B[illegible]N SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

FILE COPY

Planning Permission

Reference: H23/1345/91 Received: 17-DEC-91 Type: FULL

Name: Mr & Mrs L B Trenter &
Mr & Mrs J Goff
"Highview"
Pipwell Gate
Saracens Head, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Bedroom extension

Location : Highview Pipwell Gate
Saracen's Head Spalding

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

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

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

B Smith

Director of Planning and Building Control Services
14-JAN-92

H23/1345/91

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.

15/1

DR 6/1

APPLICATION ASSESSMENT

Notes for Case Officer

Site Notes: Accuracy Neighbours Other

Boundaries Site Features

Inspected by: GS
date: 8/1

Residents notified on site visit: DR

Case Officer Conclusions (issues) Open to front & rear.
Neighbours to south not affected
Red brick garage
infilling basically

Case Officer Recommendations (summary).
(details overleaf)

Delegation
Recommended approvals —

Confirmed by Case Officer:

Departure from policy — Yes ____ No ____

Ward member request — Yes ____ No ____

Recommend approval against material objection — Yes ____ No ____

Any objection received? No
If yes, is any obj. material? Yes / No
[Reason:

Other circumstances needing Committee decision — Yes ____ No ____

Signed by Senior Officer
Signed .....
[Reason:

ALL OF ABOVE

Recommended refusals —

Refusal on adopted policy grounds on first applic. — No ____ Yes ____

All fees (incl. first Submission)

ANY ONE OF ABOVE

Other info. rec.
Signed .....

Committee report
Sub-Committee:
SV recommended .....
Exc/Inc. recommended .....

Delegation confirmed by Senior Officer
DR 1/9/1
.....

Recommendation/draft report produced ..... Amended/confirmed .....

ADMIN RECORD SHEET

INITIAL

Submitted Fee £ 46

Receipt Issued ..... No. 1320

Date First Received 17 DEC 1991

REGISTRATION

REFERENCE H23/1345/91

Cross-Ref B23/0729/91

Date 18/12/91

VALIDATION Date 18/12/91

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

Site area ..... No. of dwellings ..... Floorspace 18.196

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

Earlier permission ref .....

RM:-	Siting	Design	Ext app	Access	Lands
Previous					
Current					

Description

Technical: Certificate ☐ Accuracy ☐
Site plans ☐ Incomplete form ☐
Description ☐

S65 Advert required ☐ Expiry date .....

Fees: Nil fee - previous app ☐ Ref .....
- type ☐
Discounted fee ☐ Reason .....

Correct fee £ 46 Additional £ ..... Receipt no. .....

Refund £ ..... Issued .....

CONSTRAINTS Date 23.12.91

Index Sheets 1.15 OS Nos ..... Grid Ref 533930 337040

Ward Z Parish WHARFDALE

Inside IBD NO Inside LP Area NO

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

Linked to site.....Ref..... Linked to property.....Ref. 93887

Planning Records:
Earlier apps

T/84
1042/94.

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

Inputs completed.....

PLANNING APPLICATION

For office use only

Application No. H23/1345/91

Date Registered 17 DEC 1991

1. Please complete in block letters

NAME AND ADDRESS OF APPLICANT

MR & MRS. L.B. TRENTER.
&
MR & MRS. J. GOFF.
"HIGHVIEW".
PIPWELL GATE.
SAXACENS HEAD.
SPALDING.
LINCS.

Tel. No.

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

G.R. MERCHANT.
2 CHAPEL GARDENS.
WHAPLODE.
SPALDING.
LINCS

Tel. No. Hol 37855.
(Personal contact name) PETER G.

OFFICE COPY

Please complete in block letters

FULL POSTAL ADDRESS OF THE APPLICATION SITE

"HIGHVIEW". PIPWELL GATE. SAXACENS HEAD.

Please complete in block letters

DESCRIPTION OF PROPOSED DEVELOPMENT

BEDROOM EXTENSION.

Please complete

Signed. G.R. Merchant Date. 13.12.91

I attach
* Four copies of all plans
*an ownership certificate (see back page)
*a fee of £46 If you consider no fee is payable include a written explanation instead.

Previous application No:

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

2. **TYPE OF APPLICATION**

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

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

Please state Site Area (Hectares)

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

Siting [ ] Design [ ] External Appearance [ ]

Means of Access [ ] Landscaping [ ]

Now complete Parts 3 and 5 and an Ownership Certificate.

