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FILE 3371

Town and Country Planning Act 1990 Planning Permission

Reference: H05-0490-15 **Received:** 28th May 2015

Type: S73A CONTINUATION

Name: Nigel Morris Builders Ltd.
Keepers Cottage
Damgate
Holbeach
Spalding
PE12 8PB

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Proposed pair of semi-detached dwellings - approved under H05-0816-13. Modification of condition 2 to allow amendments to previously approved plans

Location : R/O 5 Bull Row Old Main Road
Fleet Hargate Spalding

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. 1333-01-F;
Flood Risk Assessment (Ref GCB/Cooper dated October 2013) accompanying planning permission H05-0816-13.

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

- 2 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 house 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

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residential amenity and the visual amenity and character of this part of Fleet Hargate Conservation Area within which it is set.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

- 3 The approved scheme of boundary screening shall be implemented in full before the development is first brought into use and thereafter retained.

Reason: In the interest of the amenities of the locality.

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

- 4 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment referred to within condition 1 and in particular the following mitigation measures:
-Finished floor levels shall be set at 4.30m AOD;
-Flood resilient measures shall be incorporated into the development.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 5 The parking spaces at the rear of the dwellings shown on dwg. no. 1333-01-F shall be kept available for parking at all times and not be used for any other purpose.

Reason: To ensure that the approved parking areas are provided and kept available for such use, in the interests of highway safety and the general amenity of the development.

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

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

28th July 2015

H05-0490-15

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.