SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Refusal of Planning Permission

Reference: H23/0883/93 Received:22-DEC-93 Type:FULL

Name: Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Agent: G & P Design
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Description: Two dormer windows and single storey extension and conservatory.
Location : Laburnham House Broadgate Whaplode Drove Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN REFUSED for the development for the following reason(s):

1 In the opinion of the Local Planning Authority, the development would constitute a discordant, incongruous form of development proposed by virtue of the bulky dormers being out of scale with and therefore prejudicial to the character of the existing cottage. The proposal would also adversely affect the residential amenity of neighbouring property in terms of overlooking.

Director of Planning and Building Control Services
07-FEB-94 H23/0883/93

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/0883/93

Date Registered 14 SEP 1993

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS M. SEAL
LABURNHAM HOUSE
BROADGATE
WHAPLODE DROVE.
NR. HOLBEACH.

Tel. No.

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

G & P DESIGN
Architectural Services
& Associates
1 ROBIN CLOSE
MARKET DEEPING
PETERBOROUGH PE6 8PQ
Tel. 0778 342749

Tel. No.
(Personal contact name) G.A. FRISBY

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

LABURNHAM HOUSE BROADGATE,
WHAPLODE DROVE NR. HOLBEACH.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

TWO DORMER WINDOWS & SINGLE STOREY EXTENSION & CONSERVATORY.

Please complete

I attach * Four copies of all plans
* an ownership certificate (see back page)
* a fee of £60.00. If you consider no fee is payable include a written explanation instead.

Signed G.A. Frisby Date 03RD SEPTEMBER 1993

Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

or This is an **outline** application [ ]

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

or This is a **reserved matters** application. [ ]

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. Please state site area (in all cases)	SINGLE STOREY EXTENSION ~~hectares~~
B. If building works are proposed, please state extra floor space to be created:	9·70 sq. metres
C. Please state size of any new structure:- (a) max. height:	4·000 metres
(b) max. length:	3·400 metres
(c) max. width:	3·900 metres
D. Please state type and colour of materials for facing external walls:	BACKS TO MATCH EXISTING
E. Please state type and colour of roofing materials.	TILES TO MATCH EXISTING
F. Has a survey of the site been undertaken? State Yes or No	

5. GENERAL INFORMATION Please complete each section

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

N/A

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?

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 — CONNECTED ONTO EXISTING SYSTEM.

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

C. Please state whether a land drain will be affected — N/A

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.

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 G A Ansby (~~Applicant~~ / Agent) Date 03/09/93

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

N/A

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 G A Ansby (~~Applicant~~ / Agent) Date 03/09/93

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:

N/A

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection

Accuracy :
Neighbours : Traditional type cottage
Boundaries : Bungalow to N. In fence on
Site Features : boundary. Also neighbouring garage close to boundary

Inspected by DMG
Date 23/9

Site Notice posted by
Date DMG
Expiry 23/9

Amended Notice 11/11 DMG

Individual Resident Notices required:

Addresses to be sent to –

78 Broadgate
Brucmar, Broadgate

done 24/9

Addresses delivered to –

Case Officer Conclusions

RECOMMENDATION/DECISION

NON-DETERMINATION

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

Senior Officer confirmed .....

Withdrawn .....

DELEGATED DECISION

Case Officer Recommendation

Approve (or equiv) Refuse (or equiv)

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

COMMITTEE

Confirmed as agenda ✓ 1/2

SUB-COMMITTEE

Confirmed as agenda .....

DPBCS AUTHORISED

Decision Issue confirmed .....

Notes:

- [ ] Disabled
- [ ] Prev conditions
- [ ] Amended plans –

Dwg no:
Received:

Conditions/Reasons: (cont overleaf)

DC INSTRUCTION SHEET

APPLICATION REF: H23/0883/93

Directions

Art 7 ☒ RM checklist

	Sit	Des	Ext	Acc	Land
Previous					
Current					
Required					

Reg 4 ☑ Scale dwg: Highway S/W: Agric appraisal:

LB ☐ Advt ☐

Non-std: Details needed: (1) overlays of the living rooms necessary on the plans received. (2) It is not clear from the application what block plan required showing the position of the conservatory in relation to the boundaries, etc. (3) Details of the roof tiles and bricks to be used.

Other.....

Direction authorised by Senior Officer.....(3).... Date.....

Revalidation after Direction

Information satisfactory Signed.....DMG Date..... 22/12

Valid date: 22/12

Amended description: As previously

Reconsultations: All ☒ See below ☐ None

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

Precise details: (1) 4 x 1:500 block plans required which show the position of the proposed conservatory. (2) 4 x 1:50 layout plans required showing the conservatory.

22/12

Additional Consultation/Publicity Required

RECONSULTS

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

Extra Consultations:

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

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

Press
PC
WM
Residents

Case Officer: DAVID GODFREY.

Senior Officer Confirmed .....

Date.....15/9

Recorded DC....

ADMIN RECORD SHEET

Initial

Submitted Fee £ 60

Receipt No P3259

Date first Rec'd 14 SEP 1993

Registration

Reference H23|0883|93

Cross-Ref B23|0562|93

Date 15-SEP-93 2AC

Validation

TYPE FULL

Site area
No of dwellings
Floorspace 97

Earlier permission - Ref:
New/Redevelop/Use/Ext/Alt/Works

Description to be recorded

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

Fees
Correct fee £ 60
Nil fee
Discounted
Previous app - ref:
Type of app
Reason:

Additional £
Refund £
Receipt No
Voucher No
Date
Date

Information

Index sheet 362
Grid ref 5 31 00 3 12570

Ward H
Parish WHAPLODE

Inside IBD YES
Inside LP area NO

Linked to site Ref

Linked to property Ref 0296622

Constraints:

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

Hazards -

Dist Bound
Other:

TR Rural
BP TR proposed 67m
LC Level Cross
FP Footpath
TPO Tree Pres
HAZ Site
AIR Safeguard
LIN Elect
PIP Pipe
CON Waste/contamin

Planning Records:
Earlier apps

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

G & P Design
& Architectural Services
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Mr D M Gedney

DMG/LAC
H23/0883/93

14 July 1994

Dear Sir

Proposed Dormer Windows, Laburnham House, Broadgate, Whaplode Drove. (Mr and Mrs M Seal).

I refer to your letter dated 27 June 1994 in respect of the above.

In response, it is considered that Type A is unacceptable because it detrimentally affects the architectural integrity of the cottage.

In my opinion the most appropriate form of development in this instance would be two dormers of similar size to Type C, but with a more traditional "catslide" roof, which rural cottages such as this often possess.

Finally, you will no doubt appreciate that the final drawings should be more detailed than those submitted for initial comments.

I hope the above information is of assistance to you.

Yours faithfully

N R Midlen
Principal Planning Officer
Development Control

BY HAND

G & P Design

& Architectural Services

1 Robin Close, Market Deeping, Peterborough, PE6 8PQ
Tel : Market Deeping (0778) 342749

Your ref :

Our ref :

Date : 27/6/94

South Holland District Council
Council Offices
Priory Road
SPALDING
Lincs
PE11 2XE

F.A.O. MR D Gedney

Dear Sir

Further to our recent telephone conversation regarding the alterations at Laburnham House, Broadgate, Whaplode Drove. Please find enclosed drawing showing 3 types of Dormer's, which one in your considered opinion would be most likely to be approved by the Planning Committee.

Yours faithfully
G & P DESIGN & BUILD

G. A. Frisby

G A Frisby

Enc

S.H.D.C. PLANNING DEPT
RECEIVED
28 JUN 1994

All of them are so bulky drawn we should not accept. I is clearly potentially the best of the next. However what about the hammerhead Swept Dormer is this suitable here?
MM 28/6

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Com

H23/0883/93

FULL

Applicant: Mr & Mrs M Seal
Tel:

Agent: G & P Design
0778 342749

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Valid date: ~~22-DEC-93~~ ~~04-NOV-93~~
Terminal date: ~~16-FEB-94~~ ~~30-DEC-93~~
Target dates:
To case officer 11-NOV-93
Inspected by 18-NOV-93
Extra contacts 25-NOV-93
Report if not clear by 09-DEC-93
Target Committee: ~~07-DEC-93~~ 25-JAN-94
Report deadline: 23-NOV-93
Agreed TD Ext:
Case Officer: D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 9.7 M2
Category: Extension
Listed building:
Conservation Area:
Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry	
~~Owner/Occupier~~	~~24-SEP-93~~	~~15-OCT-93~~	
~~Owner/Occupier~~	~~24-SEP-93~~	~~15-OCT-93~~	
Owner/Occupier, 78 Broadgate, N Drove	05-NOV-93	26-NOV-93	Amended plans + further info rec'd.
Owner/Occupier, Braemar, N. Drove	05-NOV-93	26-NOV-93	
Site/Press Advert MIN	09-NOV-93	~~30-NOV-93~~ 2 DEC	
Clerk to Whaplode PC 0406 26739	05-NOV-93	19-NOV-93	
Cllr N P Judge MBE 0406 330300	05-NOV-93	12-NOV-93	

L C C - No objections to c/s

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H23/0883/93

FULL

Applicant: Mr & Mrs M Seal
Tel:

Agent: G & P Design
0778 342749

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Valid date:	~~14-SEP-93~~ 04-NOV-93	Terminal date:	~~09-NOV-93~~ 30-DEC-93
Target dates:		Target Committee:	~~26-OCT-93~~ 07-DEC-93
To case officer	21-SEP-93	Report deadline:	12-OCT-93
Inspected by	28-SEP-93	Agreed TD Ext:	
Extra contacts	05-OCT-93	Case Officer:	
Report if not clear by	19-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 9.7 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Owner/Occupier, 78 Broadgate, N. Drove	24-SEP-93	15-OCT-93
Owner/Occupier, Braemar, N. Drove	24-SEP-93	15-OCT-93
Site/Press Advert MIN	~~21~~ 23-SEP-93	~~12~~ 14-OCT-93
Clerk to Whaplode PC 0406 26739	16-SEP-93	30-SEP-93
Cllr N P Judge MBE 0406 330300	16-SEP-93	23-SEP-93

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

H23/0883/93

FULL

Applicant: Mr & Mrs M Seal
Tel:

Agent: G & P Design
0778 342749

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Valid date:	14-SEP-93	Terminal date:	09-NOV-93
Target dates:		Target Committee:	26-OCT-93
To case officer	21-SEP-93	Report deadline:	12-OCT-93
Inspected by	28-SEP-93	Agreed TD Ext:	
Extra contacts	05-OCT-93	Case Officer:	
Report if not clear by	19-OCT-93		D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 9.7 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Site/Press Advert MIN	23 ~~21~~-SEP-93	14 ~~12~~-OCT-93
Clerk to Whaplode PC 0406 26739	16-SEP-93	30-SEP-93
Cllr N P Judge MBE 0406 330300	16-SEP-93	23-SEP-93

L.C.C - No objection Jr 23/9/93

C & P Design
1 Robin Close
Market Deeping
Peterborough PE6 8PQ

F.A.O. G A Frisby

Mr D M Gedney

DMG/JK/H23/0883/93

1 February, 1994

Dear Sir

Planning Application H23/0883/93 - Two Dormer Windows & Single Storey Extension & Conservatory, Laburnham House, Broadgate, Whaplode Drove (Mr & Mrs M Seal)

I refer to the above planning application submitted by yourselves.

Unfortunately, I can advise that at the Planning Committee Meeting held on 25 January, 1994, it was resolved that permission be refused and a copy of the decision notice is hereby attached.

In particular, it was considered that the proposed dormers were somewhat bulky and that they were out of scale with and therefore prejudicial to the character of the existing cottage (this was perhaps accentuated by the submitted drawings and the detailing thereof).

I hope the above information is of assistance to you.

Yours faithfully

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding
Lincs

Mr D M Gedney

DMG/JK/H23/0883/93

1 February, 1994

Dear Mr & Mrs Seal

Planning Application H23/0883/93 - Two Dormer Windows & Single Storey Extension & Conservatory, Laburnham House, Broadgate, Whaplode Drove

I refer to the above planning application submitted by yourselves and hereby enclose a copy of the letter sent to your agents in respect thereof.

Yours sincerely

N R MIDLEN
Principal Planning Officer (Development Control)

Encl.

25th JANUARY 1994 PLANNING COMMITTEE
PLANNING APPLICATIONS - POST COMMITTEE INSTRUCTIONS

Page No	Application Number	Case Offr	Instructions/ Decision
1	H14/0108/93 G F Scrupps	DJR	Deferred as recommendation "B". Obtain 3 quotations before engaging independent adviser.
6	H13/0109/93 J T Biggadike	NRM	DPBCS Auth as recommended. Recommendation 1 on page 9 to be amended to read "development of the area of the rear two plots"
11	H13/0110/93 J T Biggadike	JB	DPBCS Auth to issue Listed Building consent once planning permission granted.
14	H08/0684/93 Mr & Mrs H Hare	DJR	Deferred for site visit.
17	H14/0712/93 D J Fisher	PJU	Deferred for site visit. Additional plan required showing all relevant decisions in the immediate area.
20	H09/0865/93 Hey & Croft Ltd	JB	DPBCS Auth as recommended.
26	H23/0883/93 Mr & Mrs H Seal	DMG	Refused as recommended. Ltr to agent with copy to applicant explaining that part of the problem was the drawings as submitted which may have done insufficient justice to the proposal.
27	H17/0931/93 Mr J Goodley	DJR	DPBCS Auth subject to 106 obligation as recommended.
30	H14/0948/93 Mr B Flynn	PJU	Grant as recommended.
33	H18/0977/93 Lands Improvement Group	JB	Deferred for site visit. Additional up to date plan required showing development/appeal decisions of other sites in area.
35	H18/0978/93 Sutton Bridge Golf Club	JB	DPBCS Auth subject to 106 obligation as recommended. Look at need for 106 obligation to see if it cannot be satisfactorily covered by condition instead.
37	H16/1010/93 Mr & Mrs Varley	DJR	Refused and enforcement action as recommended.
39	H04/1018/93 Peter Bates	DJR	Deferred for site visit.
43	H13/1030/93 Mr & Mrs Jones	DMG	Grant as recommended.
44	H02/1073/93 P Leo Esq	PJU	DPBCS Auth subject to 106 obligation as recommended.

45	H11/1074/93 National Westminster Bank	DMG	Refused as recommended. Reference to be added to refusal dealing with legal requirement to protect or enhance conservation areas
46	H02/1104/93 Crowland Signmakers	DJR	Grant as recommended. Add note reminding applicant of light industrial condition.
48	H14/1105/94 Mr E Fragale	PJU	Refused as recommended. DPBCS Auth to deal with subsequent application to use garage building for take away provided no additional material planning objections.
51	H16/1133/93 British Rail Property Board	DJR	Refused as recommended. Also refute in the strongest possible terms any suggestion that we might be contemplating any discussion with regards to the demolition of Stepping Stone Bridge.
54	H11/1138/93 W Delahoy	DJR	Grant as recommended.
56	H06/1141/93 Mr W Webb	DMG	DPBCS Auth subject to sect 106 obligation as recommended. Amend recommendation "A" as follows: Line 4: Delete: "from Churchgate up to and including" Insert: "across"
58	H23/1145/93 Mrs J S Vere	DMG	Deferred for site visit. Draft suitable refusal reasons required.
61	H16/1152/93 Guardian Assurance	NRM	DPBCS Auth as recommended.
64	H09/1168/93 Northern Foods Dairy Group	JB	Grant as recommended.

26th Jan 94

Signed: .....

N Midlen
Principal Planning Officer

APPLICATION REFERENCE: H23/0883/93 DATE RECEIVED: 22-DEC-93

TYPE: Full

DESCRIPTION: Two dormer windows and single storey extension and conservatory

LOCATION: Laburnham House, Broadgate, Whaplode Drove

APPLICANT: Mr & Mrs M Seal AGENT: G & P Design

REASON FOR COMMITTEE CONSIDERATION

Recommendation for refusal.

25 JAN 1994

RECOMMENDATION

Refuse permission.

1 *In the opinion of the Local Planning Authority, the development would constitute a discordant, incongruous form of development proposed by virtue of the bulky dormers being out of scale with and therefore prejudicial to the character of the existing cottage. The proposal would also adversely affect the residential amenity of neighbouring property in terms of overlooking.*

COMMENTS

1 Proposed dormer windows in particular considered to be incongruous, especially due to their size; would also result in overlooking in relation to bungalow to the north.

REPRESENTATIONS

Parish Council: Agree with application.

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0883/93

Applicant: Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Agent: G & P Design
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 14-SEP-93

22-NOV-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION ETC

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- Four 1:300 block plans required which show the position of the proposed conservatory.
- Four 1:50 layout plans required showing the conservatory.

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

SOUTH HOLLAND D.C.
PLAN DEPT
22 DEC 1993
REF Valid

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

Telephone: (0775) 761161
Fax: (0775) 710772

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/0883/93

Applicant: Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Agent: G & P Design
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House Broadgate
Whaplode Drove Spalding Lincs

Type: FULL

Date received: 04-NOV-93

05-NOV-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 19-NOV-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

FOR PARISH COUNCIL USE ONLY

Comments:

We agree with the application.