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

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

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

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

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

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

TYPE OF DEVELOPMENT

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

(i) New building(s)	
(ii) Alterations or extension	✓
(iii) Change of use	

B. If new dwellings are proposed, please state how many: N/A.

4. A. If building works are proposed, other than residential, please state extra floorspace to be created:	N/A. sq. metres
B. Please state size of any new structure:- (a) max. height:	3.75 APPROX' metres
(b) max. length:	6.5 metres
(c) max. width:	4.4 metres
C. Please state type and colour of materials for facing external walls:	BRICKS & TILES 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	N/A.

5. GENERAL INFORMATION Please complete each section

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

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.

TREES Please tick **one** box

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

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

DRAINAGE Please complete

A. Please state how surface water will be disposed of	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 ✓ N/A.

OTHER MATTERS Please complete

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

6. ANY OTHER INFORMATION Please add any details you wish in support of your application.

Continue on separate sheet if necessary.

OWNERSHIP CERTIFICATES

PLEASE COMPLETE ALL THREE SECTIONS.

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

1. **APPLICANT'S INTEREST** Please state interest in site (e.g. owner, prosp. purchaser) (Please remember to indicate on the location plan any other land under your control).	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.** You can use the notice at the bottom of the form to send to the owner. (An "owner" is a person having a freehold interest, or having a leasehold interest where seven years or more remains unexpired). If you are unable to trace the owner, please contact the Planning Office as a different certificate will be required.

Certificate A

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

Signed P.K. Mordant (~~Applicant~~/Agent) Date 13.12.91

Certificate B

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

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

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

3. AGRICULTURAL HOLDINGS CERTIFICATE

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

Certificate 1

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

Signed P.K. Mordant ~~Applicant~~/Agent) Date 13.12.91

Certificate 2

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

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

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

NOTICE UNDER SECTION 27 OF TOWN AND COUNTRY PLANNING ACT 1971

TO BE COMPLETED BY APPLICANT OR HIS AGENT

Proposed development at

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

for planning permission for

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

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

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

S.H.D.C. PLANNING DEPT.
RECEIVED
20 JAN 1992

Acknowledged
DPO
DCPO
JO

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1345/91

Applicant: Mr & Mrs L B Trenter &
Mr & Mrs J Goff
"Highview"
Pipwell Gate
Saracens Head, Lincs

Agent: G R Merchant
4 Chapel Gardens
Whaplode
Spalding
Lincs

Description: Bedroom extension

Location: Highview Pipwell Gate
Saracen's Head Spalding

Type: FULL

Date received: 17-DEC-91

30-DEC-91

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 14-JAN-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
The Band Hall, Back Lane
Holbeach
Spalding Lincs

FOR PARISH COUNCIL USE ONLY

Comments: No objections

Signed: G E Johnson

15/1/92

BRIAN SMITH Dip TP MRTPI District Planning Officer

Planning Department
Council Offices,
Priory Road, Spalding,
Lincolnshire. PE11 2XE
Telephone: (0775) 761161

SOUTH HOLLAND DISTRICT COUNCIL

Application no: H23/1345/91 Type: FULL

Applicant: Mr & Mrs L B Trenter & Agent: G R Merchant
Tel: 0406 370853

Description: Bedroom extension

Location: Highview
Pipwell Gate
Saracen's Head
Spalding

Valid date:	17-DEC-91	Terminal date:	11-FEB-92
Target dates:		Target Committee:	21-JAN-92
To case officer	22-DEC-91	Report deadline:	07-JAN-92
Inspected by	27-DEC-91		
Extra contacts	01-JAN-92	Case Officer:	
Report if not clear by	21-JAN-92	D M GEDNEY	

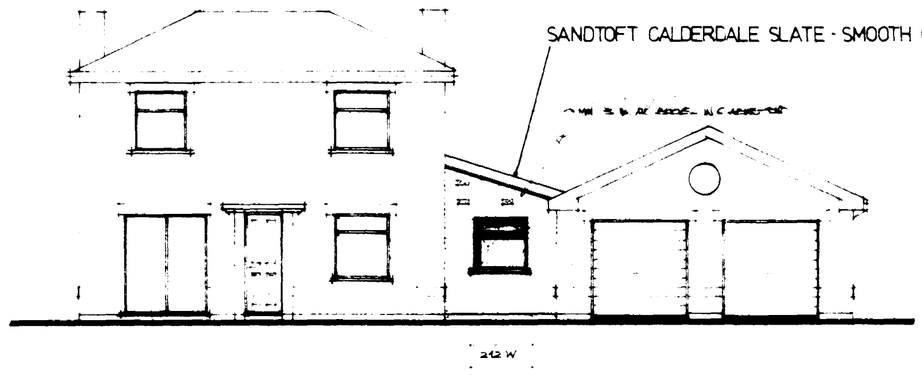
DEVELOPMENT/CONSTRAINTS

Size: 18.2 M2
Category: Extension/curt bldg
Listed building:
Conservation Area:

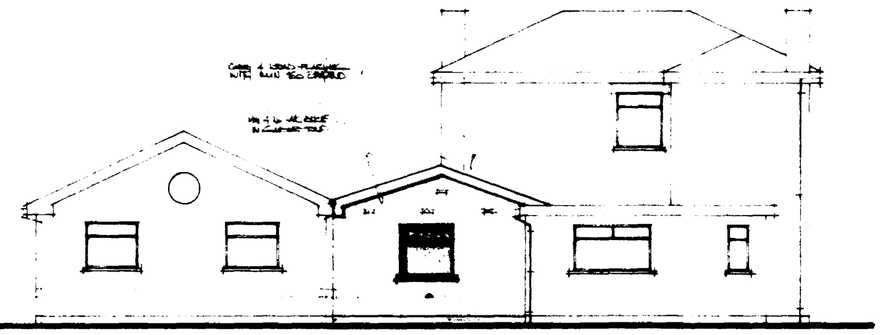
CONSULTATIONS CARRIED OUT

		Sent	Expiry
Clerk to Whaplode PC		30-DEC-91	13-JAN-92
Cllr S W Hoyes	0406 370408	30-DEC-91	13-JAN-92

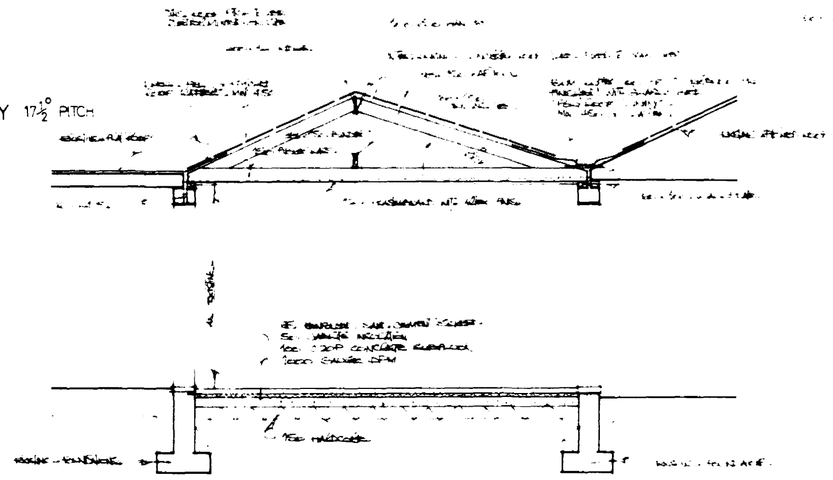
C.C.C – No objections JE CS 2-1-92.



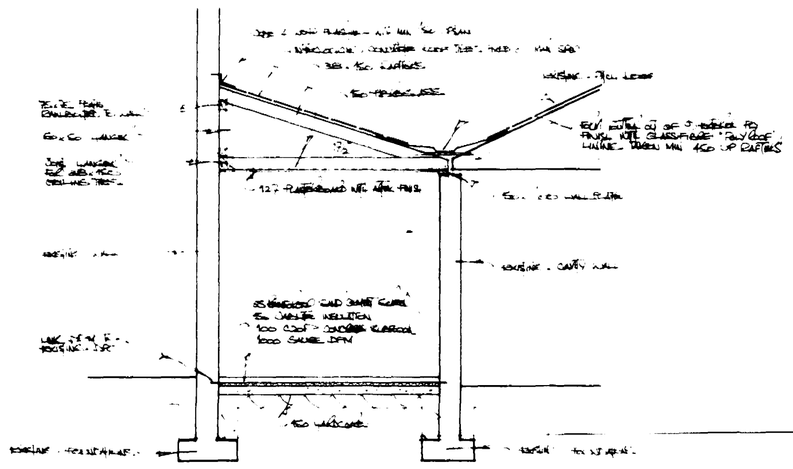
FRONT.



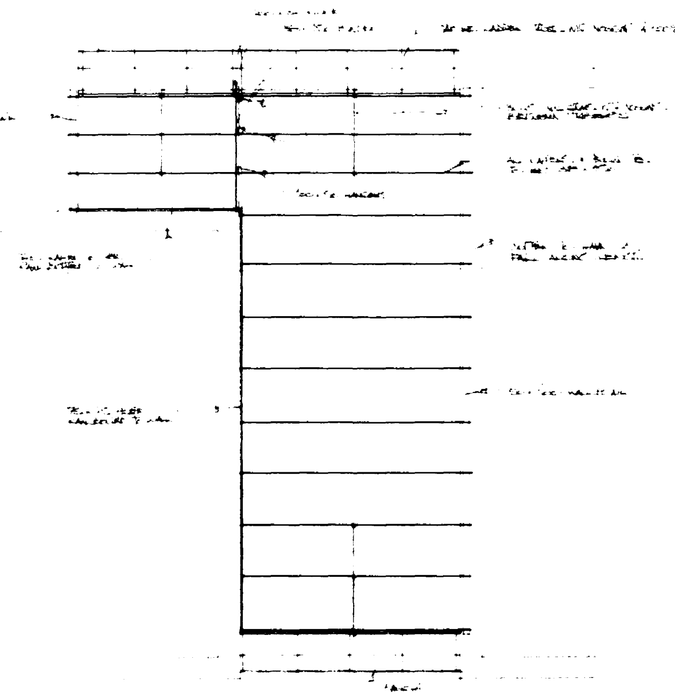
REAR.



