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## Town and Country Planning Act 1990 Prior Notification Application

**Reference:** H08-0647-15 **Received:** 22nd July 2015

**Type:** Prior Approval App

**Name:** Mr James Peach  
C/O Robert Doughty Consultancy Ltd  
32 High Street  
Helpringham  
Sleaford, Lincolnshire  
NG34 0RA

**Agent:** Robert Doughty Consultancy Ltd  
32 High Street  
Helpringham  
Sleaford  
Lincs  
NG34 0RA

**Description:** Proposed change of use of horticultural building to dwelling (Class C3)

**Location :** 106 Siltside Gosberton Risegate  
Spalding Lincolnshire

**South Holland District Council give notice that PRIOR APPROVAL IS GRANTED as, notwithstanding the objection(s) received, it is not considered that the effect of the development on the amenity of adjoining properties is unacceptable.**

- 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 Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:  
dwg. no's. 1171-2-LP01C, 1171-2-LP02C and Flood Risk Assessment.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details relating to:  
i) the building operations necessary to convert the building; and  
ii) design and external appearance.

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Reason: The application submitted only sought to establish the principle of the development as per the provisions of Class Q(a). The above details are required to enable the Local Planning Authority to assess the proposal against the provisions of Class Q(b).

This Condition is imposed in accordance with Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015

- 4 Finished floor levels shall be set no lower than 300mm above ground level in accordance with the recommendations of the Environment Agency.

The mitigation measures shall be fully implemented prior to occupation.

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

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

- 5 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority 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.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

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 national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

- 6 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

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

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This Condition is imposed in accordance with national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

- 7 Before the commencement of the development hereby granted, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with national guidance contained in Sections 10 and 11 of the National Planning Policy Framework, 2012.

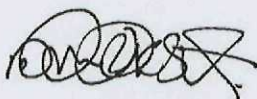
- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out.  
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks; and  
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas.

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 national guidance contained in Sections 7 and 12 of the National Planning Policy Framework, 2012.

Note:

The Environment Agency recommend that the future occupiers of the property sign on to the Environment Agency's Floodline Warnings Direct Service.



**Paul Jackson**  
**Place Manager**

**16th September 2015**

**H08-0647-15**

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.