SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H08-0452-15 **Received:** 19th May 2015 **Type:** FULL

Name: Mr D Scharff
59 High Street
Gosberton
Spalding
Lincs
PE11 4NJ

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Proposed residential dwelling

Location : 59 HIGH STREET GOSBERTON
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. 2143-001A and 2143-002.

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

3 Before the commencement of the development hereby permitted a written schedule and samples of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the

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character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 The brickwork to the development hereby permitted shall be constructed in English Garden Wall bond at a ratio of 3 courses of stretchers to every course of headers.

Reason: In the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved by the Local Planning Authority before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

Note: The applicant is advised that a buff coloured mortar (using yellow/orange sand and white Portland cement or similar) with a flush, 'bagged' finish to reveal the aggregate in the mix would be appropriate.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 The guttering to the development hereby permitted shall be of metal construction painted black, fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 All new window frames, glazing bars, doors and external door frames shall be of timber construction with a painted finish and thereafter so maintained.

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Reason: In the interests of the architectural composition and appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

8 For the avoidance of doubt, the new windows to the south and west elevations shall be traditional, painted timber, box sliding sashes, set at least 10 cm in reveal, with the boxes recessed behind the masonry and the brick arch soffit exposed. The sashes shall have 2/2 panes, decorative horns, solid glazing bars with triangular putty effect glazing bead and full constructional details, at a scale of not less than 1:10, or full scale samples shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. The windows shall be installed in accordance with the approved details and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

9 Details of all other window frames and the external doors 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. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames and doors shall be installed in accordance with the approved details and thereafter so maintained.

Note: The applicant is advised that traditional flush casement windows with solid glazing bars and putty effect glazing bead would be acceptable for use on the rear elevation, and that guaged brick arches should be used throughout to match the front elevation.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

10 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:10) of the following features shall be submitted to and be approved in writing by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:10 scale for each feature and the development shall be constructed in accordance with the details so approved:

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- Door and window-head gauged brick arch, lintol and cill detail;
- Front door surround;
- Gable chimney stacks, to be taller and deeper than indicated so as to relate better to the proportions of the house.

Note: The applicant is advised that the use of a pre-formed gauged brick arch and non-traditional lintol design may be necessary in order to meet the requirements of Condition 8.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

11 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

12 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (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 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;
iii) alterations to the existing front boundary picket and close boarded fences, or the erection of replacement or additional fences which are taller than or in different positions to those existing fences.

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 this part of the Conservation Area within which it is set.

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This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006, and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

13 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

14 None of the existing trees on the site shall be cut down, up-rooted, destroyed, topped, lopped or pruned without the prior written consent of the Local Planning Authority.

Reason: To ensure the protection of existing trees on the site, in the interests of the visual amenity of the locality, the applicant having failed to identify which trees would be affected by the development.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

15 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, the applicant shall submit to and have approved in writing by the Local Planning Authority constructional and surfacing details for the proposed driveway and vehicle parking area. These details shall indicate how any impact on the root system and long term health of the protected Lime tree immediately adjacent to the site access will be mitigated. The development shall be carried out in strict accordance with the details so approved.

Reason: To ensure that the protected Lime tree is not adversely affected by the development.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006, national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

16 Where trees are to be retained on site they shall be protected during construction work as follows:
i) chestnut pale or similar fencing 1.5 metres in height shall be provided around the trees to be retained before development is commenced at a minimum distance from the trunks equal to the spread of the crowns of the trees. No materials, equipment, site huts, fuels or other items shall be placed or stored within the areas enclosed by the fencing so erected and the ground levels

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within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority;
ii) no burning of materials or other items shall take place within 3 metres of the crown spread of any of the trees to be retained;
iii) no services shall be routed under the spread of the crowns of the trees to be retained without the prior written consent of the Local Planning Authority;
iv) no retained tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the Local Planning Authority and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as may be specified in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

17 The existing hedge along the south boundary of both the application site and No.59 High Street shall be retained and maintained at a height of 1 metre. In the event of the existing hedgerow being removed or dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerow plants shall be maintained by the owner or owners of the land on which they are situated and all losses shall be made good as and when necessary.

Reason: To ensure the retention and maintenance of the existing frontage hedge, in order to soften the visual impact of the adjacent close boarded fence in the interests of the visual amenity of the locality, and to ensure that the visibility of drivers entering and exiting the private drive serving the site is not impaired.
This Condition is imposed in accordance with Policies SG14 and SG18 of the South Holland Local Plan 2006, and national guidance contained in Section 11 of the National Planning Policy Framework, 2012.

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 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):

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Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to the Council's offices.

The applicant is advised that any future application for the construction of a garage in front of the dwelling hereby permitted would be likely to be resisted, as such would be out of keeping with the character and pattern of development in the Conservation Area at this point.

Paul Jackson
Planning Manager

29th July 2015 **H08-0452-15**

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.