Signed:

S M Meekmen

S.H.D.C. PLANNING DEPT.
RECEIVED
17 NOV 1993 DG

Attention of	File Nos.
DPO NJM	
DCPO SS	
IC ACP	
Action by	Acknowledge YES/NO
Discuss with	By
Copy to	Date

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: H23/0883/93

Applicant: Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Agent: G & P Design
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Type: FULL

Date received: 14-SEP-93

SOUTH HOLLAND D.C.
PLAN DEPT
04 NOV 1993
REF Valid

28-SEP-93

Dear Sir/Madam

TOWN AND COUNTRY PLANNING ACT 1990
REQUIREMENT FOR ADDITIONAL INFORMATION [illegible]

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

The Council is of the opinion that the information contained in the application is insufficient to enable the Authority to determine it, and under the provisions of Regulation 4 of the Town and Country Planning (Applications) Regulations 1988, you are therefore requested to supply the following:

- Curtilage of dwelling shown incorrectly on 1:2500 location plans. This should therefore be amended.
- Four 1:500 (of other appropriate scale) block plans required showing the position of the extension in respect of the boundaries, etc.
- Details of the materials to be used for dormer faces and external cheeks

Please return one copy of this letter with your reply to enable me to deal with this application without further delay.
If you have been sent a Notice of Receipt, the time limit for determining the application should be ignored as this will have to be recalculated from the date when I receive the above. If you wish to contact the department at any time, the officer dealing with the application at present is D M GEDNEY

Yours faithfully

Principal Planning Officer

AN 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: H23/0883/93

Applicant: Mr & Mrs M Seal
Laburnham House
Broadgate
Whaplode Drove
Spalding Lincs

Agent: G & P Design
1 Robin Close
Market Deeping
Peterborough
PE6 8PQ

Description: Two dormer windows and single storey extension and conservatory.

Location: Laburnham House Broadgate
Whaplode Drove Spalding Lincs

Type: FULL

Date received: 14-SEP-93

16-SEP-93

Dear Sir/Madam

CONSULTATION WITH PARISH COUNCIL

I have received an application for the above proposal and enclose a copy for your information. Any observations which the Parish Council wish to make should be set out below and returned to me by 30-SEP-93. If no observations have been received by that date, it will be assumed that the Parish Council have no comments to make. The officer dealing with this application is D M GEDNEY

Yours faithfully
B SMITH
Director of Planning and Building Control Services

Clerk to Whaplode PC
Parish Council Office
2 Spalding Road, Holbeach
Spalding, Lincs

S.H.D.C. PLANNING DEPT.
RECEIVED
29 SEP 1993 DG

Attention of	File Nos.
DPO NSM	
DCPO BS	
JG ACP	
Action by	Acknowledge YES/NO
Action with	

FOR PARISH COUNCIL USE ONLY

Comments:
We agree with this application

Signed:
S.M. Maclean

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

Telephone: (0775) 761161
Fax: (0775) 710772

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

VAT Reg No 121 5277 01

OFFICIAL RECEIPT - APPLICATION FEES

Receipt No : P3259
Date received : 14-SEP-93

Received from

Mr & Mrs G A Frisby

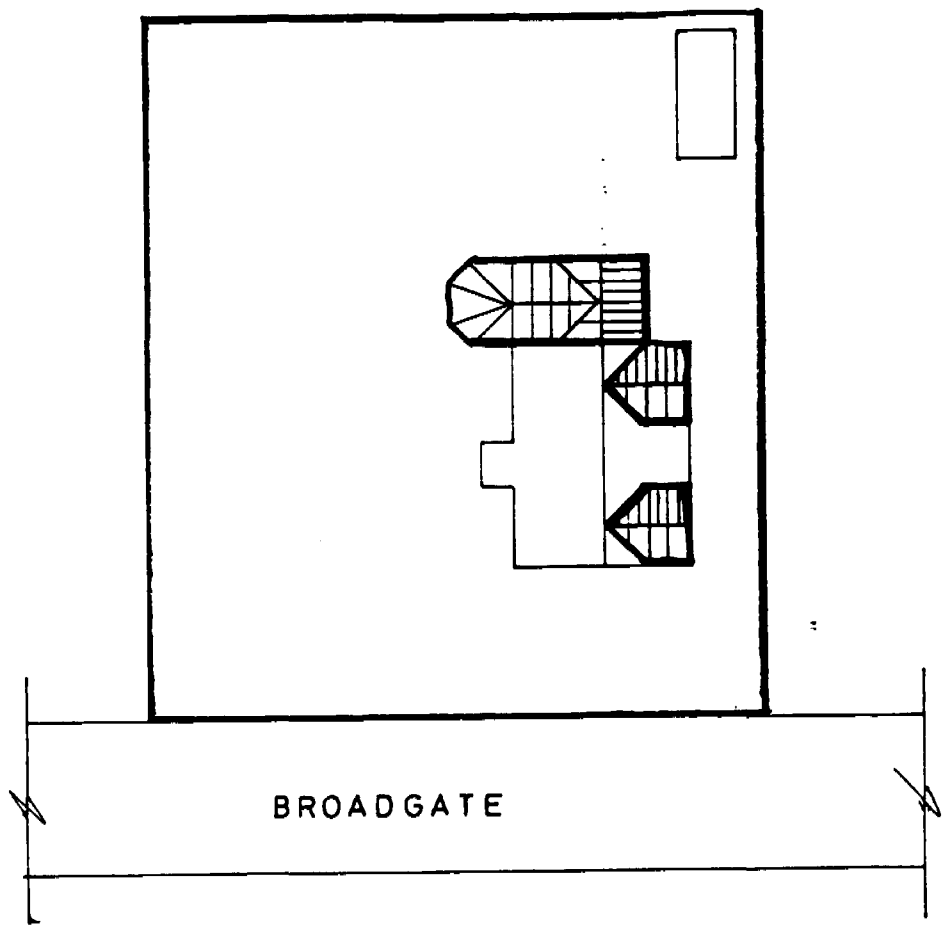
Address

Laburnham House
Broadgate
Whaplode Drove
Spalding

Fee paid	£	60.00
VAT	£	0.00
Total received	£	60.00

Cash/Cheque : Cheque

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



NOTES

THIS Dwg. TO BE READ INCONJUNCTION WITH DWG No's W.D 0309/B/01/02A/03

SOUTH HOLLAND D.C.
22 DEC 1993
REF 883/93

'A' Position of Conservatory added Nov '93

Revisions :

Client :
MR & MRS M. SEAL

G & P DESIGN
& Architectural Services
1 ROBIN CLOSE
MARKET DEEPING
PETERBOROUGH PE6 8PQ
Tel. 0778 342749

Project :
PROPOSED ALTERATIONS & EXTENSION
at : -
LABURNHAM HOUSE , BROADGATE ,
WHAPLODE DROVE , Nr.HOLBEACH
LINCOLNSHIRE

