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Lincs
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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference:	H11-0066-16	Date of Decision:	21st March 2016
Applicant:	Mr D Franklin 41 Little London Long Sutton Spalding Lincs PE12 9LE		
Location:	Rear Of 77 Little London Long Sutton Spalding		
Description:	Proposed dwelling and detached garage		

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. DF-07/15 A001A, DF-07/15 A002, DF-03/15 A003B and DF-07/15 A004.

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

- 3 Before the development is commenced beyond eaves level, full details of the materials to be used to the roof of the development hereby permitted, shall be submitted to and approved in writing by the Local Planning Authority, and all roofing materials used in the development shall conform to the details so approved.

Reason: 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 Policy SG14 of the South Holland Local Plan, 2006.

- 4 Notwithstanding the submitted details the development hereby permitted shall include the following flood mitigation measures:
- i) Finished floor levels of the building shall be set 400mm above existing ground levels;
 - ii) 600mm demountable flood barriers shall be installed on all external doorways;
 - iii) Flood resilient construction techniques shall be incorporated into the building in accordance with details outlined in the email from Lee Russell dated 19 November 2014 accompanying outline planning permission H11-0701-14;
 - iv) Safe refuge shall be available above ground floor level.
- The mitigation measures shall be fully implemented prior to the building being first brought into use and shall thereafter remain in place.

Reason: To reduce the risk and impact of flooding to the development and future users in accordance with advice within Section 10 of the National Planning Policy Framework, 2012.

- 5 The approved scheme of screening shown on dwg. no. DF-07/15 A001A shall be fully implemented prior to occupation of the dwelling hereby permitted and shall thereafter be retained in its entirety.

Reason: In the interest of the amenities of the locality. This condition was imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan, 2006.

- 6 Existing hedging on site (as indicated on dwg. no. DF-07/15 A001A) shall be retained and maintained at a height of at least 2 metres. In the event of existing hedging dying, it shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. The new hedgerows plants shall be maintained by the owner or owners of the land on which they are situated and all losses shall be made good as and when necessary.

Reason: 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.

- 7 Prior to commencement of the dwelling, the vehicular access to Little London shall be improved in accordance with drawing number DF-07/15 A001A.

Reason: In the interests of the safety of the users of the public highway and the safety of the users of the site. This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

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 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.

This decision notice, the relevant accompanying report and the determined plans can be viewed online at <http://planning.sholland.gov.uk/OcellaWeb/planningSearch>

The eventual occupiers of the dwelling are advised to sign on to the Environment Agency's Floodline Warnings Direct Service.



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 Authority 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.