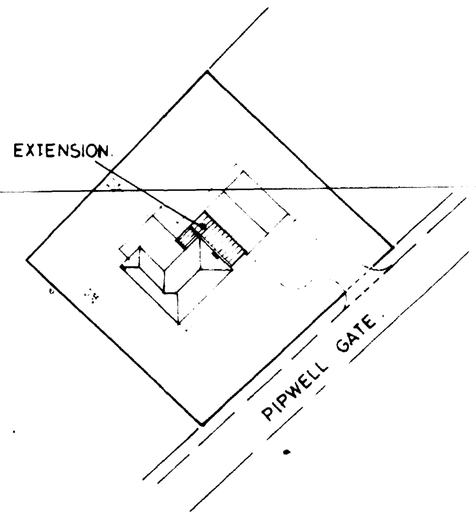
SECTION AA



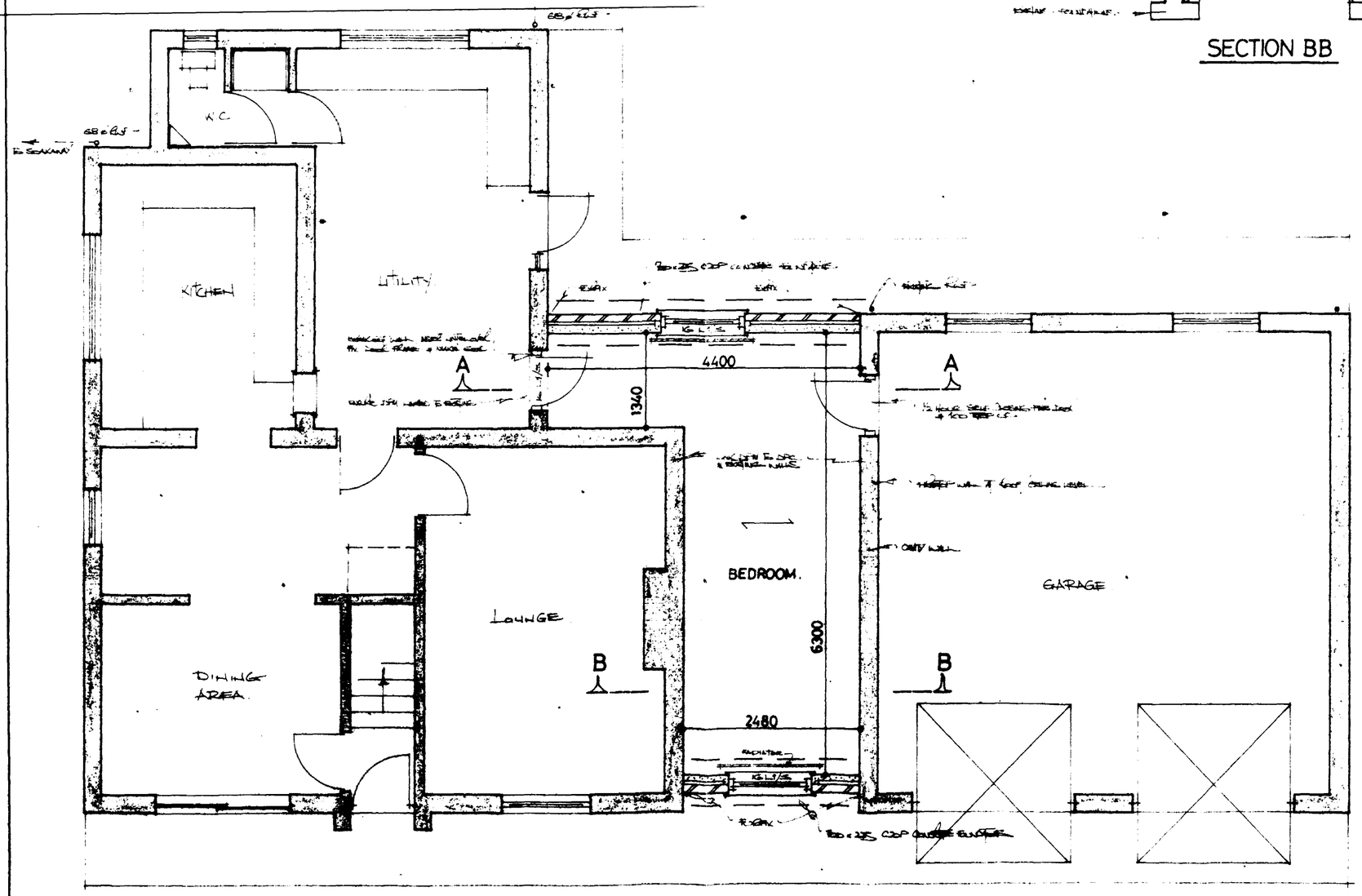
SECTION BB



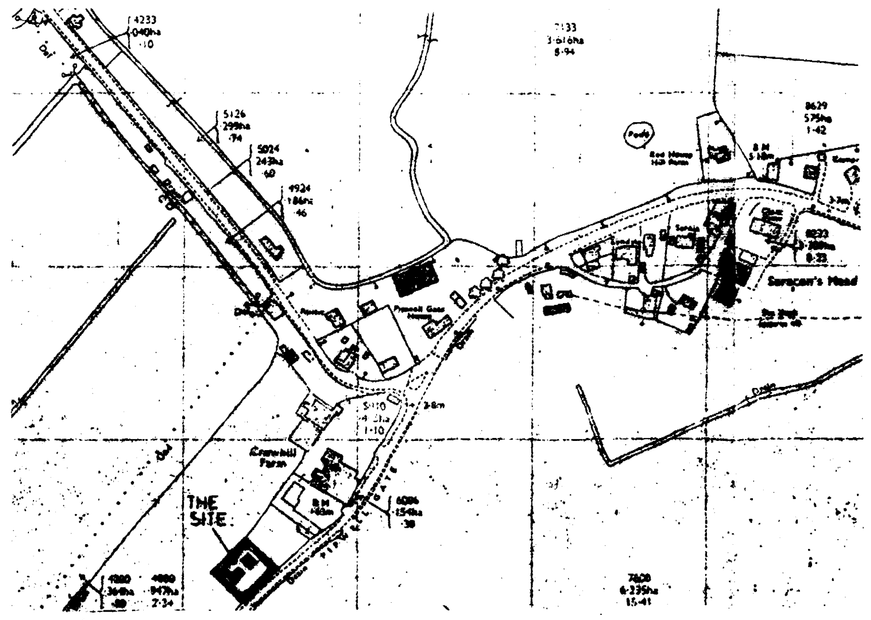
ROOF PLAN



SITE PLAN.
SCALE: 1/500.



PLAN.



LOCATION PLAN.
SCALE: 1/2500.

SOUTH HOLLAND D.C.
PLAN DEPT.
17 DEC 1991
H 1345.91

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

FOUNDATIONS
Generally to be in mass concrete C20P strip 700mm wide x 225mm thick under cavity walling, 450mm x 225mm under partition walls. Thicken floor slab to 250 x 450 wide below non-loadbearing partition walls. Excavations shall be down to a firm, consistent, loadbearing stratum to the approval of the Local Authority Building Control Officer.

LINTELS
To be I.G. L1/S in cavity wall openings generally, unless stated otherwise. Internal door openings in block walls to be I.G. Box 100 lintels. All lintels to have minimum 150mm end bearing and installed strictly in accordance with the makers instructions.

