FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1097/92 Received:26-OCT-92 Type:FULL

Name: Miss C A Wilkinson
11 Abbots Gardens
Cobgate
Whaplode
Spalding Lincs

Agent: Eve Architectural Dsgn
57 Spring Gardens
Long Sutton
Spalding
Lincs

Description: Proposed extension to bungalow

Location : 11 Abbots Gardens Cobgate
Whaplode Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, subject to any condition(s) set out below:

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

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

2 The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalow.

Reason: In the interests of visual amenity.

Director of Planning and Building Control Services
07-DEC-92 H23/1097/92

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

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

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

FOUR COPIES REQUIRED

PLANNING APPLICATION

For office use only

Application No. H23/1097/92

Date Registered 16 OCT 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MISS C. A. WILKINSON
11, ABBOTS GARDENS,
COBGATE,
WHAPLODE. LINCS.

Tel. No.

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

EVE ARCHITECTURAL DESIGN,
57. SPRING GARDENS,
LONG SUTTON,
LINCS
Tel. No. (0406) 363310
(Personal contact name) L.W. BLISS

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

11. ABBOTS GARDENS, COBGATE, WHAPLODE

OFFICE COPY

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION TO BUNGALOW

Please complete

I attach * Four copies of all plans
** an ownership certificate (see back page)
* a fee of £55.00. If you consider no fee is payable include a written explanation instead.

Signed..... Date ..19TH. OCT. 92... Previous application No.

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

2. **TYPE OF APPLICATION**

(✓)

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

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

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created:	42.456 sq. metres
B. Please state size of any new structure:- (a) max. height:	N/A metres
(b) max. length:	N/A metres
(c) max. width:	N/A metres
C. Please state type and colour of materials for facing external walls:	FACING BRICKS & CONC.
D. Please state type and colour of roofing materials.	INTER. TILES TO MATCH EXISTING
E. Has a survey of the site been undertaken? State Yes or No	YES

5. **GENERAL INFORMATION** Please complete each section

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

ACCESS TO ROADS (VEHICULAR AND PEDESTRIAN) Please tick **one** box

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road		
or		
B. There will be a new or altered access to a public road	➡	If so, name of road: Will there be— Individual access(es) New estate road
C. What provision will be made for garages or parking within the site?		

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	EXISTING SOAKAWAYS
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	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.

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 ..... (~~Applicant~~ / Agent) Date 10TH OCT. 92

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

If the land is not in agricultural use complete Certificate 1.
If the land is agricultural, but farmed by the owner and there is no agricultural tenant, complete Certificate 1.
If the site does relate to an agricultural holding, you must give notice to the tenant, and complete Certificate 2. If you are the sole agricultural tenant yourself, sign certificate 2 but insert 'not applicable' in the tenant details.

Certificate 1 None of the land to which the application relates is or is part of any agricultural holding.

Signed ..... (~~Applicant~~ / Agent) Date 10TH OCT. 92

Certificate 2 The applicant has given the required notice to every other person who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates.
Tenant's Name:
Address of tenant at which notice was served: State Date notice served:

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

APPLICATION ASSESSMENT

Notes for Case Officer

Site Inspection | Accuracy | Neighbours | Boundaries

Site features

Other North boundary 15 foot conifers onto Agricultural land. East 2m hedge onto grass area Open to west - Bungalow facing Secluded site

Inspected by GS
Date 10/11/92

Notice posted by GS
Date 10/11/92

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 4/12

Condition acceptable in view of design.
Materials to match existing.
Neighbours not materially affected in my opinion.

RECOMMENDATION

COMMITTEE

Departure from Policy	.....
Ward Member request	.....
Recommend approval against material objection	.....
Other circumstance viz:	.....

Change to Committee recorded

DELEGATED

Case Officer DMG

Senior Officer .....

Case Officer Recommendation

Approve Refuse

Signed .....

Conditions/~~Reasons~~
(continue overleaf)

(1) The materials to be used for the construction of the proposed extension shall match, as closely as possible, those used for the construction of the existing bungalow.

