SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Planning Permission

Reference: H23/1308/92 Received:23-DEC-92 Type:FULL

Name: Mr & Mrs Harwood
The Old Filling Station
Ravens Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Proposed extension

Location : The Old Filling Station Ravens Bank
Whaplode St Catherines 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
03-FEB-93 H23/1308/92

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. H23/1308/92.

Date Registered 23 DEC 1992

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

Mr & Mrs HARWOOD.
THE OLD FILLING STATION,
RAVENS BANK,
WHAPLODE St. CATHERINE.

Tel. No.

NAME AND ADDRESS OF AGENT

(if form completed by agent)

BROADGATE BUILDERS (SPALDING) Ltd.
BROADGATE HOUSE, BROADGATE,
WESTON HILLS, SPALDING, LINCS.

Tel. No. 0406 380532.

(Personal contact name) SIMON LIQUORISH.

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

THE OLD FILLING STATION, RAVENS BANK, WHAPLODE St. CATHERINE.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

PROPOSED EXTENSION.

OFFICE COPY

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 S. Liquorish Date 23:12:92

Previous application No.

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area [ ] (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

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

4. A. If building works are proposed, please state extra floor space to be created: 31.150 sq. metres

B. Please state size of any new structure:-

(a) max. height:	(AS EXISTING) 5.100	metres
(b) max. length:	8.900	metres
(c) max. width:	3.500	metres

C. Please state type and colour of materials for facing external walls: ALL EXTERNAL MATERIALS TO MATCH EXISTING.

D. Please state type and colour of roofing materials.

E. Has a survey of the site been undertaken? State Yes or No: YES.

5. GENERAL INFORMATION Please complete each section

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

DOMESTIC.

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

A. There will be **no** new access to a public road and **no** alteration to any existing access to a public road ✓

or

B. There will be a new or altered access to a public road ➡ If so, name of road: Will there be— Individual access(es) / New estate road

C. What provision will be made for garages or parking within the site?

EXISTING GARAGE & PARKING AREA.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

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

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.	—	➡ Date: Consultee(s)
Is this application related to a previous submission?	—	➡ 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 ..... S. Liquorish ..... ~~Applicant~~ / Agent) Date 23:12:92.

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

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

3. **AGRICULTURAL HOLDINGS CERTIFICATE**

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

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

Signed ..... S. Liquorish ..... ~~Applicant~~ / Agent) Date 23:12:92.

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 Replacement of flat roofed conservatory. Adjacent Dwelling Bungalow to east and approx 20m to west. Open to rear

Inspected by DMG
Date 7/1

Notice posted by DMG
Date 7/1

Resident Notices required

Sent | Delivered

Case Officer Conclusions DMG 28/1

Proposal considered acceptable in terms of design
Brick to match existing
Amenity & neighbouring properties not materially affected

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 3/2

Case Officer Recommendation

Approve | Refuse

Signed DMG

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.

Notes to applicant

☐ Disabled
☐ Outstanding RM
☐ Amended plans

DC RECORD SHEET

APPLICATION REF:

Directions

Art 7 (Outlines)
RM checklist

	Siting	Design	Ext app	Access	Landscape
Previous					
Current					
Required					

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

Other ___

Precise details, for non-standard direction:

Senior Officer authorised: _____ Sent: _____

Revalidation after Direction

Information satisfactory/unsatisfactory Signed: _____

Further direction: Precise details:

Amended description:

New valid date: _____

Consultation/Publicity Required

	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 GIBBS Recorded on board:

ADMIN RECORD SHEET

Initial

Submitted Fee £ 55

Receipt Issued P2064

Date first Rec'd 23 DEC 1992

Registration

Reference H23/1308/92

Cross-Ref R

Date 23/12/92

Validation

TYPE FULL

Earliest permission

Site area

No of dwellings

Floorspace 31.150

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 3440

OS No's

Grid ref 5 3[illegible] 3 [illegible]

Ward 2

Parish [illegible]

