FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Planning Permission

Reference: H03-1061-14 **Received:** 12th January 2015 **Type:** FULL

Name: Mr & Mrs M Homewood
2 Counter Drain Drove
Tongue End
Spalding
PE11 3JJ

Agent: J J & J Hartley
109 Fulbridge Road
Peterborough
Cambs
PE1 3LE

Description: Proposed two storey side and rear extensions, new porch and single storey flat roof rear extension

Location : 2 COUNTER DRAIN DROVE TONGUE END
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:
1:2500 Location Plan, 1:500 Block Plan, dwg. nos. 4431/1 and 4431/2.

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

3 The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling 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 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls to the first floor of the development hereby permitted which would face towards the neighbouring properties to the south east or south west.

Reason: To ensure that the Local Planning Authority retains control over any future alteration of the development, in the interests of its architectural and visual integrity, and to prevent overlooking of the neighbouring properties numbered 1 and 3 Counter Drain Drove, in the interests of the protection of residential amenity.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local 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 within the statutory timeframe 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.

Note:

The applicant is reminded that should the new porch be built closer to the Board's Delph Drain piped watercourse than the existing porch, then the applicant's would need to advise the Welland and Deepings Internal Drainage Board and apply for a relaxation of the Board's 9 metre bye-law. The Board have advised that such a relaxation may not receive approval.

Paul Jackson
Planning Manager
17th February 2015 **H03-1061-14**

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.