

FILE COPY



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Town and Country Planning Act 1990 Planning Permission

Reference: H08-0164-15 **Received:** 24th February 2015

Type: FULL

Name: Dillon Developments Ltd
Co Elkington Mckay Ltd
62 Wide Bargate
Boston
Lincs
PE21 6RY

Agent: Robert Lowe Chartered Architect
1 - 2 North End
Swineshead
Boston
Lincolnshire
PE20 3LR

Description: Construction of a two storey dwelling

Location : Plot 1, Land adj. to 42 Wargate Way Gosberton
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 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. 14042-01, 14042-02, 14042-03, 14042-04 and 14042-05.

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

- 3 Before the commencement of the development hereby permitted details of the bricks, roof tiles and render to be used in the development shall be submitted to and approved in writing by the Local Planning Authority, and all the materials used in the development shall conform to the details so approved.

Reason: To ensure that the Local Planning Authority has full details of the proposed materials in advance of the development taking place to retain control over those materials in the interests of

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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.

- 4 Those roof lights in the north elevation (to the bathroom) shall be obscure glazed.

Reason: To prevent overlooking, in the interests of the amenity of nearby residents.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006 and with national guidance contained in Section 7 of the National Planning Policy Framework 2012.

- 5 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, 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, levels of residential amenity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies SG14 and SG17 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 subsequently determining to grant planning permission within the statutory timeframe 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 development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

21st April 2015

H08-0164-15

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.