COPY DECISION

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Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs

TOWN AND COUNTRY PLANNING ACT 1990

OUTLINE

Reference: H05-0657-96 **Date of Decision:** 7th October 1996

Applicant: Mr P Wing
Brookland Lodge
37a March Road
Wimblington
Cambs
PE15 0RW

Location: Branches Lane/Princes Street Holbeach Spalding Lincs

Description: Residential development for two bungalows including siting and means of access

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:

(1) Detailed drawings to a scale of not less than 1/100 showing the design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 Before the access to Plot 1 is commenced to be used the existing access between the site and Branches Lane shall be stopped-up permanently to the satisfaction of the Local Planning Authority.

Reason: In the interests of road safety.

4 Before the occupation of either the dwelling on Plot 1 or Plot 2, a 1.8 metre wooden fence shall be erected in the positions shown in green on the approved plan, to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity.

5 The design of the dwelling on Plot 1, including materials and type of fenestration shall be such as to afford the most practicable protection from noise disturbance and nuisance from the adjoining garage premises.

Reason: In the interests of residential amenity.

6 The dwellings shall be of single storey construction with no habitable accommodation within the roof space.

Reason: In the interests of visual and residential amenity.

South Holland District Council
Planning Department

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk