

FILE COPY

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

Town and Country Planning Act 1990 Planning Permission

Reference: H07-0496-15 Received: 29th May 2015

Type: FULL

Name: Mr M Ryan
Bowlers Rest
50 Mole Drove
Gedney Hill
Spalding
PE12 0PA

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Replacement dwelling

Location : BOWLERS REST 50 MOLE DROVE
GEDNEY HILL 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:
Dwg. nos. 2780-15-01, 2780-15-02, 2780-15-03B, and 2780-15-04B.

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

- 3 Within 3 months of the date of 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

decision

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

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 without the prior written approval of the Local Planning Authority:

- i) the erection of extensions including dormer windows, conservatories, garages, car ports, 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 its architectural and visual integrity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 5 The scheme of landscaping and tree planting shown on dwg. no. 2780-15-02 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.

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.

- 6 Before the commencement of the development beyond oversite details of the brick(s) to be used to 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.

Note: A traditional red brick shall be utilised.

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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

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

Reason: In the interests of the character and appearance of the development and the visual

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

amenity of the area in which it is set.

This Condition is imposed in accordance with Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 8 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets. No fascia boarding shall be used.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 9 Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced beyond oversight. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be constructed in timber and installed in accordance with the approved details. They shall thereafter be so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 10 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced beyond oversight. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 11 Notwithstanding the submitted details all new window frames, glazing bars and external door frames shall be of timber construction and thereafter so maintained.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set.

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

This Condition is imposed in accordance with Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 12 Before the commencement of the development beyond oversite full details, including samples if so required, of the proposed roof lights shall be submitted to and approved in writing by the Local Planning Authority. The roof lights shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 13 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the eaves shall be submitted to and be approved in writing by the Local Planning Authority and no work to the eaves 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 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

- 14 No external boxes for gas or electricity shall be positioned on the front elevation of the building.

Reason: In the interests of the character and appearance of the development and the rural area in which it is set.

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

- 15 The development hereby permitted shall be carried out in accordance with the following flood mitigation measures:
i) Finished floor levels shall be set 300mm above existing ground level;
ii) The building shall be designed to incorporate flood resistant/resilient measures and construction techniques.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

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

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 16 No development shall be commenced beyond oversite until further details relating to the vehicular access to the public highway, including materials, specification of works and construction method have been submitted to the Local Planning Authority for written approval. The approved details shall be implemented on site before the development is first brought into use and thereafter retained at all times.

In the interests of the safety of the users of the public highway and the safety of the users of the site.

This condition is imposed in accordance with Policy SG15 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 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):

The applicant is advised to register with the Environment Agency's Floodline Warnings Direct Service.



**Paul Jackson
Place Manager**

25th August 2015

H07-0496-15

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.