SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H01-0138-15 **Received:** 17th February 2015 **Type:** FULL

Name: Mr and Mrs D Starr
The Bungalow
16 Barrier Bank
Cowbit
Spalding
Lincs
PE12 6AE

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Convert garage to annexe (retrospective) and erection of timber garage

Location : THE BUNGALOW 16 BARRIER BANK
COWBIT 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 hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2754-15 01 and 2754-15 02.

Reason: For the avoidance of doubt and in the interests of proper planning.

2 The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling known as The Bungalow, 16 Barrier Bank, shall not be sold or let off separately, and shall be used only by members of the family of the occupier of that dwelling.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the substandard level of accommodation of the annexe and the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both. Furthermore, independent occupation of the annexe would be tantamount to the formation of a new dwelling in the open countryside which would be contrary to national guidance contained in Section 6 of the National Planning Policy Framework, 2012, and Policy HS7 of the South Holland Local Plan.
This Condition is imposed in accordance with Policies HS7 and SG17 of the South Holland Local

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Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Paul Jackson
Planning Manager

11th May 2015 **H01-0138-15**

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