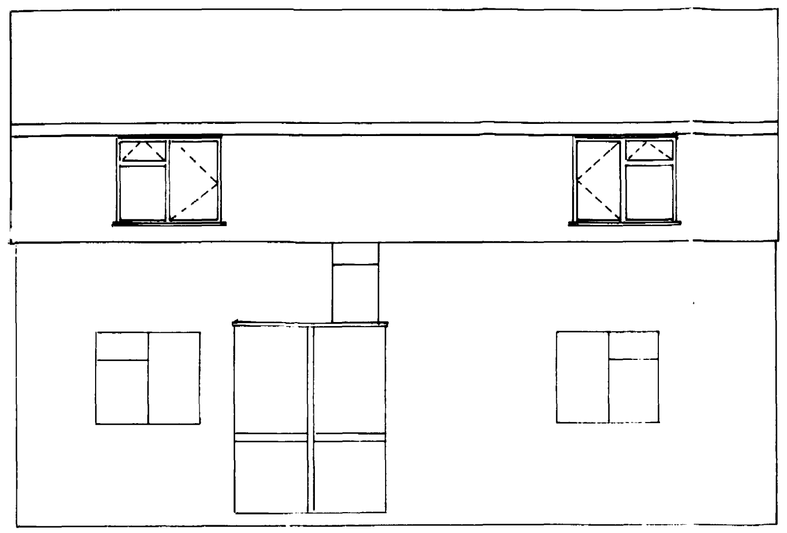
Drawing :
SITE PLAN

Scale :
1 : 300

Date :
OCTOBER 1993

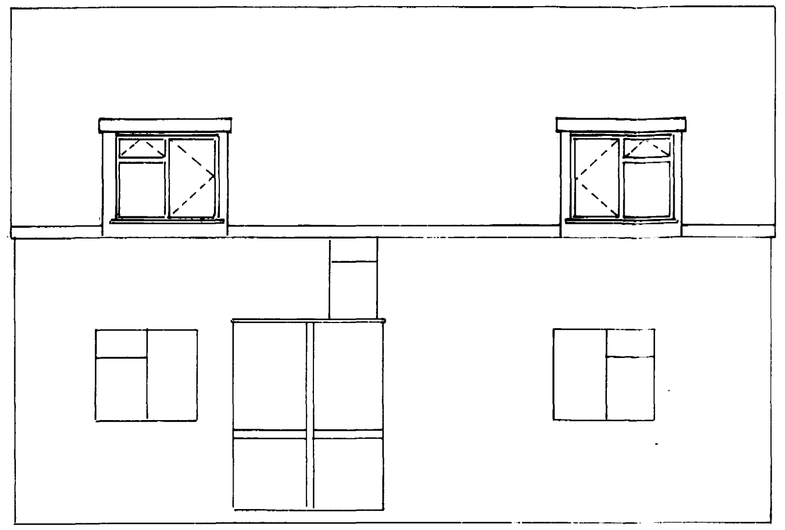
Drawing Number :
W.D. 0309 / B / 04 A

A CONTINUOUS FLAT ROOF TO RUN FULL LENGTH OF SIDE ELEVATION.



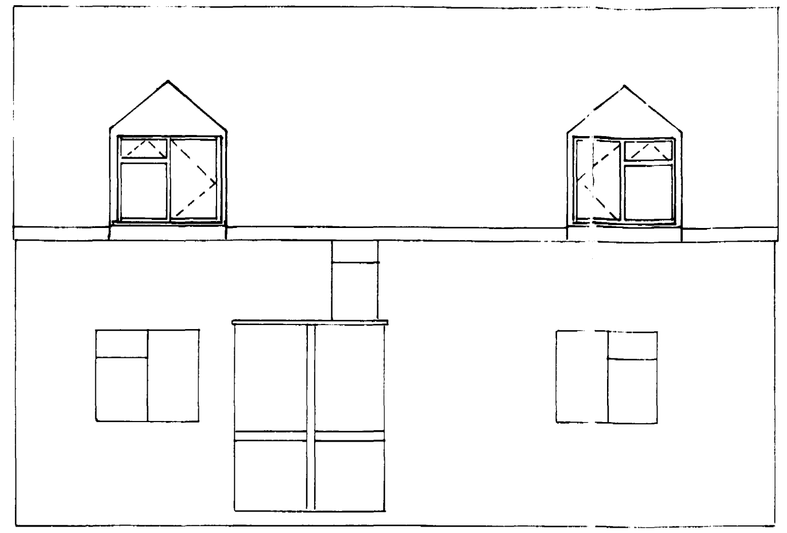
TYPE A

FLAT ROOF OVER DORMER WINDOWS ONLY.

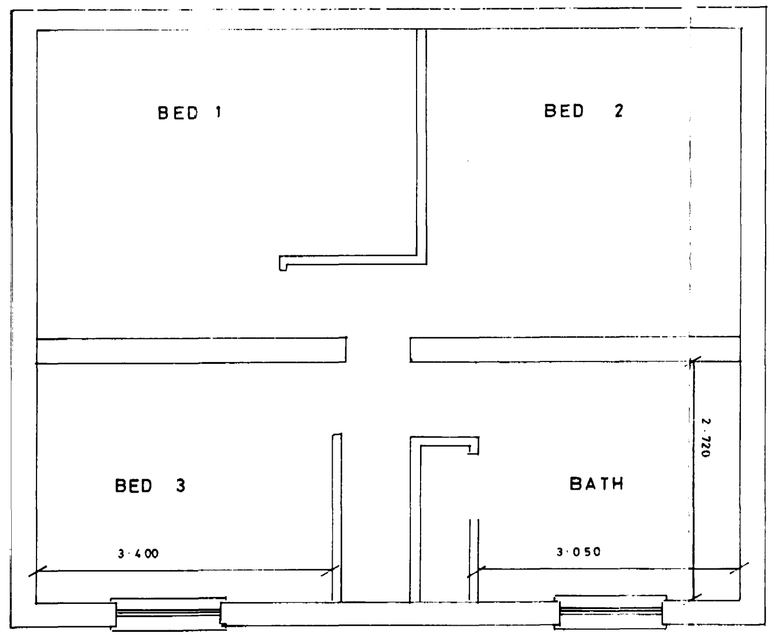


TYPE B

PITCH ROOF OVER DORMER WINDOWS ONLY.



TYPE C



All dimensions must be checked on site and not scaled from this drawing.

A		
	Date	Revisions

© copyright

G & P DESIGN
& Architectural Services
1 ROBIN CLOSE
MARKET DEEPING
PETERBOROUGH PE6 8PQ
Tel. 0778 342749

Client
MR & MRS M SEAL

Job Title
PROPOSED TYPE OF DORMER ROOFS at : —
LABURNHAM HOUSE
BROADGATE
WHAPLODE DROVE
SPALDING LINCS.

Drawing Title
ELEVATIONS
FIRST FLOOR PLAN

Scale
1 : 50

Date
JUNE 1994

Drawn by

Drg. No.