TR Rural
TR Bypass
Level Cross
Footpath

CA
LB
TPO

Inside IBD YES

Inside LP area NO

Linked to site

Ref

Linked to property

Ref

Planning Records:
Earlier apps

O 309104

B Reg Records:
Already submitted - Ref
Request
Requested

Town and Country Planning Act etc

DRAFT DECISION

Reference: H23/1308/92 Received:23-DEC-92 Type:FULL

Name: Mr & Mrs Harwood
The Old Filling Station
Ravens Bank
Whaplode St Catherine
Spalding, Lincs

Agent: Broadgate Builders (Spalding)
Broadgate House
Broadgate
Weston Hills
Spalding, Lincs

Description: Proposed extension

Location : The Old Filling Station Ravens Bank
Whaplode St Catherines Spalding, Lincs

South Holland District Council hereby give notice
that permission has been granted/refused etc
on the following conditions/reasons:

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

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

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.

02-FEB-93 AD check... A.2/2.....

Authorised to issue (inc Delegation).....A.M.3/2

IAN 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: H23/1308/92 Type: FULL

Applicant: Mr & Mrs Harwood
Tel:

Agent: Broadgate Builders (Spaldin
0406 380532

Description: Proposed extension

Location: The Old Filling Station
Ravens Bank
Whaplode St Catherines
Spalding, Lincs

Valid date: 23-DEC-92
Target dates:
To case officer 30-DEC-92
Inspected by 02-JAN-93
Extra contacts 06-JAN-93
Report if not clear by 27-JAN-93

Terminal date: 17-FEB-93
Target Committee: 17-FEB-93
Report deadline: 03-FEB-93

Case Officer:
D M GEDNEY

DEVELOPMENT/CONSTRAINTS

Size: 31.15 M2
Category: Extension
Listed building:
Conservation Area:

Other Constraints: AIR PIT

CONSULTATIONS CARRIED OUT

	Sent	Expiry
Clerk to Whaplode PC 0406 26739	05-JAN-93	19-JAN-93
Cllr A Biggadike	05-JAN-93	19-JAN-93
Site/Press Advert MIN	~~08~~-JAN-93	~~29~~ 28-JAN-93

L.C.C - No objections JC 07 7/1/93

BRIA **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
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Agent: Broadgate Builders (Spaldin
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Broadgate
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Spalding, Lincs

Description: Proposed extension

Location: The Old Filling Station Ravens Bank
Whaplode St Catherines Spalding, Lincs

Type: FULL

Date received: 23-DEC-92

05-JAN-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 20-JAN-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

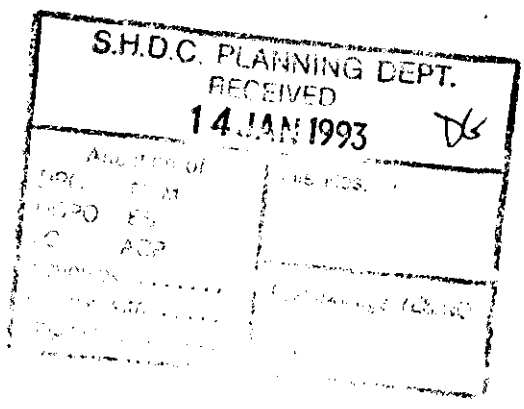
Yours faithfully
B SMITH
Director of Planning and Building Control Services

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

FOR PARISH COUNCIL USE ONLY

Comments:

