SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H09-0017-15 **Received:** 9th January 2015 **Type:** FULL

Name: Mr G McMahon
Craig-Ny-Baa
Washway Road
Holbeach
Spalding
PE12 7PE

Agent: Mr G McMahon
Craig-Ny-Baa
Washway Road
Holbeach
Spalding
PE12 7PE

Description: Proposed extension to provide annexe

Location : CRAIG-NY-BAA WASHWAY ROAD
HOLBEACH 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:
Site Location Plan (1:1250) and dwg. nos. 1, 2, 3, 4, 5, 6 and 7.

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

3 The finish of the walls to be rendered shall match the render of the principal existing building on the site in terms of colour and texture and shall thereafter be so maintained. Such rendering and colouring shall be completed within one month of the development hereby permitted being first brought into use.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

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This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

4 The roof tiles utilised in carrying out the development hereby permitted shall match as closely as possible those of the principal existing building on the site.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

5 The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling known as Craig-Ny-Baa, Washway Road, Holbeach, shall not be sold or let off separately, and shall be used only by members of the family of the occupier of that dwelling.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the substandard level of accommodation of the annexe and the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both. Furthermore, independent occupation of the annexe would be tantamount to the formation of a new dwelling in the open countryside which would be contrary to national guidance contained in Section 6 of the National Planning Policy Framework, 2012, and Policy HS7 of the South Holland Local Plan.
This Condition is imposed in accordance with Policies HS7 and SG17 of the South Holland Local Plan 2006.

The Local Planning Authority has acted positively and proactively in determining this application, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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.

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Paul Jackson
Planning Manager

10th February 2015 **H09-0017-15**

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.