

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H06-0232-15 Received: 10th March 2015

Type: FULL

Name: Mr & Mrs P Thackery
Hope Cove
Main Road
Gedney
Spalding
Lincs
PE12 0BW

Agent: Status Design
2 Edinburgh Walk
Holbeach
Spalding
Lincs
PE12 7AP

Description: Erection of replacement dwelling

Location : Exeter House Main Road
Gedney 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:
1:1250 location plan;
Dwg. nos. SD14-032/3A, SD14-032/4, SD14-032/5C, SD14-032/6B, SD14-032/7B, SD14-032/8A and SD14-032/9;
Flood Risk Assessment prepared by Geoff Beel Consultancy (ref GCB/Status Design) dated March 2015.

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

- 3 Prior to 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.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (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, 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 the architectural composition and appearance of the development and the visual amenity of the area in which it is set, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 5 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before development is commenced beyond oversite. All new brickwork shall match that of the approved panel 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.

Note: the applicant is advised that a buff coloured mortar (using white Portland cement or similar and a sharp yellow/orange sand) and a flush, "bagged" finish would be appropriate.

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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 6 The brickwork to the front and side elevations shall be constructed in English or English Garden Wall bond with a ratio no greater than 1:3.

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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 7 Notwithstanding the submitted details, the roof tiles shall be traditional natural slates and thereafter be so maintained. Details of the slate, including a sample if necessary, shall be submitted to and approved in writing by the Local Planning Authority before development is commenced beyond oversight.

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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 8 Details of the window frames and arches to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before development is commenced beyond oversight. Such details shall include, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames and arches shall be installed in accordance with the approved details and thereafter so maintained.

Note: The windows on the front and side elevations shall be traditional, painted timber, box sliding sashes, having a flush box with a moulded surround.

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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 9 All new window frames, glazing bars, doors and door frames shall be of timber construction. All new window frames, glazing bars and door frames shall have a white or cream painted finish and thereafter 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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 10 Details of the design of all external doors and surrounds to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the

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development is commenced beyond oversight and all external doors used in the development shall conform to the details so approved.

Note: The lower section of the front door shall not be glazed.

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, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

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

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 12 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 appearance of the development and the visual amenity of the area in which it is set, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 13 Notwithstanding the approved drawings, amended large scale details (at a scale of at least 1:20) of the eaves and chimney stacks shall be submitted to and be approved in writing by the Local Planning Authority and no associated work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale and the development shall be constructed in accordance with the details so approved.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set, planning permission only having been granted on the basis that the development would achieve a high standard of design and detailing.

This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan, 2006.

- 14 Before the commencement of the development beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with

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details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority 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.

Note: The landscaping scheme should include additional tree planting at the front and rear.

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.

- 15 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment and in particular the following mitigation measures:
- Finished Floor Levels (FFL) shall be set at 3.5mAOD;
 - Flood resilient and resistant measures shall be incorporated into the dwelling.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This condition is imposed in accordance with advice within Section 10 of the National Planning Framework, 2012.

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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal 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

Note(s):

For the avoidance of doubt the approved material for the exterior walls is a Wienerberger Desimpel Hathaway Brindled facing brick.

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Paul Jackson
Planning Manager

5th May 2015

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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.