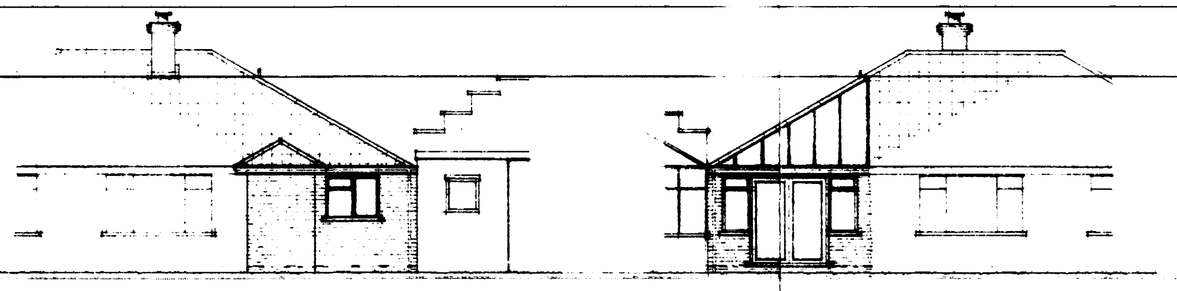
Perfectly acceptable plans



Signed:

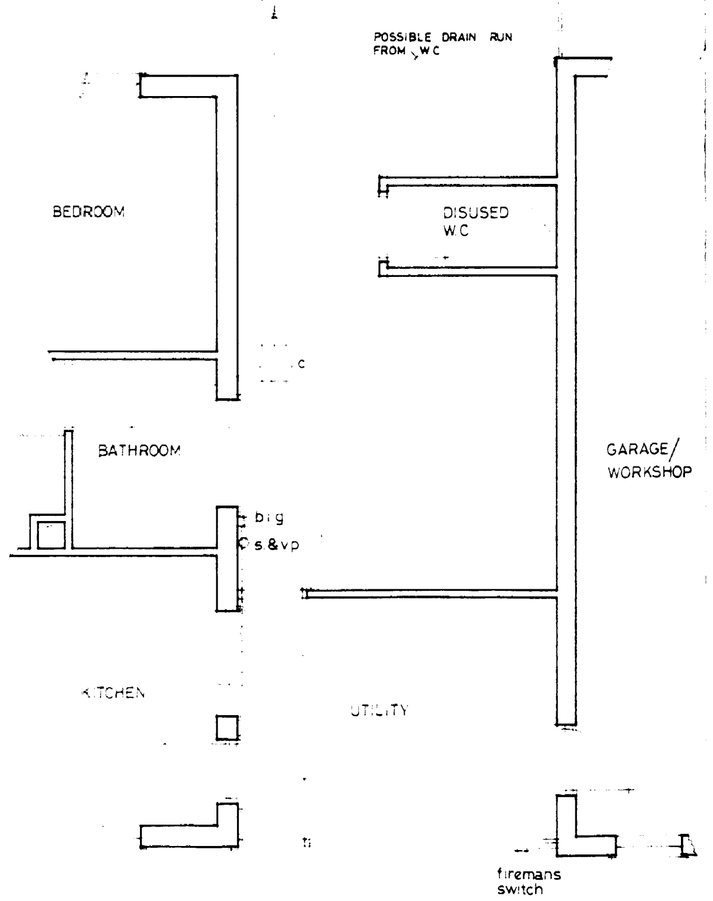
C Bettinson

C BETTINSON

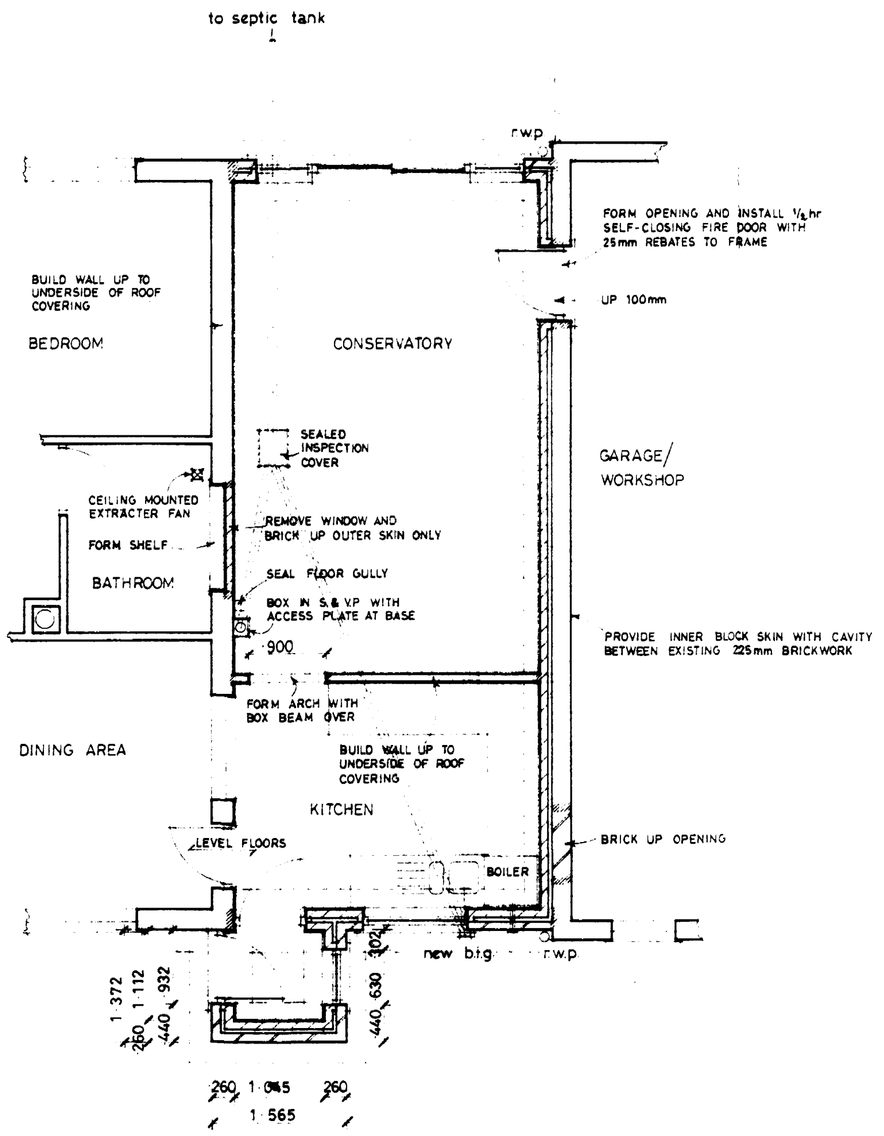


FRONT ELEVATION

REAR ELEVATION

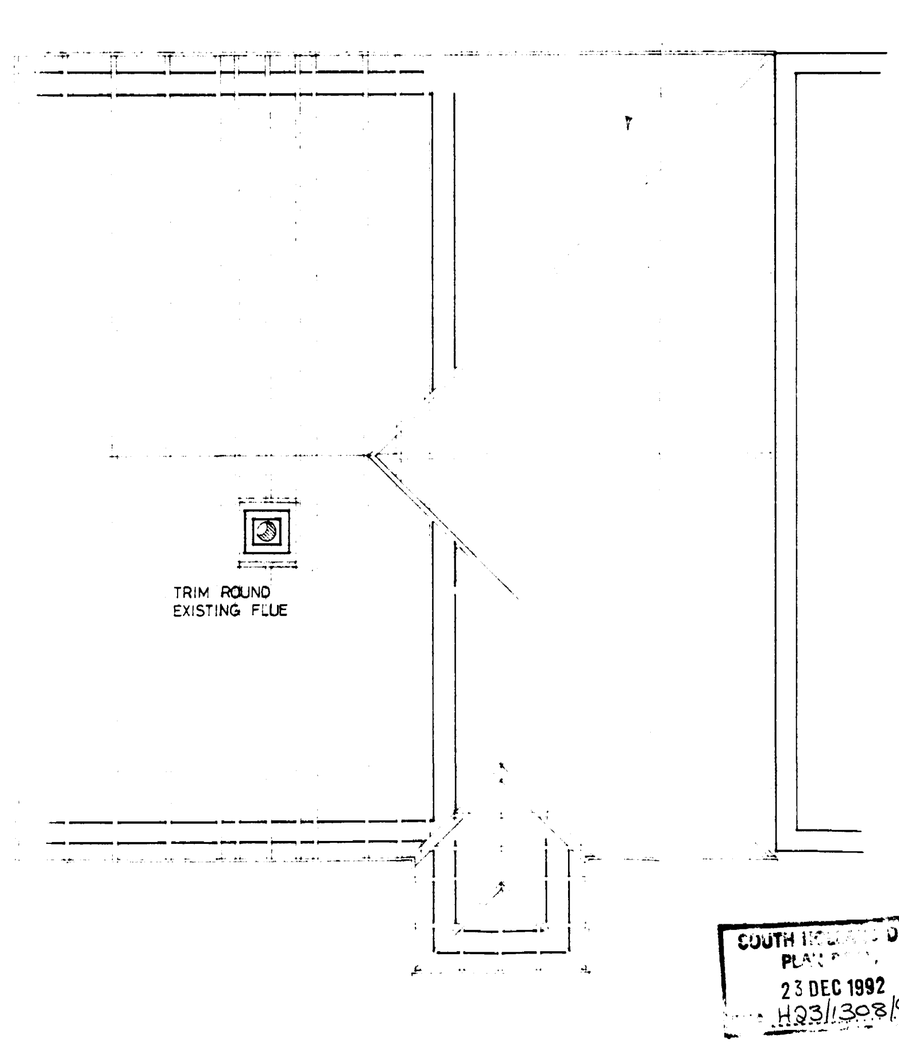


EXISTING FLOOR LAYOUT



PROPOSED FLOOR LAYOUT

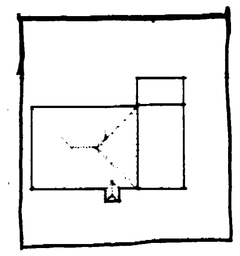
