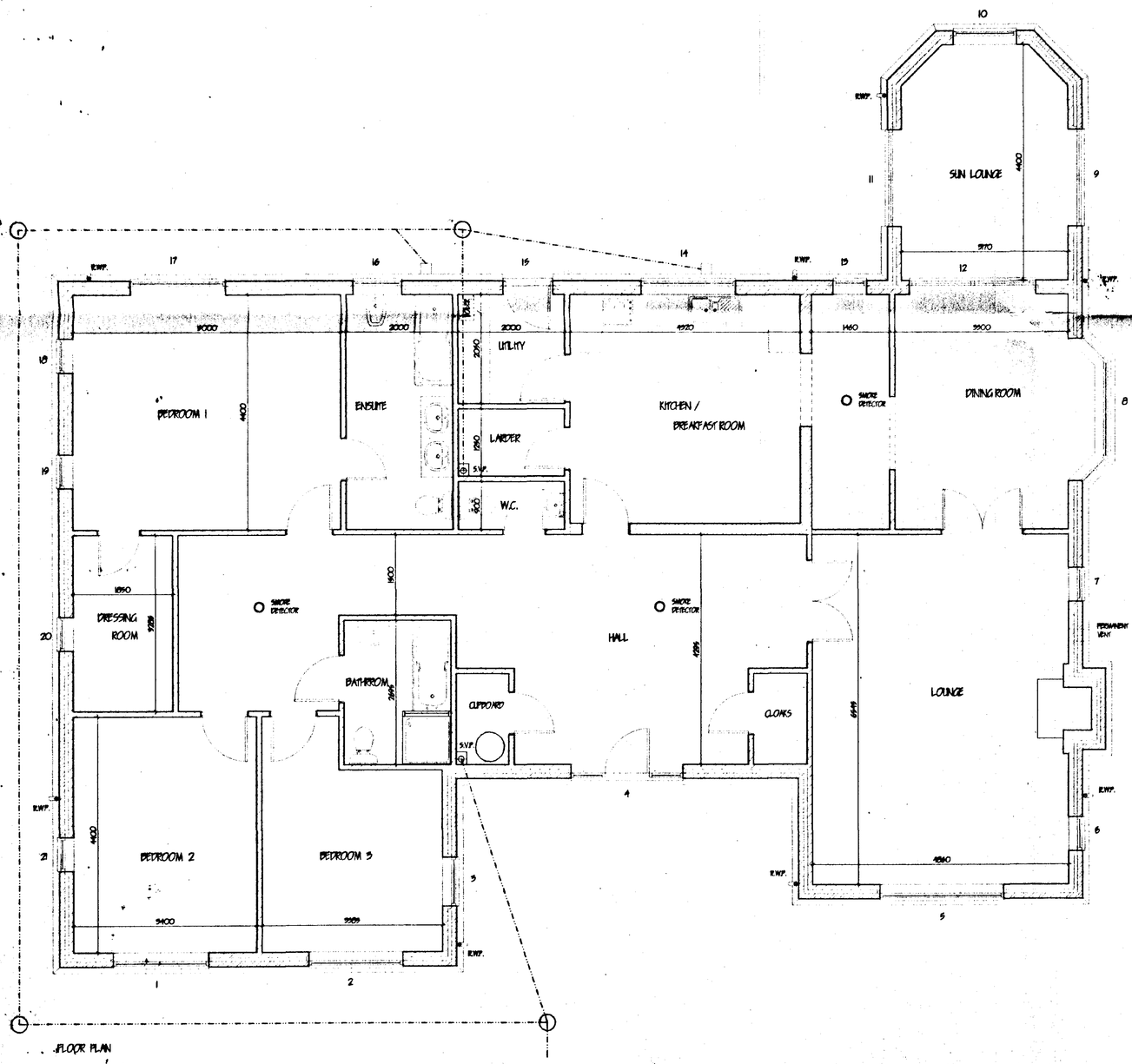
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 65mm dia. rainwater pipes: 110mm dia. underground pipes flexibly jointed to a fall of 1:70 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed units throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility rooms to extract min. 30 litres per second. Bathrooms to extract min 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flues. Provide timer switch and suitable zone thermostats to dwelling, fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 3.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446 pt.1:1990 in positions shown on plan. Where more than one detector is to be provided they will be interconnected. All permanently wired to a seperate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from f.f.l.

LEVEL ENTRY THRESHOLD
Provide "Dalton & Fail" Mobility door frame & threshold (PM29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned as D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

TILE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1571: 1971 and to be laid socket uppermost. 100 Class brickwork surround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds. Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code 4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick. To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J. (part C (1-29) . Appliance to be in accordance with building regulations. Provide louvered permanent vent in ext. wall to give min. 50 % of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintol over chimney opening.

