

D C F Builders
 41 Little London
 Long Sutton
 Spalding
 Lincs
 PE12 9LE

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TOWN AND COUNTRY PLANNING ACT 1990

SECTION 73A CONTINUATION

Reference: H11-0829-18 **Date of Decision:** 15th October 2018

Applicant: D C F Builders
 41 Little London
 Long Sutton
 Spalding
 Lincs
 PE12 9LE

Location: Rear: 77 Little London Long Sutton Spalding Lincs

Description: Proposed dwelling and detached garage - approved under H11-0066-16 - Modification of Conditions 2, 5 and 6 to allow amendments to previously approved plans relating to boundary screening

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

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
 DF-07/15 A001 Rev B
 DF-07/15 A002
 DF-03/15-A003 Rev B
 DF-07/15 A004.
 Flood Risk Assessment (Prepared by Geoff Beel Consultancy - September 2014)

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

- 2 The proposed roof tiles for the main dwelling shall be Natural Grey Spanish Roof Slate, and the proposed roof tiles for the porch, lean-to roof and garage shall be Handmade Red / Orange Traditional Plain Tiles as specified on Condition Compliance application H11-0276-17 - Approved - 17 May 2017.

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.

- 3 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 14 of the National Planning Policy Framework, 2018.

- 4 The approved scheme of screening shown on dwg. no. DF-07/15 A001 Rev B 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.

- 5 Existing hedging on site (as indicated on dwg. no. DF-07/15 A001 Rev B) 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.

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>

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



Phil Norman
Planning and Building Control 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.