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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H06/0911/99 Received: 02-DEC-99 Type: OUTLINE

Name: Mr T V A Mason
102 Roman Bank
Long Sutton
Spalding, Lincs
PE12 9LB

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Demolition of existing semi- detached bungalow & erection of one replacement semi- detached dwelling

Location : OS No. Pt. 0002, 3 Dawsmere Road Gedney Dawsmere Spalding Lincs

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:

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 written 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

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HOUSING & PLANNING
SERVICES DEPARTMENT

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 Before the new dwelling is commenced the existing building on the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

5 Prior to the commencement of demolition, a scheme for making good the exposed wall of the adjacent building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to construction of the replacement dwelling, or within such other time period as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

6 Before development is commenced details shall be submitted satisfactorily demonstrating to the Local Planning Authority that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate a septic tank. If this cannot be proven details of a package treatment plant shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The approved scheme shall be implemented prior to first occupation.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

The determined plans are:-
Dwg no. 772092/1 received on 2 Dec 99.

The applicant is advised that the granting of outline planning permission does not permit the demolition of the existing dwelling in advance of a Reserved Matters approval or a separate demolition notification.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

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HOUSING & PLANNING SERVICES DEPARTMENT

Director of Housing and Planning Services
13 JAN 2000

H06/0911/99

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H06/0911/99 Received: 02-DEC-99 Type: OUTLINE

Name: Mr T V A Mason
102 Roman Bank
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Agent: Messrs Hix & Son
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Lincs PE12 7LL

Description: Demolition of existing semi- detached bungalow & erection of one replacement semi- detached dwelling

Location : OS No. Pt. 0002, 3 Dawsmere Road Gedney Dawsmere 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 written 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 Before the new dwelling is commenced the existing building on the site shall be demolished and associated rubble cleared from the site.

Reason: To ensure a satisfactory development, in the interests of the visual amenities of the locality.

5 Prior to the commencement of demolition, a scheme for making good the exposed wall of the adjacent building shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented prior to construction of the replacement dwelling, or within such other time period as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

6 Before development is commenced details shall be submitted satisfactorily demonstrating to the Local Planning Authority that ground conditions (in terms of the structure and drainage of the soil) are suitable to accommodate a septic tank. If this cannot be proven details of a package treatment plant shall be submitted to and approved in writing by the Local Planning Authority, prior to the commencement of development. The approved scheme shall be implemented prior to first occupation.

Reason: To ensure a satisfactory development in the interests of the amenities of future occupiers.

The determined plans are:- ~~location plan received~~ 772092/1 received on the 2.12.99.

Note The applicant is advised that the granting of outline planning permission does not permit the demolition of the existing dwelling in advance of ~~other~~ granting of Reserved Matters ~~approval~~ or a separate demolition Notification.

Director of Housing and Planning Services

12 JAN 2000

H06/0911/99

SNH ?

CNS 18-1-00