

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H04-0998-14 **Received:** 28th November 2014 **Type:** SEC 73 MODIFICATION

Name: ILA Developments
C/O Remway Design
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

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

Description: Erection of 2 detached houses approved under H04-0912-12. Modification of condition 2 to allow amendments to garage details and windows and door positions.

Location : 27A Quadring Road Donington
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, 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. No's 1943-01 and 1943-02B accompanying planning permission H04-0912-12
Dwg. No's 2396-003B and 2396-006 accompanying planning permission H04-0997-14 and H04-0998-14

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

- 2 The scheme of landscaping and tree planting shown on dwg. no. 1943-02B received by the Local Planning Authority on 8 November 2012 shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual

amenity and that of the area in which it is set.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 3 Where trees are shown on dwg. no. 1943-02B to be retained on site they shall be protected during construction work as follows:
- i) chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels within those areas shall not be altered, nor shall any excavation be made,
 - ii) no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
 - iii) no services shall be routed under the spread of the crowns of the trees to be retained;
 - iv) no retained tree shall be cut down, up-rooted, destroyed, topped or lopped, and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced within six months thereafter with a tree of such size and species which shall be first be agreed in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

- 4 Surface water disposal shall be in accordance with details accompanying condition compliance application H04-0997-14 and shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies SG11 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 5 The floor levels of the buildings and hard surfaced areas shall be in accordance with details accompanying condition compliance application H04-0997-14.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 6 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), none of the following developments or alterations shall be carried out.
- i) the erection of freestanding curtilage buildings or structures including car ports, garages;
 - ii) the erection of house extensions including dormer windows, conservatories, garages, car ports;
 - iii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 7 The design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be in accordance with details accompanying condition compliance application H04-0997-14.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 8 The design of the window frames to be utilised in the development hereby permitted shall be in accordance with details accompanying condition compliance application H04-0997-14 and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 9 The design of all external doors and door frames to be utilised in the development hereby permitted, shall be in accordance with the details accompanying condition compliance application H04-0997-14 and thereafter be so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

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- 10 All new window frames, glazing bars and external door frames shall be of timber construction, with a painted finish and thereafter be so maintained.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 11 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 12 External materials of construction of buildings and hard surfaced areas shall be in accordance with details accompanying condition compliance application H04-0997-14.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 13 All new brickwork shall match that of the panel approved under condition compliance application H04-0997-14 in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 14 The single garage to Plot 1 shall be constructed according to the details accompanying condition compliance application H04-0997-14 and there shall be no variation from the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 15 Notwithstanding the approved drawings, the porch shall be constructed in accordance with the approved details accompanying condition compliance application H04-0997-14.

Reason: To ensure that the Local Planning Authority retains control over the details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

- 16 A copy of the final report required in connection with Condition 17 above shall be submitted within three months of the work being carried out to the Local Planning Authority and the Lincolnshire Historic Environment Record (or according to an agreed programme). The material and paper archive required as part of the written scheme of investigation shall be deposited with an appropriate archive in accordance with guidelines published in The Lincolnshire Archaeological Handbook.

Reason: To ensure satisfactory arrangements are made for the recording of possible archaeological remains in accordance with Section 12 of the National Planning Policy Framework, 2012.

- 17 The demolition of the garage to the West shall be in accordance with the demolition management scheme details accompanying condition compliance application ref: H04-0997-14.

Reason: In the interests of the amenities of the adjacent householder.

This condition is imposed in accordance with policy SH14 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 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.

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Paul Jackson
Planning Manager

23rd March 2015

H04-0998-14

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.