Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE
Admin 01775 764723
DC Officers 01775 764703
facsimile 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

G R Merchant Ltd
Unit 4 - Wrights Mews
12a Park Road
Holbeach
Spalding
PE12 7EE

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H09-1183-15 **Date of Decision:** 9th March 2016

Applicant: Mr R White
8 Meridian Drive
Holbeach
Spalding
Lincs
PE12 7NR

Location: 3 & 5 Back Street Holbeach Spalding Lincs

Description: Demolish existing derelict cottages and replace with a pair of 2 bedroom cottages

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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:
Dwg. Nos. 2823-15-10, 2823-15-11B and 2823-15-12;
Flood Risk Assessment (ref. GCB/Merchant) dated January 2016.

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

3 The external roofing material shall be natural slates, a sample of which shall be submitted to and approved in writing by the Local Planning Authority before work is commenced on

the roof.

Reason: In the interest of preserving the character and appearance of the area, which adjoins Holbeach Conservation Area.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

4 The front surround, doors and glazed screens shall be constructed in timber.

Reason: In the interest of preserving the character and appearance of the area, which adjoins Holbeach Conservation Area.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

5 Prior to installation more precise details of the new front doors and glazed screens shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the longitudinal and cross-sectional detailing and means of opening. The glazed screens shall be installed in accordance with the approved details and thereafter be retained.

Reason: To ensure that the Local Planning Authority retains control over these details of the development, in the interest of preserving the character and appearance of the area, which adjoins Holbeach Conservation Area.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

6 Full details of the roof lights shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The roof lights shall be installed in accordance with the approved details and thereafter be retained.

Note: The applicant is advised that a flush fitting rooflight of traditional design, having a slim metal frame and central vertical glazing bar, would be appropriate.

Reason: To ensure that the Local Planning Authority retains control over these details of the development, in the interest of preserving the character and appearance of the area, which adjoins Holbeach Conservation Area.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006 and national guidance contained in Section 12 of the National Planning Policy Framework, 2012.

7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows or other openings shall be formed on the rear elevation of the building other than approved by virtue of this permission.

Reason:To ensure that the Local Planning Authority retains control over any future alteration of the development in the interests of the protection of residential amenity.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

8 Before the dwellings are occupied facilities for the storage of refuse shall be provided on site in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason:To ensure that adequate facilities are made available for refuse storage to avoid pollution, to protect residential amenity, and in the interests of the appearance of the site and the area within which it is set.
This Condition is imposed in accordance with Policies SG13 and SG14 of the South Holland Local Plan 2006.

9 The first floor windows on the rear elevation shall be fitted with level 5 privacy obscured glazing and shall be permanently retained in that condition thereafter..

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

10 No part of the rooflights shall be installed below 1.7 metres above the floor of the room in which the window is installed, and shall be retained as such thereafter.

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

11 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, and in particular the following mitigation measures detailed within:
i) Finished floor levels shall be set at 300mm above existing ground level;
ii) The dwellings shall be a minimum of two storeys;
iii) Flood resilient and resistant construction measures shall be incorporated throughout the dwellings as stated within.
The mitigation measures shall be fully implemented prior to occupation.

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

Notes:

The Local Planning Authority has acted positively and proactively in determining this application by assessing it 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.

This decision notice, the relevant accompanying report and the determined plans can be

viewed online at http://planning.sholland.gov.uk/OcellaWeb/planningSearch



Paul Jackson
Place Manager
South Holland District Council

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk

RIGHTS OF APPEAL

Appeals to the Secretary of State

If you are aggrieved by the decision of your Local Planning Authority to refuse permission for the proposed development or grant consent subject to conditions, then you can appeal to the Secretary of State under Section 78 of the Town and Country Planning Act 1990 or Section 20 of the Planning (Listed Building and Conservation Areas) Act 1990.

Timescales for appealing

The deadlines for appeals are calculated from the **date of decision** and are as follows for the types of applications below:

12 Weeks	6 Months	8 Weeks
Householder Applications	Planning Permission	Consent to Display Adverts
Minor Commercial Development	Listed Building Consent	
Agricultural Determinations	Other Prior Approval Applications	
Householder Prior Approval Applications		

Enforcement Notices

If an enforcement notice was served prior to the planning application being determined then the deadline for appealing is 28 days from the date of the **planning refusal**

If an enforcement notice is served after the planning application is determined then the deadline for appealing is 28 days from the date of the **enforcement notice** OR **the timescales stated above for each application type** from the date of the planning refusal - whichever is sooner.

All appeals must be made using an Appeal Form which you can get from The Planning Inspectorate at Temple Quay House, 2 The Square, Bristol, BS1 6PN (tel: 0303 444 5000) or you can submit your appeal online at:

http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal

The Secretary of State can allow a longer period for giving notice of an appeal but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.

The Secretary of State need not consider an appeal if it seems to him that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions it imposed, having regard to the statutory requirements, to the

provisions of the development order and to any directions given under the order. In practice the Secretary of State does not refuse to consider appeals solely because the Local Planning Authroity based its decision on a direction given by him.

For detailed information on appeals, appeal types and guidance on the appeals process please visit:

http://www.planningportal.gov.uk/planning/appeals/planningappeals

Purchase Notices

If either the Local Planning Authority or the Secretary of State refuses permission to develop land or grant it subject to conditions the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor can he render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.

In these circumstances the owner may serve a purchase notice on the Council in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of the Part VI of the Town and Country Planning Act 1990 or Section 32 of the Planning (Listed Building and Conservation Areas) Act 1990.

Compensation

In certain circumstances compensation may be claimed from the Local Planning Authority if permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him.

These circumstances are set out in Section 114 and related provisions of the Town and Country Planning Act 1990 and Section 27 of the Planning (Listed Building and Conservation Areas) Act 1990.