SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H05-0220-15 **Received:** 9th March 2015 **Type:** FULL

Name: Mrs Z Cummings
Red Lodge
Langary Gate Road
Gedney Hill
Spalding
Lincs
PE12 0RU

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

Description: Replacement dwelling

Location : Red Lodge Langary Gate Road
Gedney Hill 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 B572/010, B572/011, B572/210C (Existing & Proposed Elevations), B572/210C (Existing & Proposed Floor Plans) and B572 (Proposed Front Elevation);
Sectional window details dated 8 July 2013.

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

3 Within 3 months of the date of occupation of the dwelling hereby permitted, the existing dwelling on the site shall be demolished and all rubble and associated materials cleared from the site.

Reason: To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 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), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
i) the erection of extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
ii) 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 HS17, SG14 and SG17 of the South Holland Local Plan 2006.

5 The finish of all external timber shall be in accordance with details accompanying condition compliance approval H05-0843-14 and thereafter so maintained.

Note: For the avoidance of doubt the approved external finish is Cuprinol Trade Quick Drying Cladding and Fence Opaque Finish - colour dark oak.

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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

6 All new window frames, glazing bars and external door frames shall be of timber construction and thereafter so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

7 The rainwater goods utilised in the development hereby permitted shall be of metal construction, painted black and thereafter so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland

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Local Plan 2006.

8 No external boxes for gas or electricity shall be positioned on the front elevation of the building.

Reason: In the interests of the character and appearance of the development and the rural area in which it is set.
This Condition is imposed in accordance with Policy HS17 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

Paul Jackson
Planning Manager

5th May 2015 **H05-0220-15**

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.