FOUL DRAINAGE
Inspection chamber construction to be "Ownit" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:70 laid and surround with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexi joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintol bridging where pipes pass through walls, allow 50mm asp around pipe, opening marked both sides of wall with rolaped sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1969 and to extend 900mm above window head terminating with PVC balloon. Waste pipes to be generally 40mm dia. If over 3.0m long run increase to 50mm dia. All PVC to B.S. 5255: 1979 complete with radiline eyes at every change of direction. Path, basins and sink to have 75 deep seal traps. Square to be rainsil on 19mm plinth with access plate to anti- syphon trap and 50mm waste.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with regard to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Timber/plate spaced& made prefabricated roof trusses to comply with B.S. 5268 part 3 1988 TRUSS CALCS TO BE SUBMITTED 10 L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 30 deg. 38 x 100 ridge rade binder 38 x 100 ceiling binders All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps active as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement 25 x 175 fascia boards 6mm ext. grade plywood soffit complete with 10mm wide continuous air gap and fly proof screen All structural timber to be min SC3 grade. stamped 'DRY' or 'KD' to indicate moisture content of 20% or less all in accordance with BS. 4978 Where span of trussed rafter exceeds 5.0m provide additional braces within the plane of the webb in accordance with Truss Plate Assoc. tech. bulletin sheet 4. Twilight supports are to be provided beneath water storage tanks over 4No ceiling joists. At roof intersections provide 25 x 100 lay boards and diminishing trusses at 600 c/ c : Install code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
As main roof covering on 47 x 100 rafters and ceiling joists at max. 400mm c/ c. 190 x 90 head plate halved into 90 x 90 corner posts. 12.5mm Gyproc plasterboard ceiling 200mm glassfibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish: Provide min. 38 x 38 margins to all plasterboard edges. All joints to be taped and filled: Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jablite to top surface. Provide slide bolt fasteners & draughts seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 5628:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks: 65 cavity: bold into cavity Rockwool cavity wall batts insulation boarding in accord with makers instructions and approved cert' No.85/ 1087. 100mm Tarmac Hemelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron twist ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 900 vertical centres all all unbonded closures of cavity: Close cavities with "thermobate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hemelite solid insulation blocks: All to receive 10mm S/C render and 5mm skim

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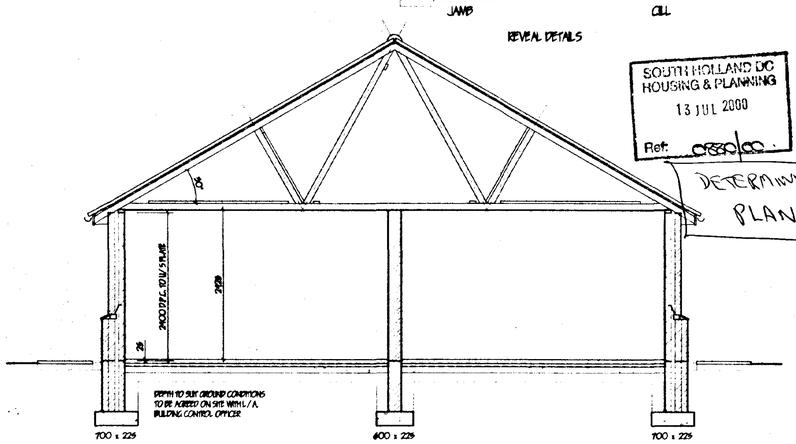
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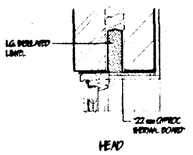
JOINERY / LINTEL SCHEDULE

POS'N.	JOINERY	LINTEL	LENGTH
1	912CVC	L.G.L1/S60	2100
2	912CVC	L.G.L1/S60	2100
3	2N12CV	L.G.L1/S60	1200
4	FD2120FF	L.G.L1/HD90	2400
5	412CVVC	L.G.L1/HD90	2700
6	112C	L.G.L1/S60	900
7	112C	L.G.L1/S60	900
8	SP9 112C/ 512CC/ 112C	L.G.L1/HD90	3000
9	LED18	L.G.L1/HD90	2100
10	212CC	L.G.L1/S60	1500
11	LED18	L.G.L1/HD90	2100
12	LED24	L.G.L1/HD90	2700
13	112C	L.G.L1/S60	900
14	912CVC	L.G.L1/HD90	2100
15	PM29M-MOB	L.G.L1/S60	1950
16	110C	L.G.L1/S60	900
17	912CVC	L.G.L1/HD90	2100
18	112C	L.G.L1/S60	900
19	112C	L.G.L1/S60	900
20	112C	L.G.L1/S60	900
21	112C	L.G.L1/S60	900

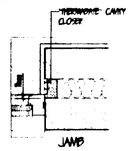
ALL JOINERY CODES YELKEN JOINERY LTD
ALL LINTEL CODES T. G. LTD.