RAINWATER GOODS
P/C gutters 100mm hr and 68mm dia down pipes to match including all bends outlets, clips, brackets, connectors etc and connect to underground drain to soakaway.

SOAKAWAYS
To be minimum 5.0 metres from any building and to be 1 cu. m. rubble filled with inlet pipe discharging to centre of soakaway.

PLASTERWORK
Walls to be plastered cement:lime:sand render with skim finish a total of 13mm thick including reveals and lintel soffits.

SKIRTING AND ARCHITRAVES
Timber mouldings, skirting and architraves to be standard section or as otherwise directed.

HOT WATER AND HEATING ETC
Install hot water and heating pipework to provide hot and cold water supplied to all new appliances in the building and provide space heating to all new areas. Radiator positions to be as directed.

ROOF CONSTRUCTION
Roofs to be constructed in accordance with and to the sizes shown on the drawings. All timbers to be G.S. grade softwood properly seasoned and to an acceptable moisture content for carcassing timber where traditional roof. Where trussed rafters adopted they shall be of an approved manufacturer and designed, assembled, erected and braced in accordance with B.S. 5268, Part 3. 1985.

ROOF COVERINGS
Concrete interlocking tiles, to be fixed in accordance with the manufacturer's instructions and BS 5534 Pt 1 1978. Battens 32 x 47 at gauge centres on untearable Type 1F sarking felt with minimum 150mm laps.

STRAPPING
Provide and fix 30mm x 5mm patent galvanised mild steel straps at 1.8 metre centres to anchor wallplate to blockwork walling.

INSULATION
Lay 150mm FIBREGLASS between joists and maintain minimum 50mm gap between top of insulation and sarking felt where insulation runs up to roof slope.

ROOF VENTILATION
6mm plywood with 12mm continuous gap as soffit board. Provide fine mesh flyproof screen to ventilation gap.

FASCIAS
To be wrot ex 25mm nominal thickness painted softwood with rebate for soffit. Frame out in 38 x 25 S/W for soffit support.

CEILINGS
Provide and fix 12.7mm GYPROC Wallboard to all new ceilings. Mog all perimeters and board joints prior to fixing plasterboard to fully support sheeting. Fix GYPROC coving and ARTEX finish to ceiling.

LATERAL RESTRAINT
Provide patent 30mm x 5mm galvanised mild steel BATSTRAPS or similar at 1.8m centres at first floor level, ceiling joist and rafter levels where they run parallel to the walls. Solid strut below the straps and tight pack against the walls.

WALLS
Cavity work to be 265mm overall width comprising 100mm clay facing bricks, 65mm cavity filled with CROWN DRITHERM fibreglass insulation batts, 100mm load bearing "Thermalite" insulation blocks. Internal partitions to be in 100mm blockwork walling. Wall ties in cavity walling to be stout ~~galvanised wire butterfly type at 900mm~~ centres horizontally and 450mm centres vertically every alternate tie course to be staggered 450mm. At openings provide ties at 225mm centres vertically within 225mm of the openings.

SUB STRUCTURE WALLS
To be in TYPE A dense aggregate concrete blockwork up to ground level. Cavity to be filled with lean mix concrete.

DAMP PROOF COURSES
Provide embossed heavy duty polythene dpc material at 150mm minimum above ground level in all leafs of cavity walling, piers and columns. Dpcs to be linked with dpm. Also provide vertical and horizontal dpcs around openings for windows and doors in cavity walls and similar material as cavity trays over lintels.

WINDOWS AND DOORS
Windows and doors to be white uPVC unless other indicated. All windows and doors to be double glazed (sealed unit type). ~~Bathroom door to be pre-glazed obscured PE and fitted with a night vent system and 9000 sq mm of ventilation opening.~~ All other windows to be fitted with adjustable ventilators in sash or frame head to give minimum 4800 sq mm ventilation.

G. R. MERCHANT
I.ENG AMICE, FIOW,
ARCHITECTURAL, STRUCTURAL
& LAND DRAINAGE CONSULTANT
TEL: HOLBEACH (0406) 370853.

PROJECT:
BEDROOM EXTENSION.
"HIGHVIEW".
PIPWELL GATE.
SARACENS HEAD.
SPALDING. LINCS.

CLIENT:
MR & MRS. L.B. TRENTHER
&
MR & MRS. J. GOFF.

SCALES:	DATE:
1/50 & 1/100 (UNLESS OTHERWISE STATED)	NOV 1991.
G.R.MERCHANT.	DRAWING No.: T&G. 1.

REVISIONS: