

Town and Country Planning Act 1990 Planning Permission

Reference: H09/0646/02 Received: 05-JUN-02 Type: PERMISSION RENEWAL

Name: Mrs F M Bellamy
49 Langwith Drive
Holbeach
Spalding
Lincs

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs PE12 7LL

Description: Erection of one residential dwelling and garage (Renewal of outline application H09/0268/00)

Location : Adj. 49 Langwith Drive Holbeach

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 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 not later than whichever is the later of the following dates:
 - (a) the expiration of five years from the date of this permission,
 - (b) 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.

- 2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
 - (1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
 - (2) The siting and design of any vehicular access to a road;
 - (3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

- 3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

- 4 Before the development is commenced details of screening along the boundary of the site shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented before occupation of the dwelling.

Reason: In the interests of the amenities of the locality.

The determined plans are:

1:2500 and associated block plan received 31 July 1991.

Flood Risk Assessment received 8 August 2002.

This permission does not commit the Local Planning Authority to the siting of the dwelling as shown on the indicative block plan (reference H09/0707/91) received by the Local Planning Authority on 31 July 1991. The dwelling should be designed so as not to materially affect the residential amenity of neighbouring property in terms of overshadowing and/or overlooking.

Your attention is drawn to the attached advice from the South Holland Internal Drainage Board dated 10 July 2002.

Chris Simpkins
Chief Executive
Terry Huggins
Director of Customer Services
Bob Atkins
Director of Corporate Services

Sevians

Head of Planning & Development
01 OCT 2002

H09/0646/02

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc
DRAFT PERMISSION

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on the following condition(s):**

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Head of Planning & Development
25 SEP 2002

Handwritten:
J 26/9
MS 30/9.

H09/0646/02