Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0094/99 Received: 03-FEB-99 Type: PERMISSION RENEWAL

Name: Mr J D and Mrs A M Noon
Willow House
Church End
Gedney
Spalding, Lincs PE12 0BU

Agent: Mr J D and Mrs A M Noon
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Description: Erection of dwelling including access (renewal of H06/0136/96).

Location : Land adj. Willow House Church End Gedney Spalding, Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on 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 siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) 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 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The existing hedge shall be retained at a height of at least 1.6 metres along the eastern and southern boundaries of the site and in the event of the existing hedge dying, it shall be replaced within 6 months by thorn hedging. Such replanting shall be maintained by the owner or owners of the land on which it is situated for the period of five years, beginning with the date of completion of the planting, and during that period all losses shall be made good as and when necessary. The replanting shall be allowed to reach a height of at least 1 metre.

Reason: In the interests of the visual amenities of the street scene.

5 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

6 The vehicular access shall be formed at the eastern end of the site's frontage to Church End.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

7 The dwelling shall be of two storey construction and shall observe the building line of the residential dwelling 'Willow House' to the west.

Reason: In the interests of visual amenity.

8 There shall be a minimum distance of 12 metres from the rear elevation of the dwelling to the southern boundary of the site.

Reason: In the interests of residential amenity.

The appearance/design of the dwelling should be of an appropriately high standard and reflect the advice contained in the Lincolnshire Design Guide for Residential Areas which the Local Planning Authority has adopted as policy.

Director of Housing and Planning Services
12 APR 1999

H06/0094/99

UMS 13-4-99