In the interests of visual amenity.

~~Noted to applicant~~

~~Disabled~~
~~Outstanding RM~~
~~Amended plans~~

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ....

Precise details, for non-standard direction:

Senior Officer authorised: ..... Sent: .....

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: .....

Further direction: Precise details:

Amended description:

New valid date: .....

Consultation/Publicity Required

		Requested	Sent
Extra Publicity:			
	Departure	.....	.....
	Setting of LB	.....	.....
	Public Right of Way	.....	.....
	Discretionary	.....	.....
Extra Consultations:			
	Dept of Transport	.....	.....
	Environmental Serv.	.....	.....
	LB/Cons. Area - Local	.....	.....
	- Local & National	.....	.....
	- English Heritage	.....	.....
	Consultant: Name.....		..... Order No .....
	Other:	.....	.....

Case Officer DAVID GOSNEY **Recorded on board:**

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55 P1811

Receipt Issued

Date first Rec'd 16 OCT 1992

Registration

Reference H23/1097/92

Cross-Ref R

Date 19/10

Validation

TYPE Full

Earliest permission

Site area

No of dwellings

Floorspace 42.46

Description

Tech

Certificate
Site plans
Description

Accuracy
Incomplete form

Fees

Nil fee

Previous app
Type

Discounted fee

Correct fee 55

Additional
Refund

Receipt
Issued

Information

Newbuild/Redevelopment/Change of use/Extension/Alteration/Works

Earlier permission Ref

RM

	Siting	Design	Ext app	Access	Landscaping
Previous					
Current					

Index sheets 197

OS No's

Grid ref 532030 323140

Ward 2

Parish WITHYLOOE

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property 03 & 7661

Ref

Planning Records:
Earlier apps

B Reg Records:
Already submitted - Ref
Request
Requested

BRIAN SI i 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: H23/1097/92 Type: FULL

Applicant: Miss C A Wilkinson
Tel:

Agent: Eve Architectural Dsgn
0406 363310

Description: Proposed extension to bungalow

Location: 11 Abbots Gardens
Cobgate
Whaplode
Spalding Lincs

Valid date: 26-OCT-92
Target dates:
To case officer 31-OCT-92
Inspected by 05-NOV-92
Extra contacts 10-NOV-92
Report if not clear by 30-NOV-92

Terminal date: 21-DEC-92
Target Committee: 08-DEC-92
Report deadline: 24-NOV-92

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 42.45 M2
Category: Extension
Listed building:
Conservation Area:

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	29-OCT-92	12-NOV-92
Cllr A Biggadike	29-OCT-92	12-NOV-92
Site/Press Advert MIN	~~03~~-NOV-92	~~24-NOV~~-92 ~~1~~ 10 DEC

L.C.C - No objections 5/11/92

SOUTH HOLLAND
Internal Drainage Board

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

10 NOV 1992 DG

Please contact: Mr. Staines

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

Our Ref. RS/PA-F/1097/92/JAM **Your Ref.**

Date 9 November 1992

Dear Sirs,

FULL PLANNING APPLICATION - MISS C.A. WILKINSON
EXTENSION TO DWELLING - 11 ABBOTS GARDENS, WHAPLODE

Thank you for the plan showing your above clients proposed development. Although the proposal would not seem to directly affect my Board's interests, I set out below general advice for your clients attention.

No Board's watercourse adjoins the site which drains via the bordering privately owned and maintained dyke to my Board's Green's Drain situated some 100 metres to the North.

Although no specific information is shown on your plan, I would anticipate it is your intention to extend existing guttering so that the new roof area drains to existing soakaways that you have no doubt checked will be adequate.

In the eventuality that a direct outfall is required to the private dyke, the riparian owners consent must be obtained prior to extra stormwater run-off being discharged to the private dyke. Prior to such works being undertaken however full details must be provided for my Board's approval in order I can ensure existing drainage interests will not be affected. Should improvements be required to privately owned dykes to cater for increased flows from the development such works must be carried out at the applicants expense following my Board's approval of details.

