

SALLY WALTHAM  
BA (Hons) FCIH  
Director of Housing & Planning Services

Housing & Planning  
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Priory Road,  
Spalding,  
Lincolnshire. PE11 2XE

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FILE COPY



## Town and Country Planning Act 1990 Planning Permission

Reference: H07/0966/00

Received: 31-AUG-00

Type: FULL

Name: Mr & Mrs B M Parker  
4 Tryfan Close  
Ilford  
Essex  
IG4 5JX

Agent: Mr & Mrs B M Parker  
4 Tryfan Close  
Ilford  
Essex  
IG4 5JX

Description: Erection of a granny annexe

Location : Fleur Cottage, 32 West Drove North Gedney Hill  
Spalding Lincs

**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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The structure shall only be used as the residence of Mrs Aileen Wright. Further, the structure and its associated materials shall be removed from the site, and the site reinstated for use as a domestic garden associated with 32 West Drove North, Gedney Hill, within whichever is the shorter of these two periods:
  - (a) three months from the date when it ceases to be occupied as the residence of Mrs Aileen Wright; or
  - (b) five years from the date of this permission.

Reason: The proposal, if permanently retained, would be significantly harmful to the general appearance of the locality by reason of its prominent position within the street scene, the temporary nature of the structure, and its design and appearance. However, a temporary and personal permission may be granted having regard to the circumstances of the applicant and proposed occupier.

- 3 Before development is commenced, details of the colour of the annexe shall be submitted to and approved in writing by the Local Planning Authority.

SALLY WALSHAM  
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Director of Housing & Planning Services

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

- 4 The existing frontage Leylandii hedge shall be allowed to grow to a minimum height of 3 metres and thereafter retained at this height.

Reason: To help reduce the impact of the development upon the street scene.

- 5 Before development is commenced 1.8 metre high solid fencing shall be provided along the whole of the northern boundary.

Reason: To protect the amenity of neighbouring residential property.

You are advised that Leylandii hedges need constant trimming to maintain their appearance and to prevent the possibility of nuisance to neighbours caused by the obstruction of light.

The permission provides approval to:

- (a) the siting as shown on the plan received 28 November 2000 and
- (b) the style of the structure as illustrated by the block plan and photograph also received 28 November 2000.

It remains for the colour to be approved to comply with Condition 3.

**Director of Housing and Planning Services**

**17 JAN 2001**

H07/0966/00

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 H07/0966/00

Received: 31-AUG-00    Type: FULL

Name: Mr & Mrs B M Parker  
4 Tryfan Close  
Ilford  
Essex  
IG4 5JX

Agent: Mr & Mrs B M Parker  
4 Tryfan Close  
Ilford  
Essex  
IG4 5JX

Description:        Erection of a granny annexe

Location :        Fleur Cottage, 32 West Drove North Gedney Hill  
Spalding Lincs

**South Holland District Council hereby give notice  
that permission has been granted (or equiv)  
on the following condition(s):**

- 1    The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2    The structure shall only be used as the residence of Mrs Aileen Wright. Further, the structure and its associated materials shall be removed from the site, and the site reinstated for use as a domestic garden associated with 32 West Drove North, Gedney Hill, within whichever is the shorter of these two periods:  
(a) *three months from the date when it ceases to be occupied as the residence of Mrs Aileen Wright; or*  
(b) five years from the date of this permission.

Reason: The proposal, if permanently retained, would be significantly harmful to the general appearance of the locality by reason of its prominent position within the street scene, the temporary nature of the structure, and its design and appearance. However, a temporary and personal permission may be granted having regard to the circumstances of the applicant and proposed occupier.

- 3    Before development is commenced, details of the colour of the annexe shall be submitted to and approved in writing by the Local Planning Authority.

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

- 4 The existing frontage Leylandii hedge shall be allowed to grow to a minimum height of 3 metres and thereafter retained at this height.

Reason: To help reduce the impact of the development upon the street scene.

- 5 Before development is commenced 1.8 metre high solid fencing shall be provided along the whole of the northern boundary.

Reason: To protect the amenity of neighbouring residential property.

~~The determined plans are:-~~

X  
You are advised that Leylandii hedges need constant trimming to maintain their appearance and to prevent the possibility of nuisance to neighbours caused by the obstruction of light.

The permission provides approval to:

- (a) the siting as shown on the plan received 28 November 2000 and  
(b) the style of the structure as illustrated by the block plan and photograph also received 28 November 2000.

It remains for the colour to be approved to comply with Condition 3.

Director of Housing and Planning Services  
12 JAN 2001

✓ 1/12/01

H07/0966/00

UTS 15-1-01.

1:2500 and 1:500 plans sent 18/8/00 and 3/8/00 respectively.  
Plan showing siting & layout received 28/11/00.  
Photograph showing the appearance of the structure received 28/11/00.