

Council Offices
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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H12-0401-15 Received: 5th May 2015

Type: SEC 73 MODIFICATION

Name: Mr L Lovegrove
63 Boston Road South
Holbeach
Spalding
Lincs
PE12 7LZ

Agent: G R Merchant Ltd
Unit 4 Wrights Mews
12A Park Road
Holbeach
Spalding
Lincolnshire
PE12 7EE

Description: Erection of 2 bed chalet bungalow (Outline application H12-1044-13 and Reserved Matters approval H12-0500-14). Modification to allow amendments to previously approved plans

Location : Between 96 & 98 Little London Long Sutton
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

- 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. 2757-15-01 and 2757-15-02.

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

- 3 The scheme of landscaping and tree planting shown on dwg. no. 2757-15-02 shall be carried out in its entirety within a period of 6 months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.



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Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.

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

- 4 The approved scheme of boundary screening shall be implemented in its entirety before the development hereby permitted is first brought into use and shall thereafter be so maintained.

Reason: To protect the amenity of neighbouring residents.

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

- 5 The development hereby permitted shall be carried out in accordance with the following flood mitigation measures:
 - Flood resilient construction shall be incorporated to a height of 300mm above finished floor levels;
 - Safe refuge shall be available on the first floor of the development;
 - Identification and provision of safe route(s) into and out of the site to an appropriate safe haven.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 6 Before the new dwelling is commenced the side projection to 96 Little London shall be demolished in accordance with details shown on dwg. no. 2757-15-02 and the side wall of 96 Little London made good.

Reason: To ensure a satisfactory development in the interest of the amenities of the locality.

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

- 7 The rooflights shall be obscure glazed and non-opening, unless no part is installed below 1.7 metres above the floor of the room in which the window is installed. The rooflights 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.

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The Local Planning Authority has acted positively and proactively in determining this application by assessing the application 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 in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx

Note(s):

The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.



Paul Jackson
Planning Manager

30th June 2015

H12-0401-15

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.