The applicant is advised that it is my Board's policy to seek a contribution where increased run-off is directed into any arterial system within the District. This course of action has been taken to ensure the Board's main drains are uprated to cater for increased flows from expanding developments.

The contribution rate is currently £6,870 per acre of new impermeable surface drained via a direct outfall and subject to engineering and administration fees as set out in the scale below, and V.A.T., although these figures are subject to periodic review.

The Engineering & Administration Fees are:-

Contribution		Percentage Fee
up to	£25,000	15%
£25,000	to £100,000	12.5%
over	£100,000	10%

MINIMUM CHARGE £35

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

Yours faithfully,

Eve Architectural Design,
57 Spring Gardens,
Long Sutton,
Spalding, Lincs.

ENGINEER TO THE BOARD

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: H23/1097/92

Applicant: Miss C A Wilkinson
11 Abbots Gardens
Cobgate
Whaplode
Spalding Lincs

Agent: Eve Architectural Dsgn
57 Spring Gardens
Long Sutton
Spalding
Lincs

Description: Proposed extension to bungalow

Location: 11 Abbots Gardens Cobgate
Whaplode Spalding Lincs

Type: FULL

Date received: 26-OCT-92

29-OCT-92

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 13-NOV-92. 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:

SUPPORTED.

Signed:

S.H.D.C. PLANNING DEPT.
RECEIVED
13 NOV 1992 DG

Allocation of
DMO NHM
DDPO BS
JC AGP
Action by .....
Discuss with .....
Copy to .....

File nos.

Acknowledge YES/NO
by
date

DPO

SOUTH HOLLAND
Internal Drainage Board

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

Please contact: Mr. Staines

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

Our Ref. RS/PA-P/1096/92/JAM
RS/PA-F/1097/92/JAM

Your Ref.

Date 26 October 1992

Dear Sirs,

FULL PLANNING APPLICATIONS
MR. & MRS. M.B. SHALE - COMMON LANE, HOLBEACH CLOUGH
MISS C.A. WILKINSON - 11 ABBOTS GARDENS, WHAPLODE

The South Holland District Councils Director of Planning and Building Control Services has informed me that you have submitted applications seeking permission for the above proposed developments.

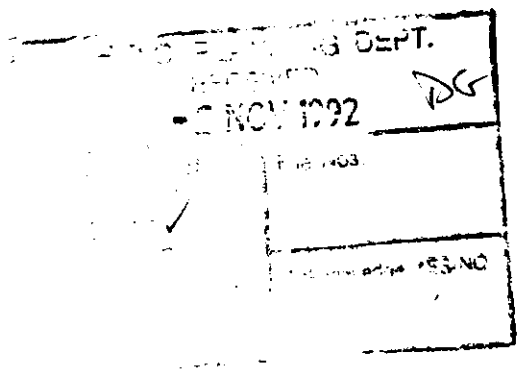
I will accordingly be glad to receive at the earliest opportunity a copy of the submitted details for my consideration so that I can ascertain whether my Board's interests will be affected. The details should include information regarding the means of surface and foul water disposal.

I am sending a copy of this letter to the Director of Planning so that he is aware details are awaited.

Yours faithfully,

Eve Architectural Design,
57 Spring Gardens,
Long Sutton,
Spalding, Lincs.

ENGINEER TO THE BOARD



B[illegible]N SMITH Dip TP MRTPI
D[illegible]or 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: H23/1097/92

Applicant: Miss C A Wilkinson
11 Abbots Gardens
Cobgate
Whaplode
Spalding Lincs

Agent: Eve Architectural Dsgn
57 Spring Gardens
Long Sutton
Spalding
Lincs

Description: Proposed extension to bungalow

SOUTH HOLLAND D.C.
PLAN DEPT
26 OCT 1992
REF.....

Location: 11 Abbots Gardens
Cobgate
Whaplode
Spalding Lincs

Type: FULL

Date received: 16-OCT-92

20-OCT-92

Dear Sir/Madam

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

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

All block plans need to be edged red and blue to correspond with site location plans.