INSTALL LEXAN THERMOCLEAR 16mm THICK TRIPLE WALL POLYCARBONATE SHEETS FOR ROOF COVERING.



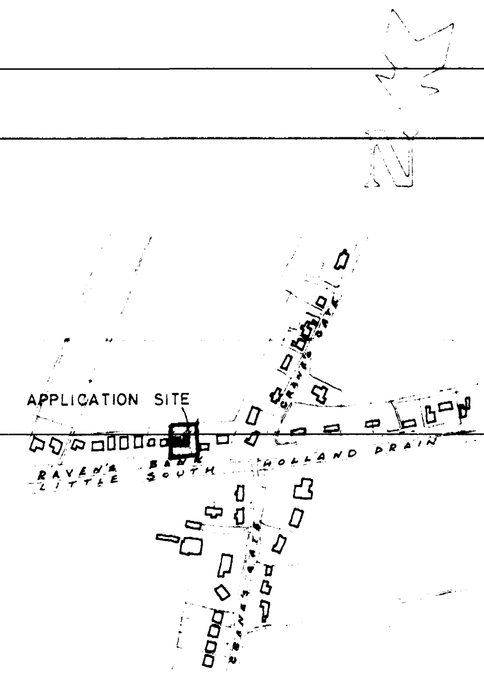
ROOF LAYOUT

SOUTH HOLLAND D.C.
PLANNING
23 DEC 1992
H23/1308/92

NOTES



SITE LAYOUT SCALE 1:500



LOCATION PLAN SCALE 1:2500

Broadgate Builders

Broadgate Builders (Spalding) Limited

Broadgate House, Weston Hills, Spalding, Lincolnshire, PE12 6DB.

Telephone: Holbeach (0406) 380532.

TITLE

Proposed extension to bungalow at :
The Old Filling Station,
Ravens Bank, Whaplode St. Catherine.
for Mr & Mrs Harwood.

DATE DECEMBER 1992	DRAWN
DRWG No. E08392 - 1	SCALE 1:50 1:100

REVISIONS	DES	DATE	SIGN

PLANNING BUILDING REGS

THIS DRAWING MUST NOT BE REPRODUCED WITHOUT PERMISSION FROM BROADGATE BUILDERS (SPALDING) LTD