SOUTH HOLLAND DISTRICT COUNCIL

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## Town and Country Planning Act 1990

# Outline Planning Permission

**Reference:** H09-0481-15 **Received:** 22nd May 2015 **Type:** OUTLINE

Name: Mr & Mrs G Sedman
Co R Longstaff & Co
5 New Road
Spalding
Lincs
PE11 1BS

Agent: A C Hornsby
35 Peak Hill
Cowbit
Spalding
Lincolnshire
PE12 6AW

Description: Proposed replacement of existing bungalow with new dwelling

Location : ALTBROOK RAVENS BANK
GEDNEY SPALDING

**South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following:**

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun before the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 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. 15/07/01 and 15/07/02 dated May 2015.
Flood Risk Assessment dated 19 May 2015.

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 of the following matters:
i) the layout, scale and external appearance of building(s), including a schedule of external materials to be used;

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ii) the means of access to the site;
iii) the landscaping of the site;
iv) the means of sewage and surface water disposal;
v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.
This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 Prior to the first occupation of the dwelling hereby permitted, the existing dwelling on the site shall be demolished and all rubble and associated materials cleared from the site.

Reason: To ensure that the existing dwelling is demolished.
This Condition is imposed in accordance with Policy HS17 of the South Holland Local Plan 2006.

5 When application is made to the Local Planning Authority for approval of reserved matters, that application shall be accompanied by a scheme of landscaping and tree planting indicating:
i) Details of position, species and planting height of new planting;
ii) Details of which of the existing trees/hedges are to be retained or removed.
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.

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 Policy SG18 of the South Holland Local Plan 2006.

6 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment forming part of this planning application, plus the following mitigation measures:
i) Finished floor levels should be set 500mm above existing ground levels;
ii) Flood resilient construction shall be incorporated to a minimum height of 300mm above finished floor level;
iii) Safe refuge at first floor level.

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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.

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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in 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

**Paul Jackson**
**Planning Manager**

**17th July 2015** **H09-0481-15**

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.