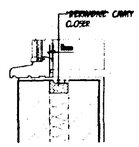
SECTION



HEAD



JAMB



CILL

REVEAL DETAILS

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUL 2000
Ref: H0550/00
DETERMINED
PLAN

G. R. MERCHANT
LINCS ARCH FIVO
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Manor
182 Park Road, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 426000
Fax: 01406 422744
E-Mail: G. R. Merchant @ Merchant. FSBC. UK

Project: PROPOSED BUNGALOW WAGNALS GATE, HOLBEACH, SPALDING, LINCS.

Client: MR & MRS A. PORTASS

Drawing: FLOOR PLAN / ELEVATIONS

Job Ref	Drawing No
027-00	01
Date: MAY '00	Drawn: J.C.
Scales: 1:50 1:100	

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LANDSCAPING & TREE PLANTING SCHEME

A **MIXED HEDGE PLANTING**
70% BERBERIS (STENOPHYLLA)
30% COTONEASTER (LACTEUS)

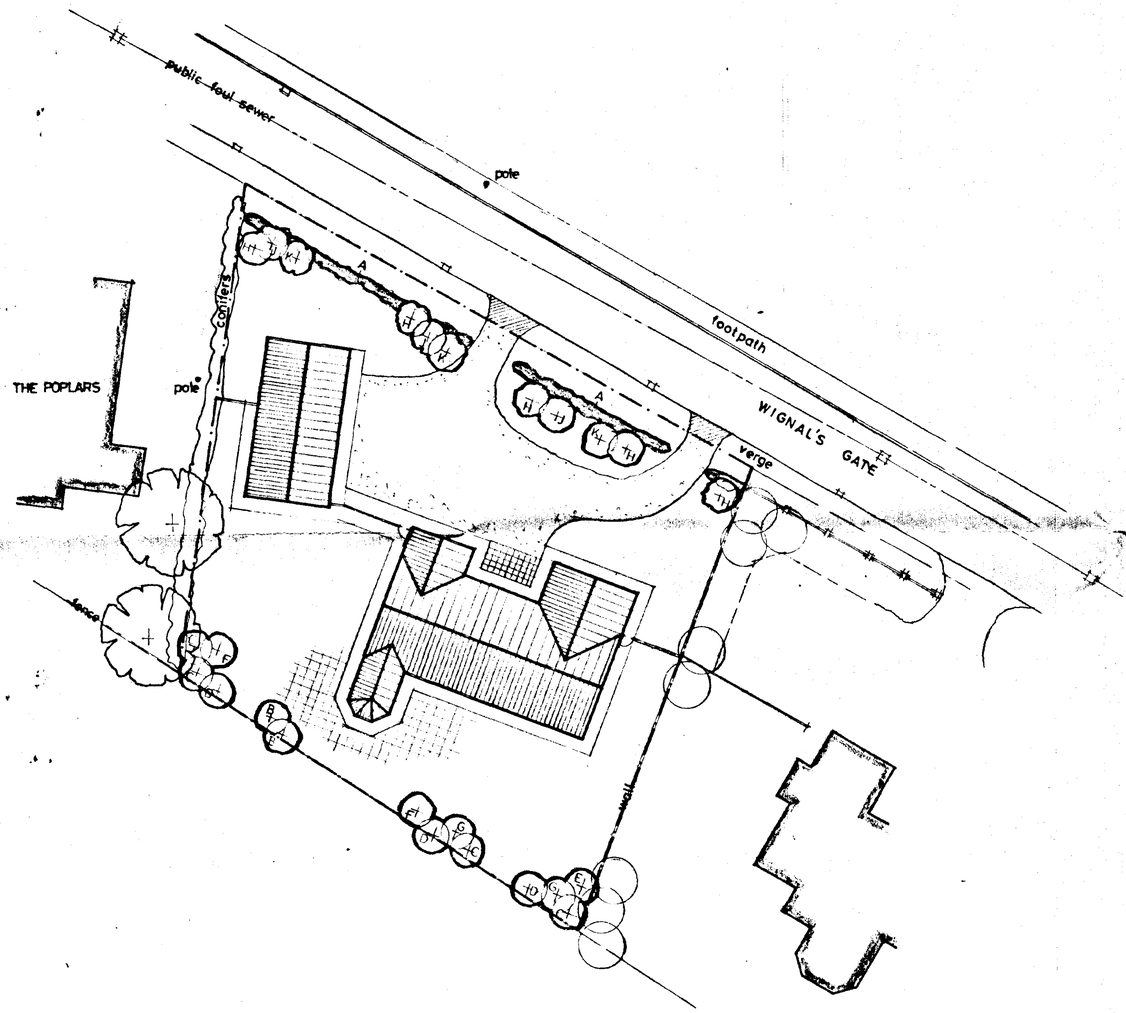
All hedge planting to be at 40/60 @ 300 centres double staggered rows - 150 between rows (random rule)