Rev

A PRODUCT OF THE LINO RANGE - ARCHITECT CAT No 7311

594 x 841mm

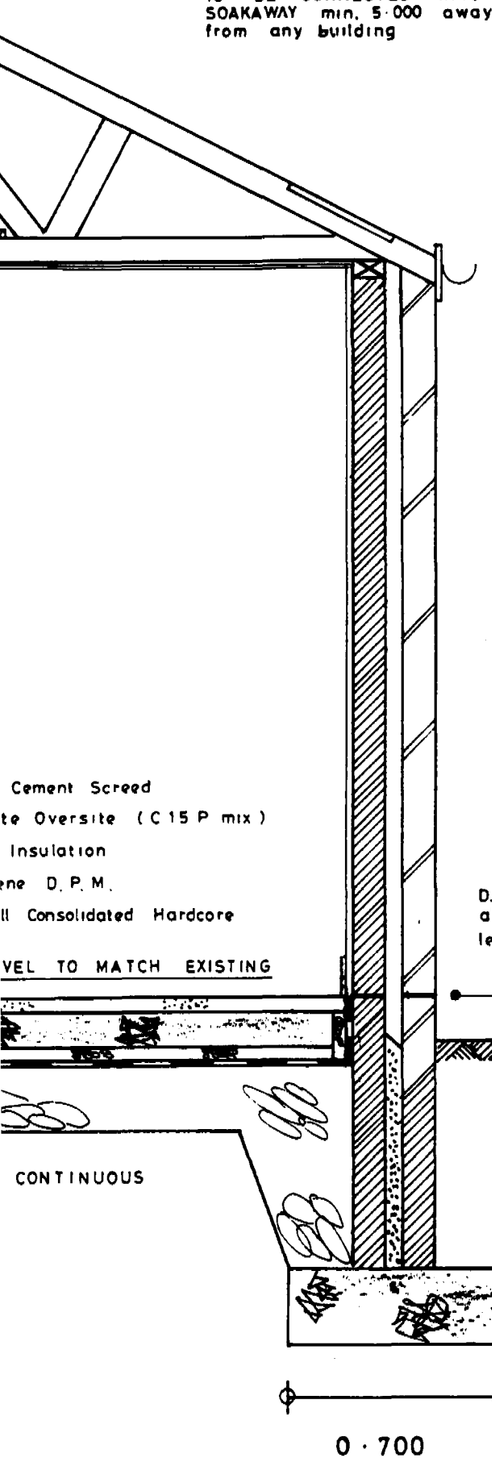
NOTE

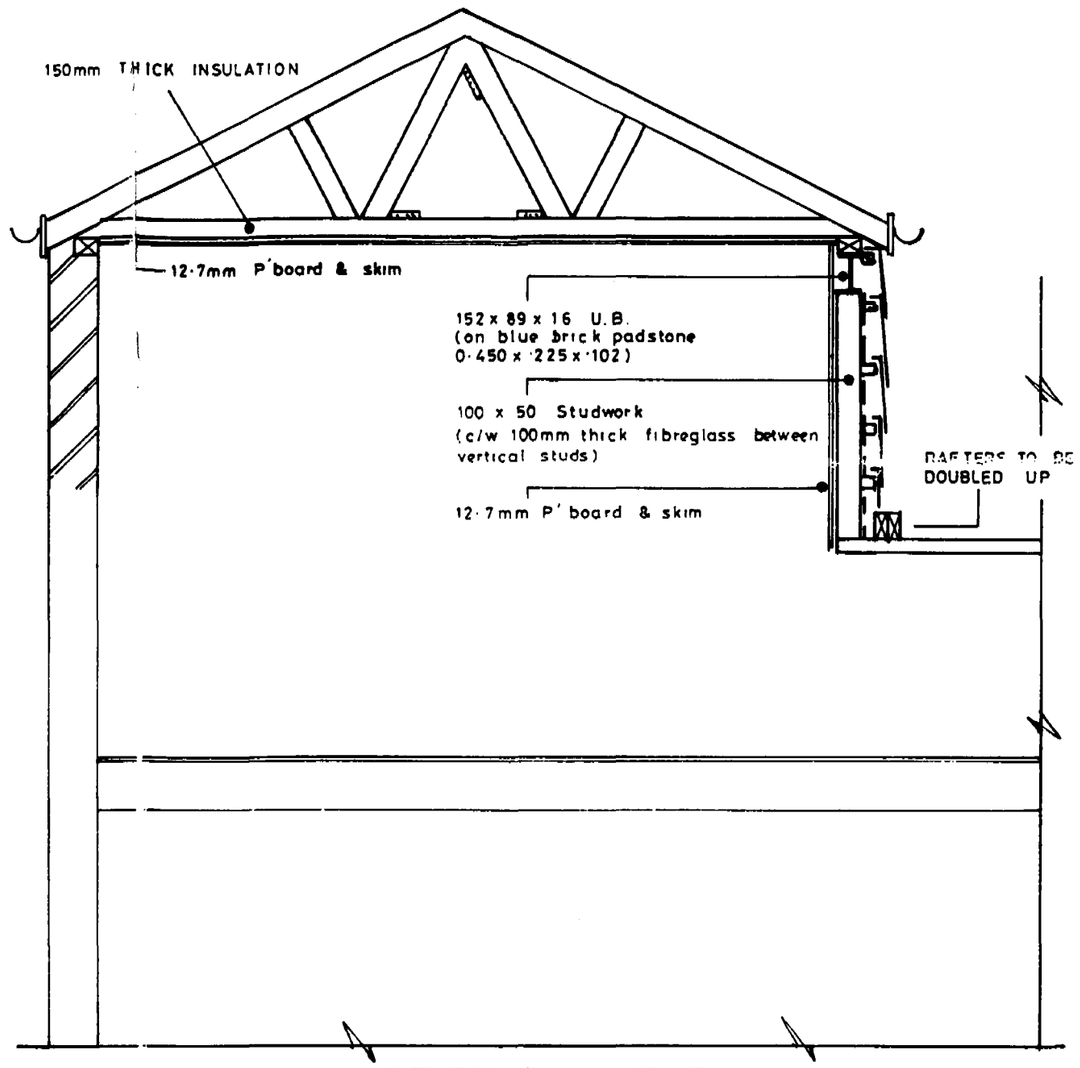
EXISTING ROOF CONSTRUCTION TO BE CHECKED ON SITE BEFORE COMMENCEMENT OF WORKS

RAINWATER GOODS

100mm h.r. gutters
68mm ø downpipes
(colour to match existing)

TO BE CONNECTED INTO A SOAKAWAY min. 5·000 away from any building





SECTION B B

ROOF

TO SAME SPECIFICATION AS SINGLE STOREY EXTENSION

EXTERNAL WALLS

BRICKWORK TO MATCH EXISTING

INTERNAL DORMER CHEEKS

VERTICAL TILING (colour to match existing roof)
38 x 25 S.W. TANALIZED BATTENS
ROOFING FELT TO B.S. 747
100 x 50 S.W. STUDWORK
100mm thick FIBREGLASS
VAPOUR BARRIER
12·7mm P'BOARD

WINDOWS

TO SAME SPECIFICATION AS SINGLE STOREY EXTENSION

ROOF/WALL ABUTMENTS

TO BE CODE 4 LEAD

DATE 0883|93

Do NOT Scale Work — To Given Dimensions Only

Contractors must verify all dimensions on site before commencing any work, preparing manufacturers drawings or ordering components

THIS Dwg. TO BE READ IN CONJUNCTION WITH Dwg. N° W.D. 0309 / B / 01

Revisions :

Client: MR & MRS M. SEAL

THIS DRAWING IS NOT TO BE REPRODUCED, IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF G & P DESIGN

© G & P DESIGN
& Architectural Services
1 R. OBIN CLOSE
MAR KET DEEPING
PETERBO ROUGH PE6 8PQ
Tel. 0778 342719

Project: PROPOSED ALTERATIONS & EXTENSION at :- LABURNHAM HOUSE, BROADGATE, WHAPLODE DROVE, Nr. HOLBEACH, LINCOLNSHIRE.

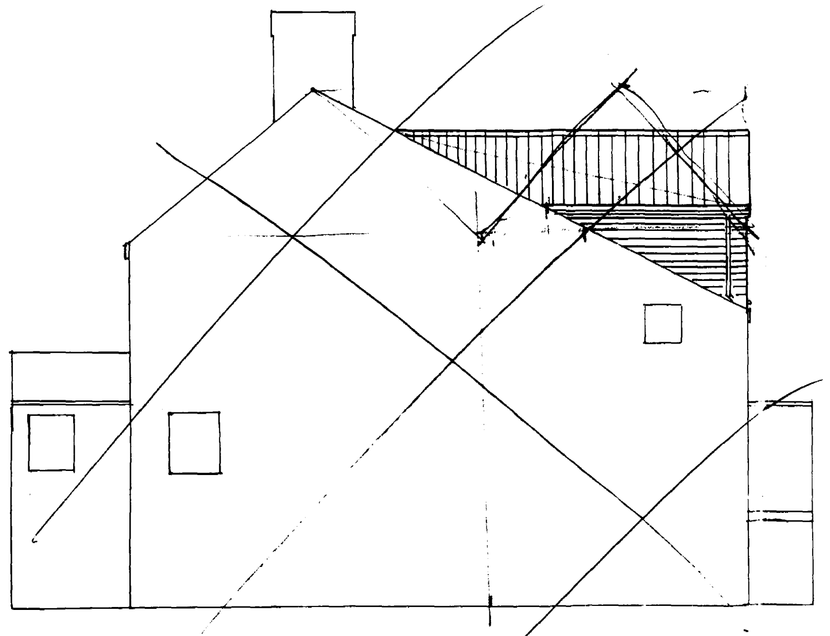
Drawing : SECTIONS A A & B B

Scale : 1 : 20 1 : 25

Date : SEPTEMBER 1993 Drawn by: G.A.F.

Drawing Number: W.D. 0309 / B / 02

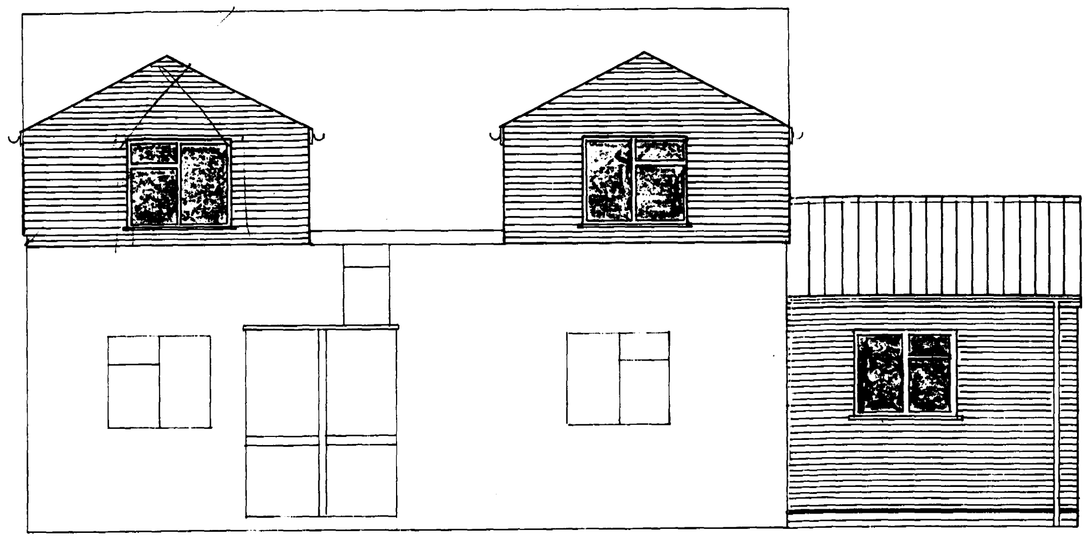
DETERMINED



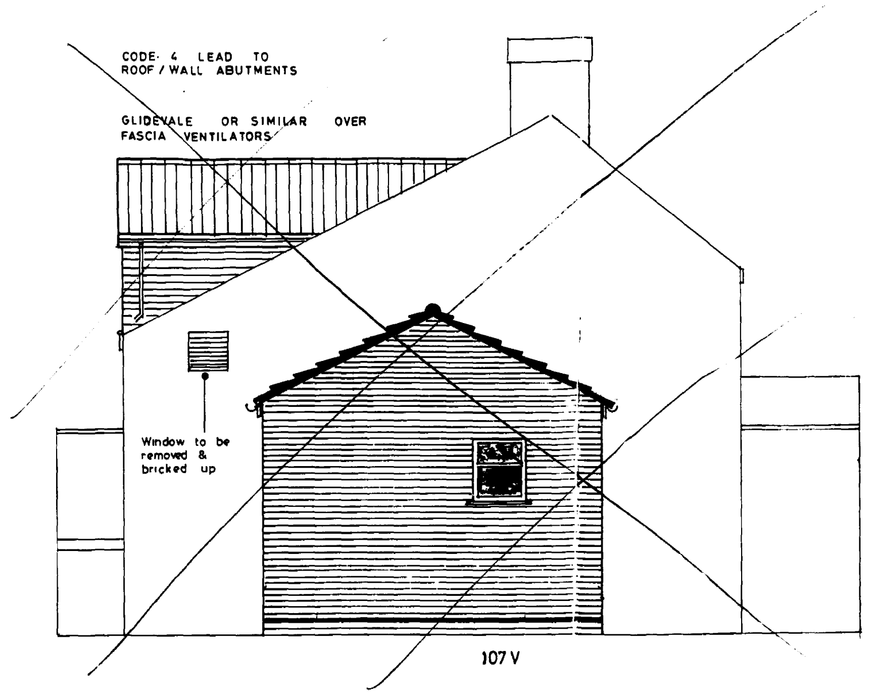
PROPOSED FRONT ELEVATION

ROOF TILES TO DORMERS TO MATCH EXISTING DWELLING

VERTICAL TILING TO INTERNAL DORMER CHEEKS
(colour to match roof tiles)



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION

PLUMBING

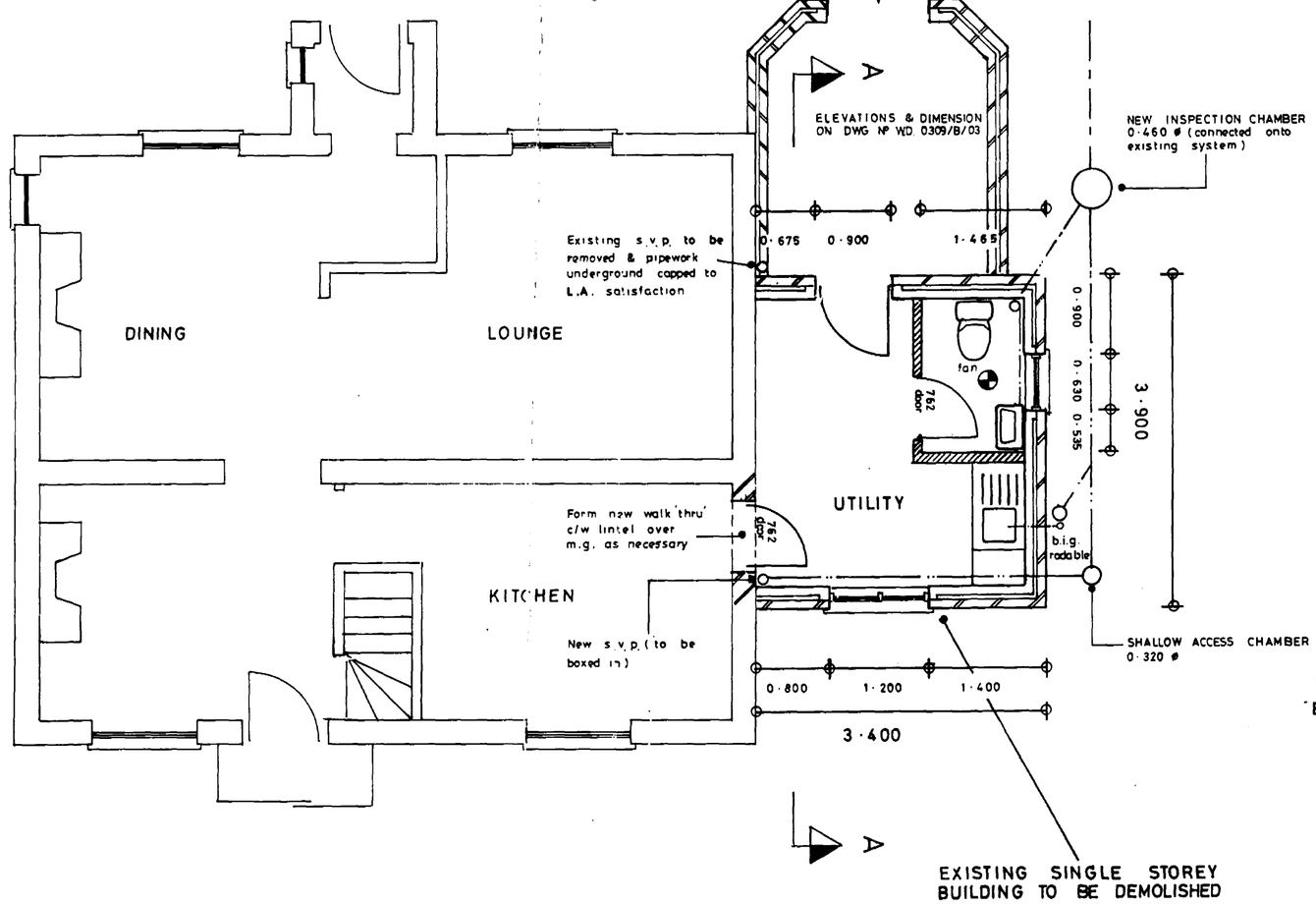
100mm ø S.V.P.
SINK WASTE 40 mm ø
LAV. BASIN WASTE 32mm ø
BOTH TO BE FITTED WITH
75mm DEEP SEAL ANTI-SYPHON TRAPS

UNDER GROUND DRAINAGE

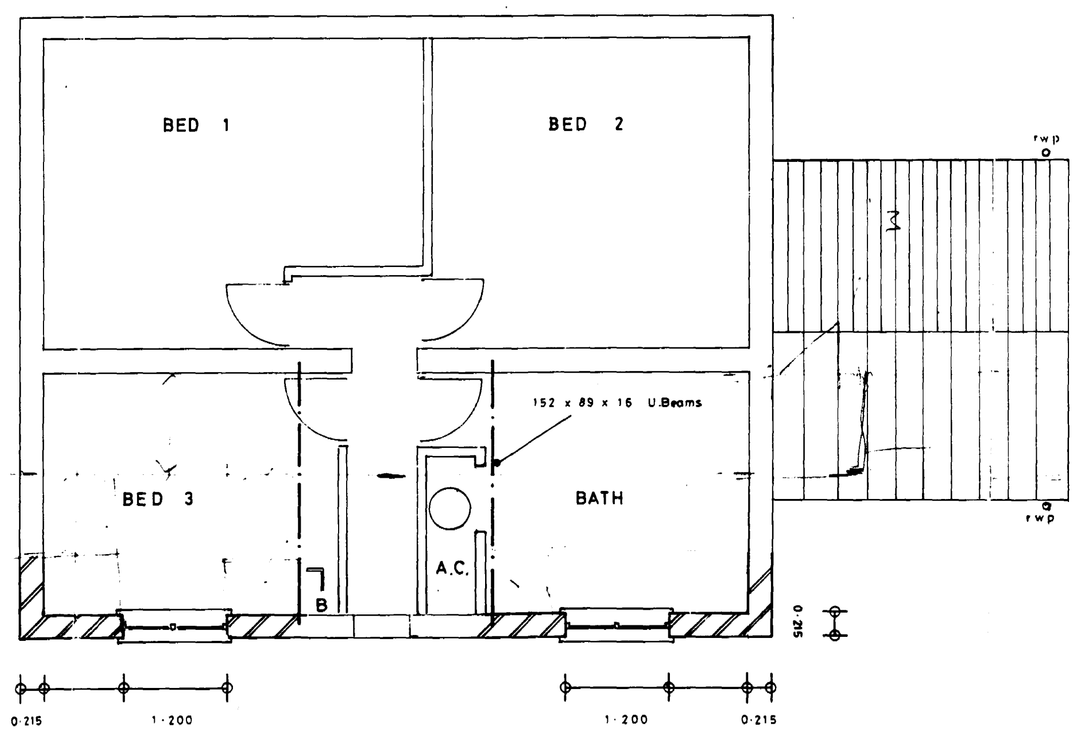
110mm ø UPVC PIPES LAID & SURROUNDED WITH GRANULAR MATERIAL, CONNECTED ONTO EXISTING SYSTEM.
PIPES PASSING THROUGH WALLS TO HAVE AT LEAST A 50mm CLEARANCE INCLUDING A LINTEL OVER
12·7mm MASTERBOARD OR SIMILAR CUT AROUND PIPES ON BOTH SIDES OF THE WALL.

ELECTRICAL INSTALLATION

EXTRACT FAN IN TOILET TO BE CAPABLE OF EXTRACTING AT LEAST 15 LITRES / SECOND, WHICH CAN BE OPERATED INTERMITTENTLY



GROUND FLOOR



PROPOSED FIRST FLOOR

Contractors must verify all dimensions on site before commencing any work, preparing manufacturers drawings or ordering components

ROOF

Interlocking concrete roof tiles to B.S. 473 and B.S. 550 PT2: 1971 on 38 X 25mm softwood 'TANALIZED' battens gauge to suit tiles. Roofing felt to B.S. 747 with min 150mm overlaps horizontally and vertically.

TRUSSED RAFTERS: At max 600mm centres to be designed by Truss manufacturer. Details and calculations to be submitted to Local Authority for approval prior to construction. All to be in accordance with B.S. 5268 PT3: 1985.

WINDBRACING: (including web-bracing - not shown) to be in accordance with B.S. 5268 PT3: 1985. Min 100 X 25mm bracing timbers.

RAFTERS LEVEL STRAPS: M305 galvanised restraint straps (located as indicated) Solid noggins between rafter/wall. 150 X 1350mm long at max 1.200mm cts.

CEILING LEVEL STRAPS: M305 galvanised restraint straps solid noggins between ties 150 X 1.350mm long at max 1.200mm cts.

WALL PLATE STRAPS: M305 galvanised restraint straps fixed at max 1.200 cts.

INSULATION: 150mm thick fibreglass quilt.

VENTILATION: 10mm continuous air gap or equivalent area to soffits (c/w vermin mesh). Clear airflow over insulation to be maintained.

EXTERNAL WALLS

Overall dimension 265mm wide. Facing bricks 102mm cavity 65mm sealed at the top & around openings. DAMCOR insulating vertical D.P.C. to reveals. 100mm thermal insulation blocks & plastered internally. Stainless steel wall ties at 0.900 cts horizontally & 0.450 vertically staggered, and 0.225 at openings.

Cavity Insulation 65mm Crown Dritherm to be taken up to the underside of eaves ventilator.

FOUNDATIONS

See section AA.
Walls below G.L. to be type A blocks 7N.

DEPTH TO BE AGREED ON SITE WITH L.A. INSPECTOR.

GROUND FLOOR SLAB

See section AA. Oversite to be thickened up under internal block partition walls.
(DEPTH TO BE AGREED ON SITE WITH L.A. INSPECTOR).

EXTERNAL FRAMES

All windows to achieve a min 1/20 of floor area in ventilation. Background ventilation to habitable rooms min 4000mm² (The openings should be controllable and located so as to avoid undue draughts).

LINTELS

Catnic type installed to manufacturer's instructions & S.W.L. tables.

HEATING

To comply with Part J.

ELECTRICAL INSTALLATIONS

All electrical work to be in accordance with the latest IEE regulations.

ROOF WALL ABUTMENTS

To be Code 4 lead flashings.

GLAZING

To B.S. 6206 1981.

ALL THE ABOVE SPECIFICATION & INSTALLATIONS ARE TO COMPLY WITH THE CURRENT BUILDING REGULATIONS AND RELEVANT BRITISH STANDARD AND MANUFACTURER'S RECOMMENDATIONS.

A PLAN OF CONSERVATORY ADDED Dec 93

Client: MR & MRS M. SEAL

THIS DRAWING IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF G & P DESIGN

© G & P DESIGN & Architectural Services
1 ROBIN CLOSE
MARKET DEEPING
PETERBOROUGH PE6 8FQ
Tel. 0778 342740

Project: PROPOSED ALTERATIONS & EXTENSION at :- LABURNHAM HOUSE, BROADGATE, WHAPLODE DROVE, Nr. HOLBEACH LINCOLNSHIRE

Drawing: ELEVATIONS PLANS

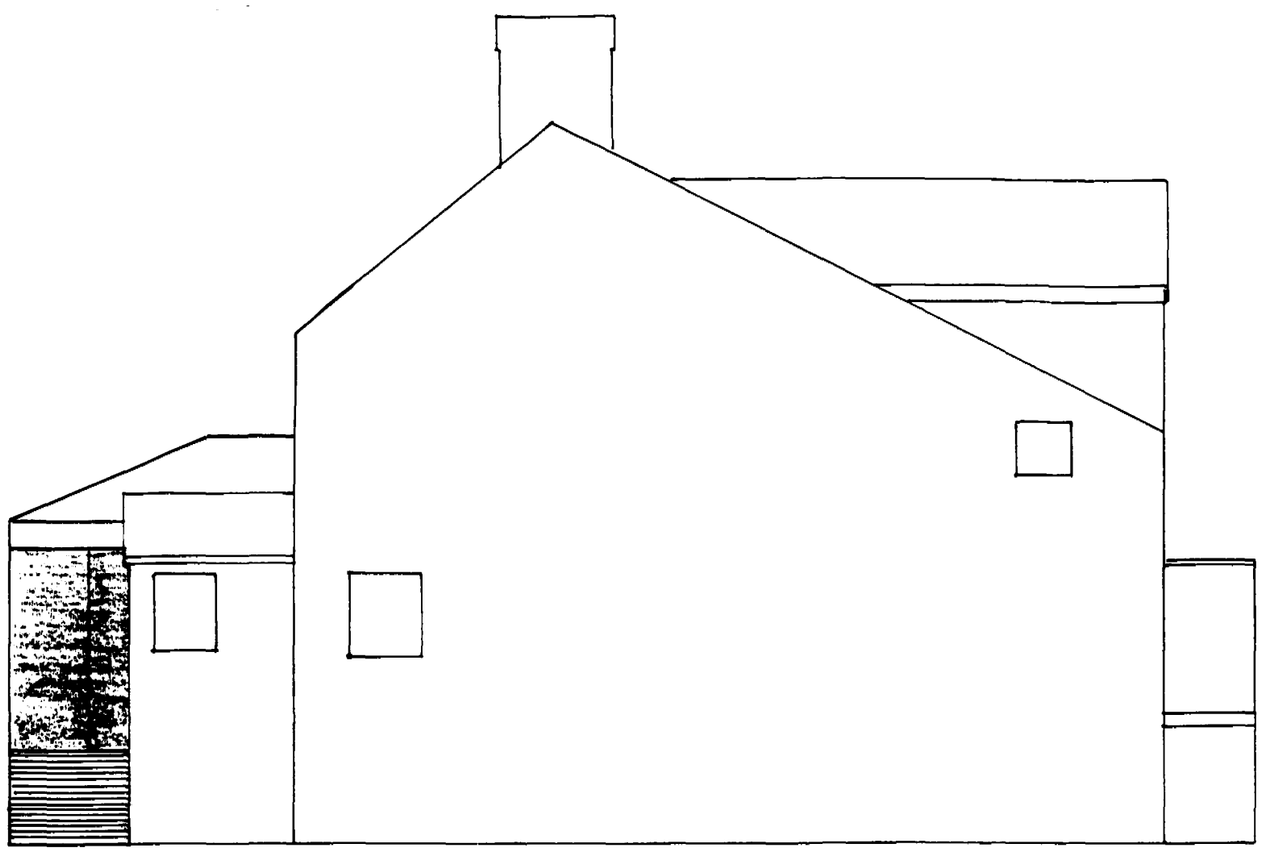
Scale: 1 : 50

Date: SEPTEMBER 1993

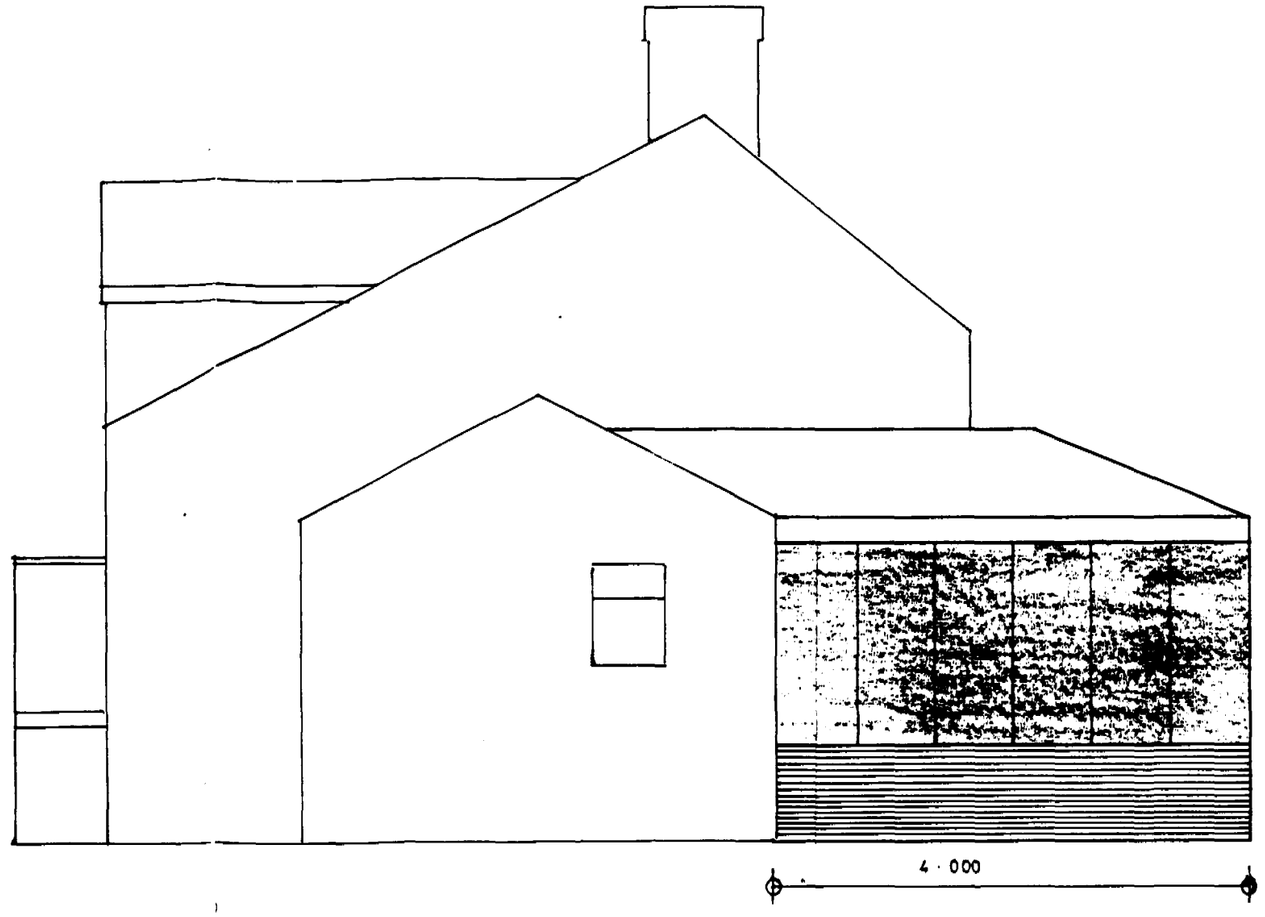
Drawn by: G. A.F.

Drawing Number: W.D. 0309 / B / 01 A

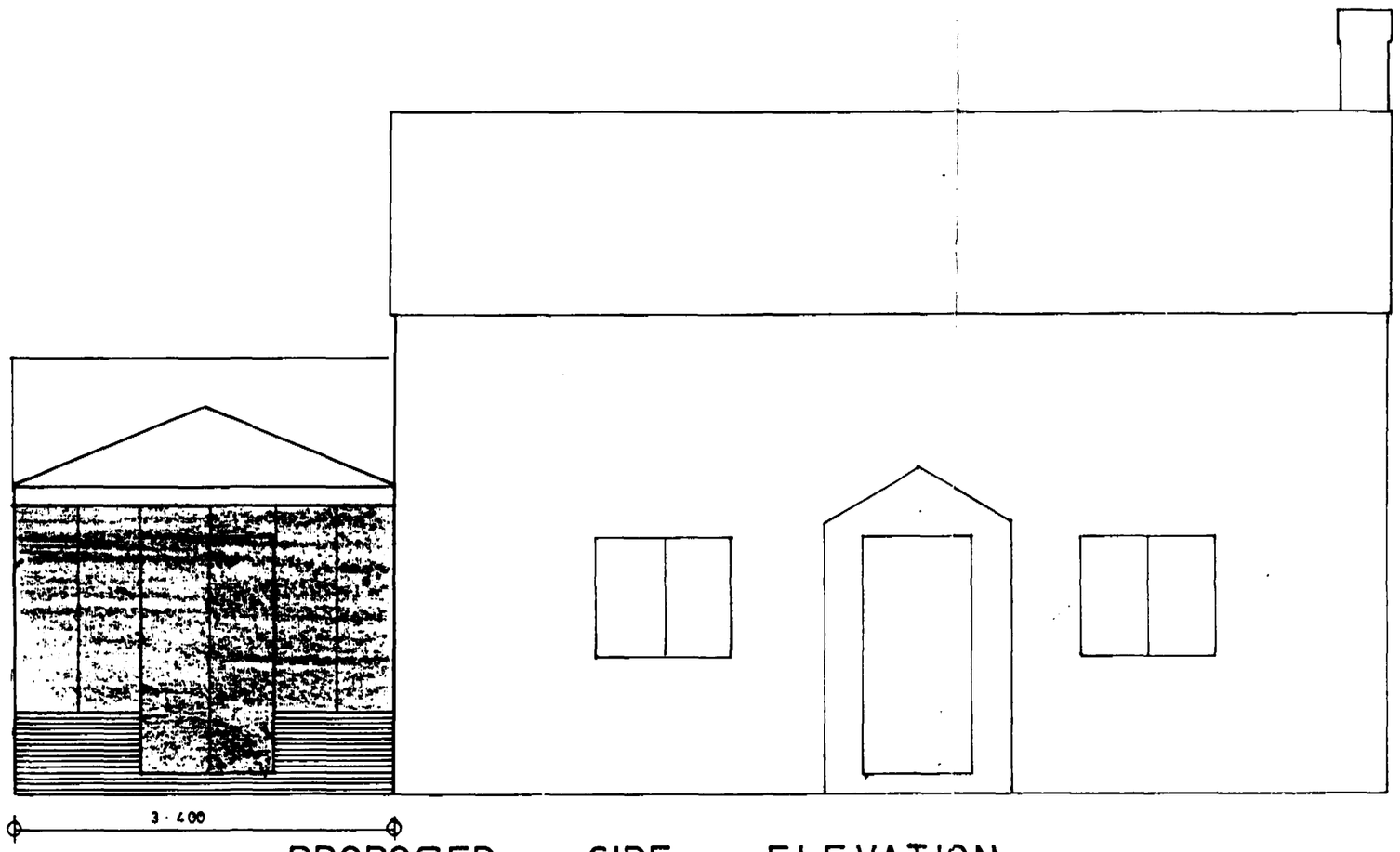
330595



PROPOSED FRONT ELEVATION



PROPOSED REAR ELEVATION



PROPOSED SIDE ELEVATION

Do NOT Scale Work To Given Dimensions Only

ROOF

POLYCARBONATE SHEETING

WALLS

BRICKS TO MATCH EXISTING DWELLING

Client : MR & MRS M. SEAL

THIS DRAWING IS NOT TO BE REPRODUCED IN WHOLE OR IN PART WITHOUT WRITTEN CONSENT OF G & P DESIGN

© **G & P DESIGN**
& Architectural Services
1 ROBIN CLOSE
MARKET DEEPING
PETERBOROUGH PE6 8PQ
Tel. 0778 342749

SOUTH HOLLAND D.C.
PLANNING
22 DEC 1993
REF 8823/R3

Project :
PROPOSED ALTERATIONS and EXTENSION at :-
LABURNHAM HOUSE, BROADGATE,
WHAPLODE DROVE, Nr. HOLBEACH
LINCOLNSHIRE

Drawing :
ELEVATIONS OF CONSERVATORY
FOR PLANNING PURPOSES ONLY

Scale : 1 : 50

Date : Sept. 1993

Drawn by : G.A.F.

Drawing Number :
W.D. 0309 / B / 03