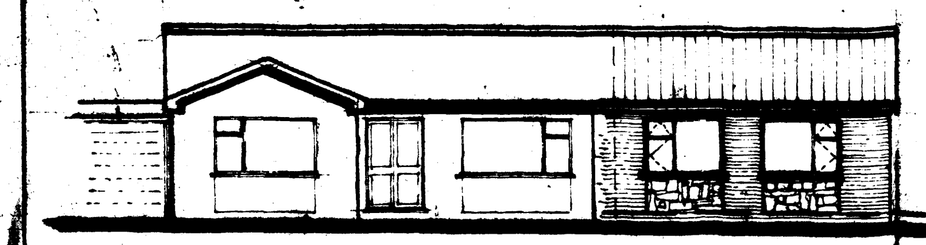
3 plans returned for your use.

Please return the extra copy of this letter with your reply.

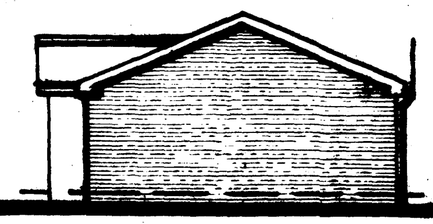
If I do not hear from you within the next 14 days it will be assumed that you have no wish to continue with the application. It will then be filed away and any fee already received will be reimbursed.
If you wish to contact the department at any time, please ask for Mrs Maxwell quoting the above reference.

Yours faithfully

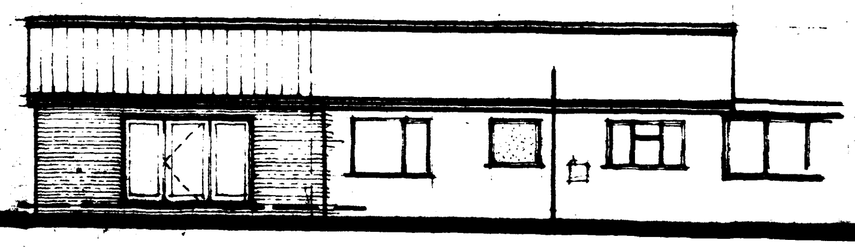
Principal Administrative Officer



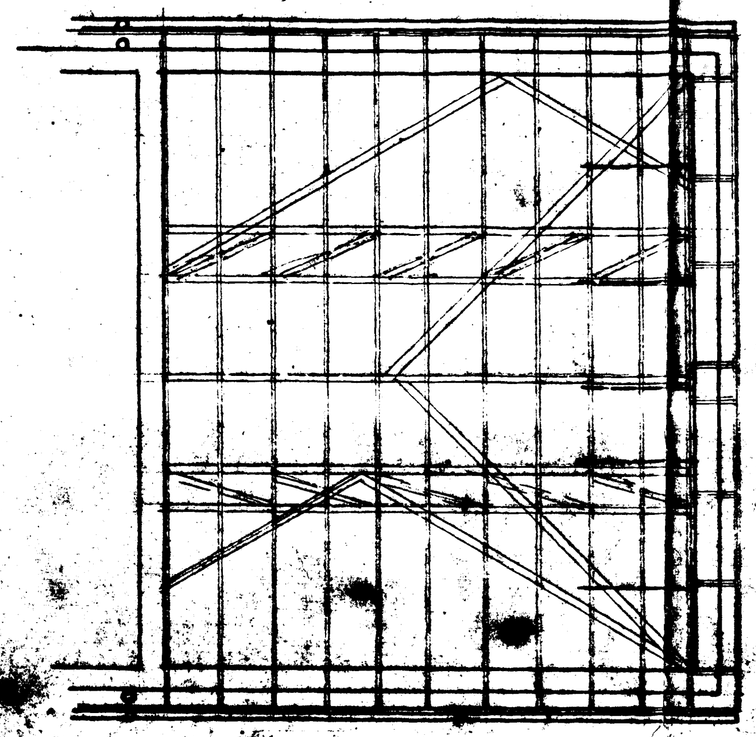
FRONT ELEVATION



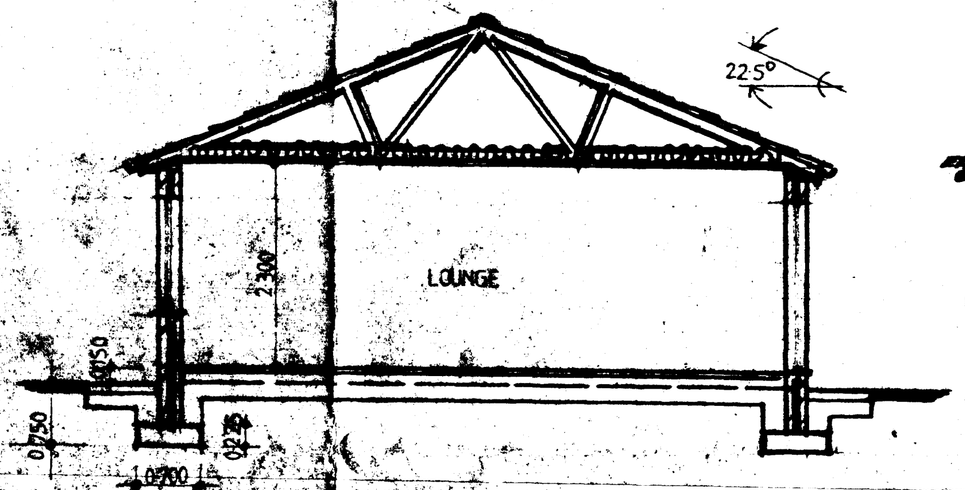
SIDE ELEVATION



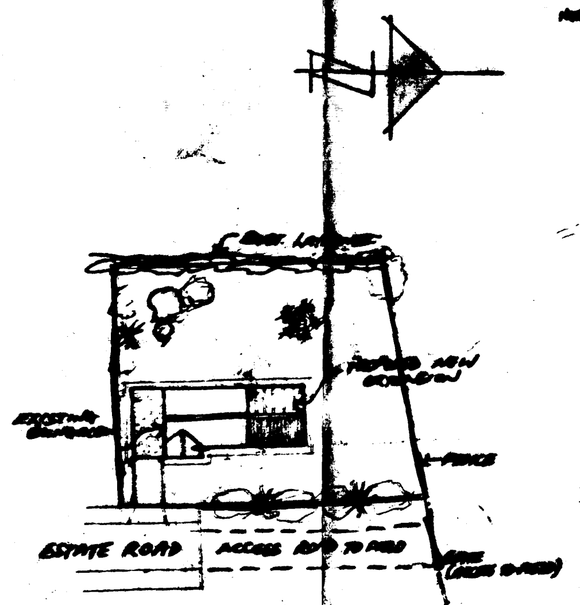