B Silver Birch (Betula Pendula) Feathered
C Hawthorn (Crataegus Laevigata) Feathered
D White Beam (Sorbus Aria) Feathered
E Beech (Fagus Sylvatica) Feathered
F Blackthorn (Prunus Spinosa) Feathered
G Buckthorn (Rhamnos Catharica) Feathered
H Almond (Prunus Catharica) Feathered
J Cherry (Prunus Avium) Feathered
K Cherry (Prunus Sobhirtella) Feathered

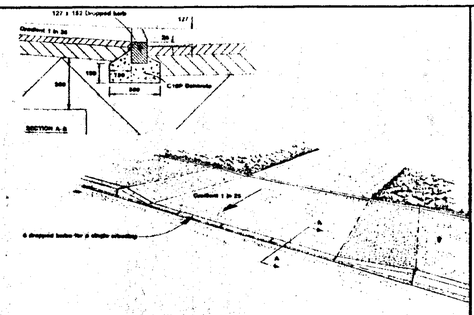
All planting to be in accordance with BS 4428:1989 and amendment No. 1 (1991)

All trees to be planted with minimum 0.6m plastic mulch mat and to be staked, tied and tubed.

1/3 to ½ bag of peat free tree and shrub planting compost to be incorporated into backfill for each tree hole



SITE PLAN
1 : 250



DOMESTIC VEHICLE CROSSING (REF. CLAUSE 1.6(A))

DOMESTIC VEHICLE CROSSING
(Flexible Construction)

1 Excavate for as necessary and compact the formation prior to laying any foundation material. Provide, lay and compact using vibrating compaction equipment 380mm finished thickness of non-frost susceptible crushed rock, crushed slag or crushed concrete to Type 1 grading. If CBR values are below 2% an approved Geotextile or an extra 150mm of sub-base will be required.

2 Provide, lay and compact 50mm finished thickness of 20mm nominal size dense bitumen macadam basecourse to BS: 4987 using 100 pen bitumen binder. Void content 2.8%.

3 Provide, lay and compact 25mm finished thickness of 6mm nominal size bitumen macadam wearing course to BS: 4987 using 100 pen bitumen binder. Void content 2.10%.

LOCATION PLAN
1 : 2500

DETERMINED PLAN

SOUTH HOLLAND DC
HOUSING & PLANNING
13 JUL 2000
Ref:

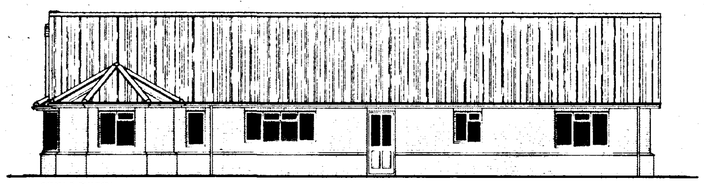
G. R. MERCHANT
I.ENG AMICE, FIWO,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (01406) 490800

PROJECT:
BUNGALOW & GARAGE
WIGNALS GATE
HOLBEACH

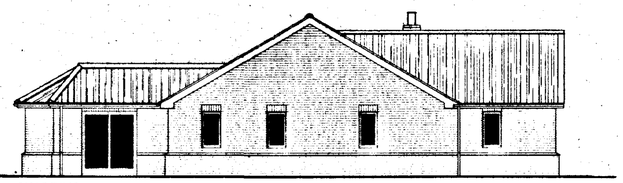
CLIENT:
MR & MRS A. PORTASS

SCALES: *AS INDICATED*
DATE: *MAY 2000*
G.R.MERCHANT.
DRAWING No.: *027/00/02*
REVISIONS:

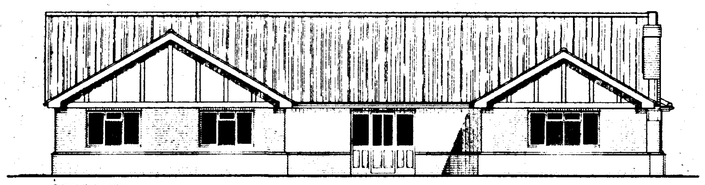
DO NOT SCALE FROM THIS DRAWING
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The General Contractor is to check all dimensions on site and report discrepancies to the Architect
All details shown on this drawing including foundations are based upon typical site conditions related to the area. No responsibility can be accepted for abnormal conditions which may be discovered during construction unless reported to the Architect so that design amendments may be considered. Site soil surveys are recommended in respect of foundations to establish specific site conditions before foundation work is undertaken.



