SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H09-1015-14 **Received:** 8th December 2014 **Type:** OUTLINE

Name: Mr & Mrs D Hatton
18 Edinburgh Walk
Holbeach
Spalding
PE12 7AP

Agent: Cooper Architectural Design Ltd
90 Winsover Road
Spalding
Lincolnshire
PE11 1HA

Description: Residential Development

Location : Rear of 18 Edinburgh Walk Holbeach
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. no. 0614-01-A 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 of the following matters:
(i) the scale and external appearance of buildings, including a schedule of the materials to be used;
(ii) the means of surface water disposal, including position of any soakaway to be utilised;

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(iii) 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.

4 Finished floor levels shall be set 500mm above existing ground levels.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with national guidance set out in Section 10 of the National Planning Policy Framework 2012.

5 The scheme of landscaping and tree planting shown on amended dwg. no. 0614-01-A, received 8 December 2014, shall be carried out in its entirety within a period of 12 months, beginning with the date on which the development is commenced, unless agreed otherwise in writing by the Local Planning Authority. All trees and shrubs 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, unless the Local Planning Authority gives written consent to any variation.

Reason: To ensure that the site is satisfactorily landscaped.
This Condition is imposed in accordance with Policies SG14 and SG18 of the South Holland Local Plan 2006.

6 The scheme of boundary screening shown on amended dwg. no. 0614-01-A, received 8 December 2014, shall be carried out in its entirety before either dwelling is occupied and shall thereafter be retained, unless agreed otherwise in writing by the Local Planning Authority. Any gaps within the boundary hedging shall be filled with 1.8 metre high closeboarded fencing before occupation. In the event of any part of the boundary hedging dying or becoming dangerous, it shall be replaced within 1 month by 1.8 metre high closeboarded fencing, unless agreed otherwise in writing by the Local Planning Authority.

Reason: To protect the amenity of nearby residents.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

7 Foul water shall be disposed of via a mains sewer, unless agreed otherwise in writing by the Local Planning Authority.

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Reason: To ensure the provision of satisfactory facilities for the disposal of foul water.
This Condition is imposed in accordance with Policy SG12 of the South Holland Local Plan 2006.

8 Before either dwelling is occupied the private drive shall be hardsurfaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory form of development, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

9 The outbuildings to be retained in conjunction with 18 Edinburgh Walk shall be used solely for a purpose incidental to the enjoyment of the dwellinghouse. They shall not be used for business purposes.

Reason: To define the terms of the permission, in the interest of the amenities of the locality.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

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 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.

Note(s):

It is strongly recommended that future occupiers register with the Environment Agency's free Floodline Warnings Direct Service, in accordance with the recommendation of the Flood Risk Assessment.

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Paul Jackson
Planning Manager

2nd February 2015 **H09-1015-14**

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.