SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Prior Notification Application

Reference: H10-0308-15 **Received:** 9th April 2015 **Type:** Prior Approval App

Name: Mr & Mrs J Piccaver
Co Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Agent: Robert Doughty Consultancy Ltd
32 High Street
Helpringham
Sleaford
Lincs
NG34 0RA

Description: Change of use of agricultural building to single dwelling (Class MB(a) approved under H10-0972-14)

Location : Home Farm Shaw's Lane
Little Sutton Spalding

South Holland District Council give notice that PRIOR APPROVAL IS GRANTED as, notwithstanding the objection(s) received, it is not considered that the effect of the development on the amenity of adjoining properties is unacceptable.

1 The development must be begun not later than 12th January 2018.

Reason: As required by Class Q of Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 1149-01-LP01, 1149-01-BP01, 1149-01-01-DD01, 1149-01-01-DD02-A, 529/01/S011, 529/01/D012, 529/01/S013 and 529/01/S014.
Structural Design Statement.

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

3 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local

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Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

Reason: The application did not include sufficient details of these matters and to ensure that the Local Planning Authority retains control over the external materials of construction of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

4 Details of the design of all external doors and door frames to be utilised in the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), threshold and lintol detailing, and means of opening. The doors and door frames shall be constructed in timber and installed in accordance with the approved details and thereafter so maintained.

Reason: The application did not include sufficient details of these matters and to ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

5 Details of the window frames to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:10, the longitudinal and cross-sectional detailing (including reveals), cill and lintol detailing, and means of opening. The window frames shall be constructed in timber and installed in accordance with the approved details and thereafter so maintained.

Reason: The application did not include sufficient details of these matters and to ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

6 The rainwater goods utilised in the development hereby permitted shall be of metal construction, coloured black and thereafter so maintained.

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Reason: In the interests of the architectural composition and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

7 Details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted and there shall be no variation from the details so approved.

Reason: The application did not include sufficient details of these matters and to ensure that the Local Planning Authority retains control over these details of the development in the interests of the character and appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with national guidance contained in Section 7 of the National Planning Policy Framework, 2012.

Paul Jackson
Planning Manager

6th May 2015 **H10-0308-15**

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.