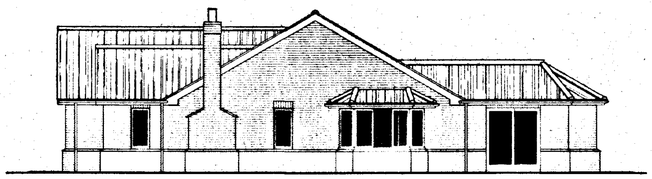
SOUTH ELEVATION



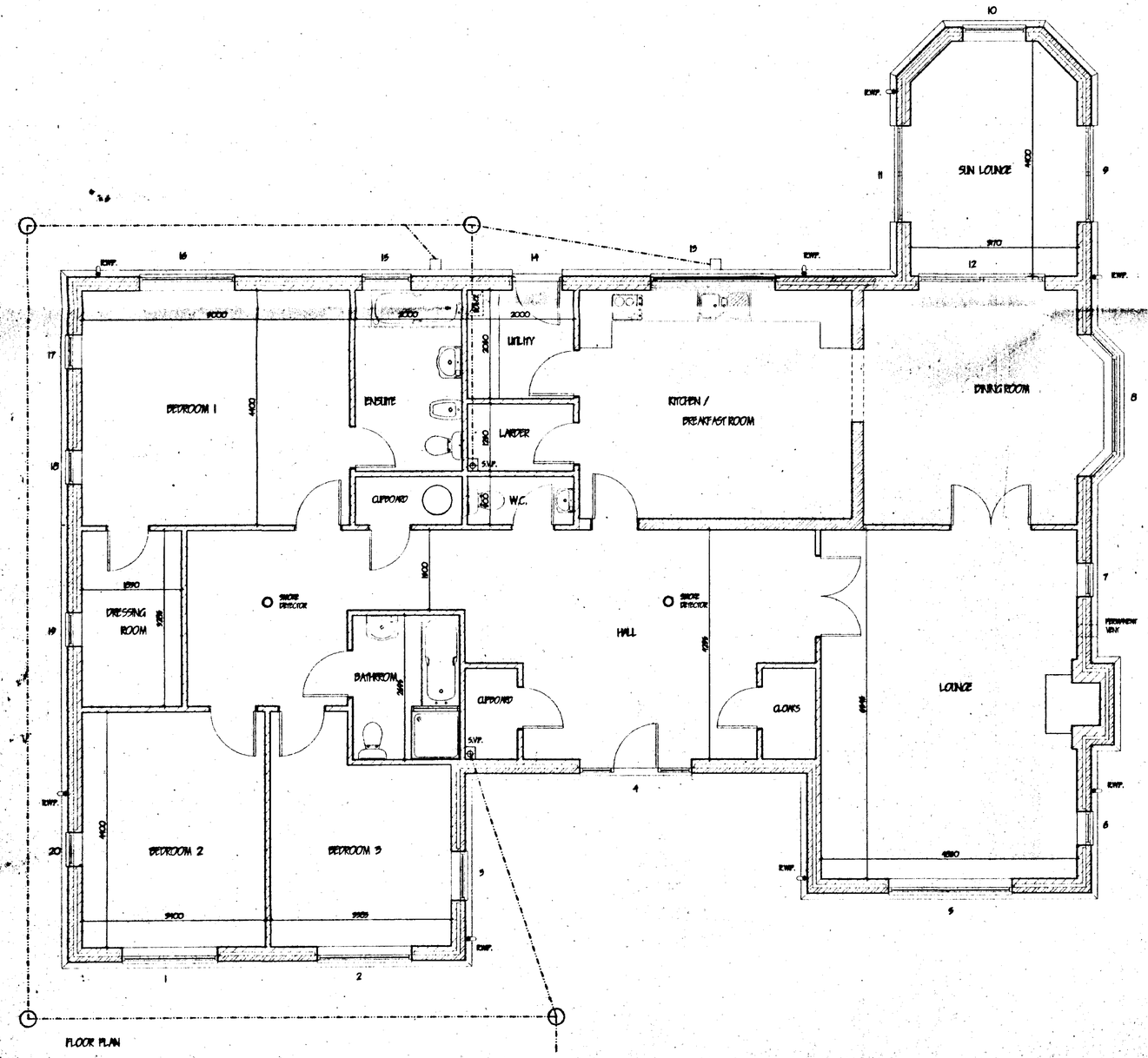
EAST ELEVATION



NORTH ELEVATION



WEST ELEVATION



FLOOR PLAN

BRICK.	IBSTOCK BRIDGGATE BRINDLE
TILE.	SANDTOFT CALDERDALE SLATE (GREEN)

SURFACE WATER DRAINAGE.
115mm dia. half round rainwater gutters to 69mm dia. rainwater pipes. 110mm dia. underground pipes flexibly jointed to a fall of 1:170 pipes bedded and surrounded in pea gravel and discharge to 1.2m dia. soakaway min. 5.0m to edge from dwelling.

GLAZING.
Double glazed property throughout (minimum 6mm air gap to all units) . All glazing between F.F.L. and 800mm high and between F.F.L. and 1900mm high in doors and side lights to be safety glass to B.S. 6206. All windows / doors to be draught sealed.

VENTILATION.
All windows to have opening lights to give the equivalent of 1/ 20th the floor area. Provide background ventilation to habitable rooms min. 8000mm sq permanent free air ventilation per room. To all other rooms provide min 4000 sq. All following rooms to have in addition to above Wall / Window mounted mechanical extractor fan. Kitchen to extract min. 60 litres per second. Utility room to extract min. 30 litres per second. Bathrooms to extract min. 15 litres per second which may be operated intermittently. W.C. to extract min. 6 litres per second with 15 minute overrun.

HOT WATER AND SPACE HEATING.
Provide wall mounted Gas fired condensing boiler with fan assisted balanced flue. Fit durable wire guard to externally to boiler flue. Provide timer switch and suitable zone thermostats to dwelling. Fit thermostatic control valves to all radiators. Hot water system to be thermostatically controlled with timer switch and to be vented. All hot water storage tanks and pipework to be insulated to B.R. LI. part 5.

SMOKE DETECTORS.
Provide ceiling mounted mains operated self-contained smoke alarms to B.S. 5446: pt.1.1990 in positions shown on plan. Where more that one detector is to be provided they will be interconnected. All permanently wired to a separate fused circuit at distribution board.

GENERAL
All electrical installations to be in accordance with the latest I.E.E. Regulations.
Provide hot & cold water supply to all wash basins.
All electrical switches and socket outlets to habitable rooms to be positioned at appropriate heights between 450mm & 1200mm from F.F.L.

LEVEL ENTRY THRESHOLD
Provide "Dalton & Paul" Mobility door frames & threshold (PA29M-MOB) Principal entrance to building. All External doors to be 838mm wide.

INTERNAL DOORS.
All internal doors to ground floor habitable rooms and toilet accommodation to be 838mm wide.

FOOTPATHS / DRIVES.
Provide min. 900mm wide footpath positioned at D.P.C. level and min 150mm away from face of wall to perimeter of building. At entrance positions ramp up to top of sub cill min 1:20 . All footpaths to have slight fall away from building. Gap between wall & footpath to be filled with 150mm depth of 20mm washed gravel.
At least 5.0m of drive adjacent to building x 5.0m wide to be hard standing i.e. Concrete, Tarmac or Block pavers. All to be sloped up to footpath level at min. 1:20

FLUE CONSTRUCTION.
225mm internal diameter clay flue liners to B.S. 1181: 1971 and to be laid socket uppermost in 100 Faced brickwork surrround to flue and to extend min. 600mm above ridge line and terminate in corbelled oak brickwork and clay pot. Weak mix. conc. infill around flue as work proceeds: Trim roof around flue, no timber within 40mm of flue. At roof / flue intersection provide code4 lead flashing and 2 course engineering bricks.

OPEN FIRE.
To be capable of burning smokeless fuel. Hearth to be constructed of non combustible material min. 125mm thick: To project from face of wall by min. 500mm and pass reveals by min. 150mm. All in accordance with approved document part J.(C part C1-2S) . Appliance to be in accordance with building regulations. Provide lowered permanent vent in ext. wall to give min. 50 % of the appliance throat opening area positioned 150 above floor level. Provide 65 x 100 prestressed conc. lintel over chimney opening.

FOUL DRAINAGE
Inspection chamber construction to be "Osmat" and installed in accordance with makers' instructions with the internal diameter related to the depth in accordance with B.S. 8301:1985. Foul drainage pipes to be 110mm dia. UPVC, to B.S. 4660:1989 flexibly jointed and laid to makers' instructions to a fall of 1:170 laid and surrounded with 100mm pea gravel. Where pipes pass under floors encase in 150mm pea gravel. Where pipes pass under drives surround in 150mm concrete with flexel joints to correspond with joints in pipework. Provide 65 x 100 prestressed concrete lintel bridging where pipes pass through walls, allow 50mm opp around pipe, opening sealed both sides of wall with rockpol sheet material. Soil and vent pipes to be 110mm dia. PVC to B.S. 4514: 1989 and to extend 900mm above window head terminating with P.V.C. balloon. Waste pipes to be openrolls, 40mm dia. If over 3.0m long run increase to 50mm dia. All P.V.C. to B.S. 5955: 1979 complete with resisting eyes at every change of direction. Bath, basins and sink to have 75 deep seal traps. Shower to be mixed on 150mm plinth with access plate to anti-syphon trap and 90mm waste.

