SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

FILE COPY

Town and Country Planning Act 1990

Approval of Reserved Matters

Reference: H07-0291-15 **Received:** 31st March 2015 **Type:** RESERVED MATTERS

Name: Mr & Mrs Berrisford
C/O Weston Design Ltd
2 Austerndyke Road
Weston Hills
Spalding
PE12 6BX

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Erection of detached house and garage - outline application H07-0180-14

Location : ROSE COTTAGE 21 STATION ROAD
GEDNEY HILL SPALDING

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. WES/1707/15/00B; WES/1707/15/01C and Phase 1 Contaminated Land Desk Study Report prepared by Envirep dated March 2015.

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

2 The first floor windows on the northern elevation of the dwelling shall be fitted with level 5 privacy obscure glazing and shall be permanently retained in that condition thereafter. The westernmost light of the bathroom window shall be sealed and shall be permanently retained in that condition thereafter.

Reason: In the interest of the amenities of the locality.
This condition is imposed in accordance with Policy SG17 of the South Holland Local Plan, 2006.

3 Before the commencement of the development beyond oversite details of the bricks to be used for the external walls of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all the brick(s) used in the development shall conform to the details/samples so approved.

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

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):

In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to Environmental Health, South Holland District Council. An investigation and risk assessment must be undertaken in accordance with details to be agreed with Environmental Health. Where remediation is necessary, a remediation scheme must be submitted to and approved in writing by Environmental Health. Following completion of measures identified in the approved remediation scheme a verification report shall be submitted to and approved by Environmental Health.

Paul Jackson
Planning Manager

21st July 2015 **H07-0291-15**

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.