

FILE COPY

Town and Country Planning Act 1990 Approval of Reserved Matters

Reference: H11/0245/09 Received: 08-APR-09 Type: RESERVED MATTERS

Name: Stepford Homes Ltd
'Heatherdown'
Elm Lane
Low Fulney
Spalding Lincs PE12 6EQ

Agent: Stepford Homes Ltd
'Heatherdown'
Elm Lane
Low Fulney
Spalding Lincs PE12 6EQ

Description: Erection of 19 dwellings (outline H11/1052/07)

Location : Land off : Daniels Gate/Back Lane Long Sutton

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

- 1 Notwithstanding the submitted details more precise details of the submitted landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented within a period of 12 months commencing with the occupation of the first dwelling and shall thereafter be maintained for a period of 5 years.

Reason: To ensure a satisfactory development.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 2 The existing boundary hedges shall be retained in the locations shown on dwg. no. 08/011/002A at not less than 2.4 metres in height with the exception of the hedge to the Daniels Gate frontage of Plot Nos. 7, 8 and 9, which shall be retained at not less than 3 metres in height unless the Local Planning Authority agree in writing to vary these heights. Any sections of hedge that subsequently die shall be replaced in accordance with details to be submitted to and approved in writing by the Local Planning Authority within the first available planting season and shall thereafter be allowed to grow to the height of the original hedge.

Reason: In the interest of the visual amenities of the locality.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 3 The existing trees and hedgerows to be retained on site shall be protected for the duration of construction operation in accordance with details to be submitted to and approved in writing by the

Local Planning Authority.

Reason: In the interest of the visual amenities of the locality.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

- 4 The proposed fence along the northern boundary as shown on dwg. no. 08/011/002A shall be constructed prior to the commencement of building operations.

Reason: To safeguard the amenities of the adjoining dwelling.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2009.

- 5 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no garages, car ports or house extensions shall be erected within the curtilages of the dwellings on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure that the Local Planning Authority retains control over the future extension of the development, in the interests of its architectural and visual integrity and the visual amenity and character of the area within which it is set.

This Condition is imposed in accordance with Policies SG1 and SG14 of the South Holland Local Plan 2006.

- 6 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls or roof of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason: To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity.

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

Reason For Approval

The proposal is in accordance with national and local policies as set out in;

Planning Policy Statement 3 'Housing'.

Policies SG1, SG7, SG14, SG15, SG16, SG17, HS4 and HS8 of the South Holland Local Plan 2006.

The issues relating to residential amenity, pedestrian and vehicular access and safety are material considerations but not sufficient in this case to indicate against the proposal and to outweigh the policies referred to above.

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Note(s):

The determined plans are:

Dwg. nos. 08/011/001, 08/011/003, 08/011/004, 08/011/005, 08/011/006, 08/011/007, 08/011/008, 08/011/009, 08/011/010, 08/011/011, 08/011/012, AS1550/1 and Design and Access Statement (incorporating Ecological Report and Flood Risk Assessment, received 7 April 2009).
Amended dwg. no. 08/011/002A received 20 May 2009.



Head of Planning & Development

23 JUN 2009

H11/0245/09

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.