PITCHED ROOF CONSTRUCTION.
Interlocking concrete roof tiles to B.S. EN 490 / 491, on 25 x 38 softwood treated battens on underfelt to B.S. 747 (type 1F) and in all cases to be lapped by 150mm both vertically and horizontally. Tiles to be laid with min. headlap of 75mm and to be fixed in accordance with respect to wind speed, roof pitch and exposure category as detailed in CP3 chapter V part 2 1972. Fernwhistle specialist made prefabricated roof trusses to comply with B.S. 5268 part 3 1988. TRUSS CALC'S TO BE SUBMITTED 10 L / A. MIN. 28 DAYS PRIOR TO ERECTION. Trusses to be at 600c/ c to a pitch of 30 deg. 38 x 100 ridge node binder. 38 x 100 ceiling binders: All trusses to be strapped to wall plate by 30 x 5 galvanised metal straps acting as anchor and lateral restraint straps at max. 1.5m c/ c. Note: provide solid bridging beneath straps: 50 x 100 wall plate bedded on sand and cement. 25 x 175 fascia boards: 6mm est. grade plywood soffit complete with 10mm wide continuous air opp and fly proof screen: All structural timber to be min SC3 grade. stamped "DRY" or "KD" to indicate moisture content of 20% or less all in accordance with BS. 4978. Where span of trussed rafter exceeds 5.0m provide additional bracing within the plane of the walls in accordance with Trada Plate Assoc. tech. bulletin sheet 4. Timber supports are to be provided beneath water storage tanks over 454 ceiling joists. At roof intersections provide 25 x 100 lay boards and dwangs between trusses at 600 c/ c : Install code 4 lead valley liner.

BAY ROOF CONSTRUCTION.
As main roof covering on 47 x 100 rafters and ceiling joists at max. 400mm c/ c. 90 x 90 head plate bolted into 90 x 90 corner posts. 12.5mm (approx" plasterboard ceiling. 200mm glass fibre insulation quilt.

CEILINGS.
200mm glassfibre insulation total thickness. 100mm between joists & 100mm over Joists. 12.7mm Gyproc plasterboard 5mm skim finish. Provide min. 38 x 38 nogging to all plasterboard edges. All joists to be lapped and filled. Provide access trap to roof space: opening to be lined with 25 x 25 planted stops: Access panel to be 12mm ply with layer of 12.7mm Fireline board fixed to face. 100mm Jabbite to top surface. Provide slide bolt fastening & draught seal all round

WALLING.
265 cavity walling to consist of face brickwork to B.S. 3921:1974 for clay bricks and B.S. 187:1978 for calcium silicate bricks. 65 cavity: build into cavity Rockwool cavity wall batts insulation boards in accord. with makers instructions and approved cert' No.89 / 1087. 100mm Tarmac Hamelite solid insulation blocks or similar: Cavity walls tied together using galvanised iron butet ties set 900 horizontally and 450 vertically to B.S. 1243:1978 wall ties positioned at 300 vertical centres at all unbonded closures of cavity: Close cavities with "Thermabate" preformed closer and provide bitumen felt DPC to C.P. 121: External walls to have min. "U" value of 0.45 W/ m2 deg. C.: Internal walls of 100mm Tarmac Hamelite solid insulation blocks: All to receive 10mm S/ C render and 5mm skim

LIMITATIONS.
This drawing is limited in the amount of information contained and does not purport to contain a full specification of the works. It is solely for the purpose of obtaining Planning/ Building Regulation approval.
The drawing must not be used as a contract document alone.
All dimensions shall be taken from site from actual work. Under no circumstances shall measurements be scaled from this drawing for construction or ordering purposes. All open dimensions shall be checked by the Builder / Contractor and will be his responsibility from commencement of site works.
The works will not be supervised or inspected on site by G.R. Merchant. or any representative thereof. It is the client or their appointed agents responsibility to control workmanship, substitution of materials, adherence to specification, variations to contract etc.

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STANDARDS.
All materials to be new unless otherwise stated and all components and materials etc. to be used fitted and installed etc. in strict accordance with manufacturers instruction and relevant Code of Practice.
Materials shall conform to appropriate British Standard Specification or BBA Certificate or European Code equivalent.

