SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H03-0397-15 **Received:** 1st May 2015 **Type:** FULL

Name: Mr P Spooncer
Haylett Lodge
Main Road
Hop Pole
Spalding
Lincs
PE11 3HL

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Rear extension, alterations and detached garage - re-submission of H03-0035-15

Location : HAYLETT LODGE MAIN ROAD
HOP POLE 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 three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2485-001, 2485-002, 2485-003C and 2485-004C.

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

3 The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

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4 The proposed utility room window shown at the rear of the extension hereby permitted and shown on drawing number 003C shall be glazed and thereafter maintained in semi-obscured glass.

Reason: To safeguard the mutual privacy of the extended dwelling and the adjacent home to the west, pursuant to Policy SG20 of the South Holland Local Plan.

5 Notwithstanding the details of the garage building hereby permitted and shown on Drawing 003C, no work shall commence on the construction of that building until drawn, dimensioned and annotated details have been submitted to and approved in writing by the Local planning Authority sufficient to demonstrate that no part of those works shall damage or harm the root protection zone of the Silver Birch Tree in the adjacent garden which is the subject of a Tree Preservation Order. (i.e. a "no dig" form of construction). Those approved works and approved manner of working shall be adhered to.

Reason: To safeguard the continued well being of the Silver Birch Tree concerned, pursuant to Policy SG18 of the South Holland Local plan.

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

26th June 2015 **H03-0397-15**

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.