REAR ELEVATION



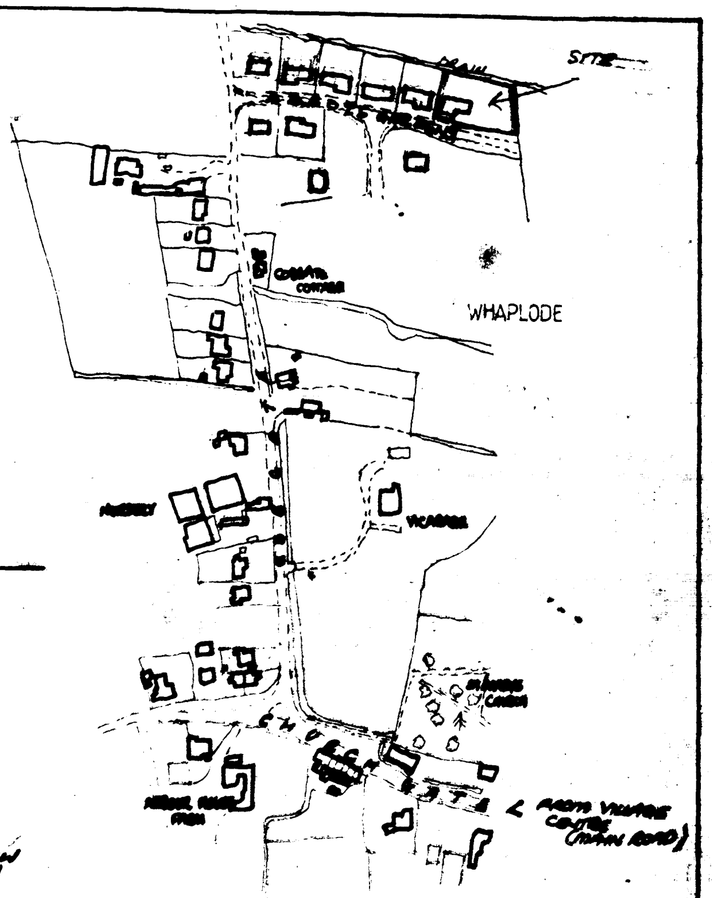
ROOF LAYOUT



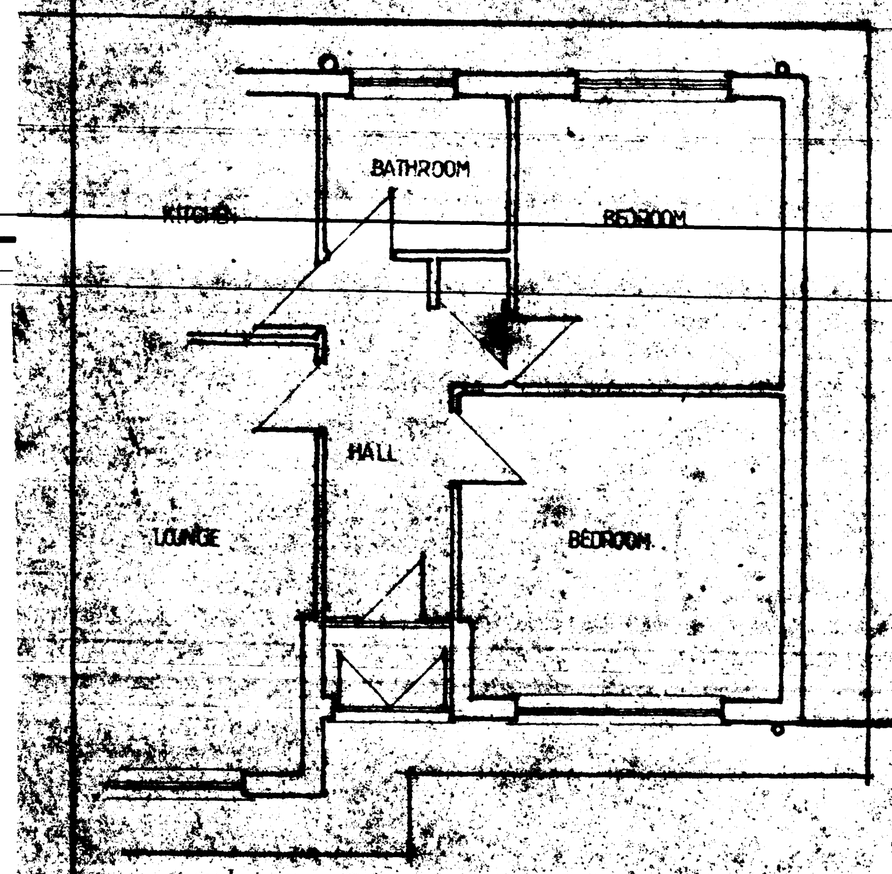
SECTION A-A



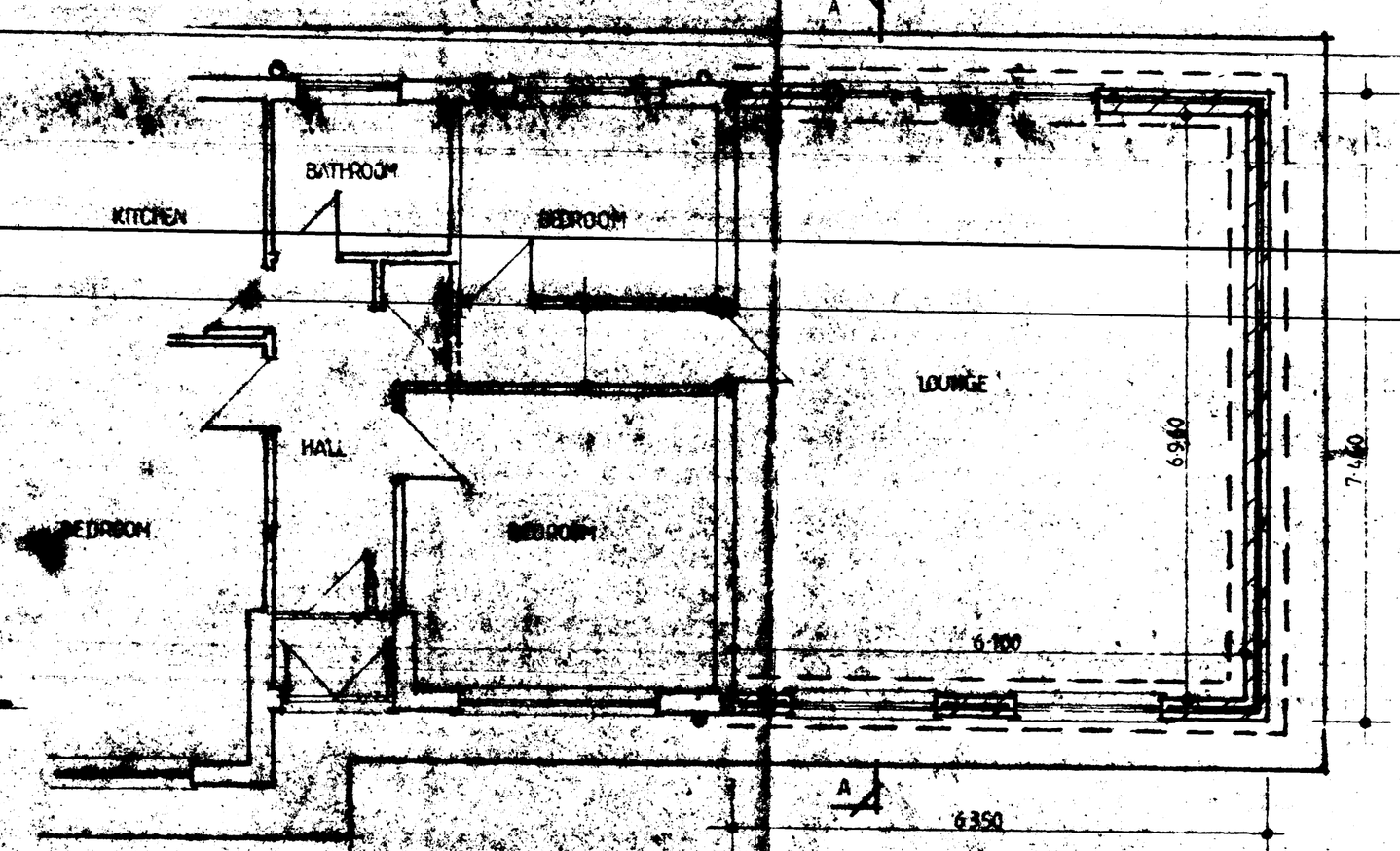
BLOCK/SITE PLAN.
SCALE 1/500.



LOCATION PLAN
SCALE 1:2500



PLAN AS EXISTING



PLAN AS PROPOSED

SOUTH HOLLAND D.C.
PLAN DEPT.
16 OCT 1992
REF ..... 1097/92.

PROJECT:

PROPOSED EXTENSION TO BUNGALOW

SITE:

11, ABBOTS GARDENS,
COBGATE,
WHAPLODE, LINCS.

CLIENT:

MISS C.A. WILKINSON.

SCALE 1:50, 1:100. DATE: OCT 92.