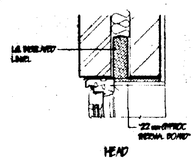
HEALTH & SAFETY.
The Employer / Client shall ensure that the selected contractor is conversant with and adopts all measures necessary to achieve compliance with Health & Safety legislation for Building Sites and Work Places.
The Employer / Client is advised that should the works need to comply with the Construction Design and Management Regulations an independent Planning Supervisor will be required.

SCOPE OF THE WORKS.
The works shall comprise of all that is shown on the drawings and details. Work that may not be specifically shown but may be reasonably inferred as necessary to carry out the works shall be deemed to be included.

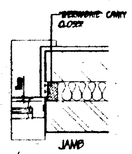
JOINERY / LINTEL SCHEDULE			
POSN.	JOINERY	LINTEL	LENGTH
1	912CVC	L.G.L.I/ 550	2100
2	912CVC	L.G.L.I/ 550	2100
3	2N12CV	L.G.L.I/ 550	1200
4	FD22COTT	L.G.L.I/ HD150	2400
5	412CVVC	L.G.L.I/ HD150	2700
6	113C	L.G.L.I/ 550	900
7	113C	L.G.L.I/ 550	900
8	SP3 113C/ 315CC/ 113C	L.G.L.I/ HD150	9000
9	LED18	L.G.L.I/ HD150	2100
10	213CC	L.G.L.I/ 550	1500
11	LED18	L.G.L.I/ HD150	2100
12	LED24	L.G.L.I/ HD150	2700
13	410CVVC	L.G.L.I/ HD150	2700
14	FN29M-MOB	L.G.L.I/ 550	1390
15	110C	L.G.L.I/ 550	900
16	912CVC	L.G.L.I/ HD150	2100
17	112C	L.G.L.I/ 550	900
18	112C	L.G.L.I/ 550	900
19	112C	L.G.L.I/ 550	900
20	112C	L.G.L.I/ 550	900

ALL JOINERY CODES 'KELBY JOINERY LTD'
ALL LINTEL CODES 'L. G. L.TD.'

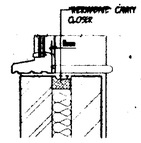
SECTION



HEAD



JAMB



CILL

REVEAL DETAILS

A	KITCHEN LAYOUT / WINDOW CILL/HEIGHT CLIPS	2/10/00

G. R. MERCHANT
LEND ANCE FIVE
ARCHITECTURAL, STRUCTURAL AND LAND DRAINAGE CONSULTANTS
Unit 4, Wrights Mews
128 Park Street, Holbeach,
Spalding, Lincs. PE12 7EE
Tel: 01406 490800
Fax: 01406 425744
E-Mail: G. R. Merchant @ Merchant. Fsb. Co. UK

SOUTH HOLLAND DC HOUSING S... 0880/00 -6 OCT 2000 Ref:

AMENDED PLAN Ref. A1

Project: PROPOSED BUNGALOW, WIGNALS GATE, HOLBEACH, SPALDING, LINCS.

Client: MR & MRS A. PORTASS

Drawing: FLOOR PLAN / ELEVATIONS

Job Ref	Drawing No
027-00	01/A
Date: MAY '00	Drawn: J.C.

Scales: 1:50 1:100

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PLANNING AMENDMENT

For office use only

Application No. H23/0880/00/1

Date Registered 06 OCT 2000

Case Officer DG

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS A. BOTAS
WIGNALLS GATE
HOLBEACH
SPALDING
LINCS

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

G R. MERCHANT
UNIT 4 WRIGHTS MEWS
12 A. PARK ROAD
HOLBEACH
SPALDING LINCS

Tel. No. (Contact)

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

WIGNALLS GATE, HOLBEACH

OFFICE COPY

Please complete

APPLICATION No.

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

H23/0880/00

Building Regulation reference relating to same development (if any)

—

2. Please tick **one** box only

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

or

B — Amendment is to a proposal currently being considered. 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 ..... Date 5-10-00

3. Please complete in block letters

FULL DESCRIPTION OF DEVELOPMENT IN ORIGINAL APPLICATION

ERECTION OF 3 BED BUNGALOW & DETACHED GARAGE BLOCK

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.)

KITCHEN WINDOW ENLARGED
ADJACENT WINDOW OMITTED

State drawing no's of the current submission

027/00/01A.

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

~~YES~~ / NO

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

AMENDMENT RECORD SHEET – POST DECISION

Admin

Validation:

Inadequate/Inappropriate	☐	Appears valid	☑ KP
Clarification/Details required:		Registered	..... 6/10

DC Procedural Assessment

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

Is it an amendment in principle? Immaterial/~~Needs new app~~

Confirmed: ..... 6/10.

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

Acceptance issued: 9/10.