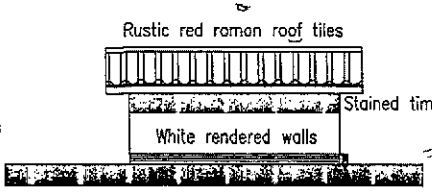
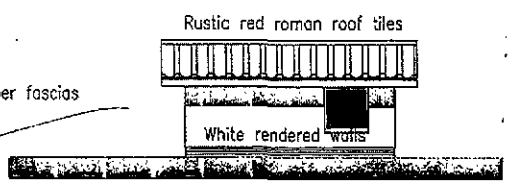


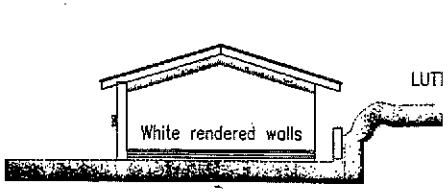
NORTH ELEVATION



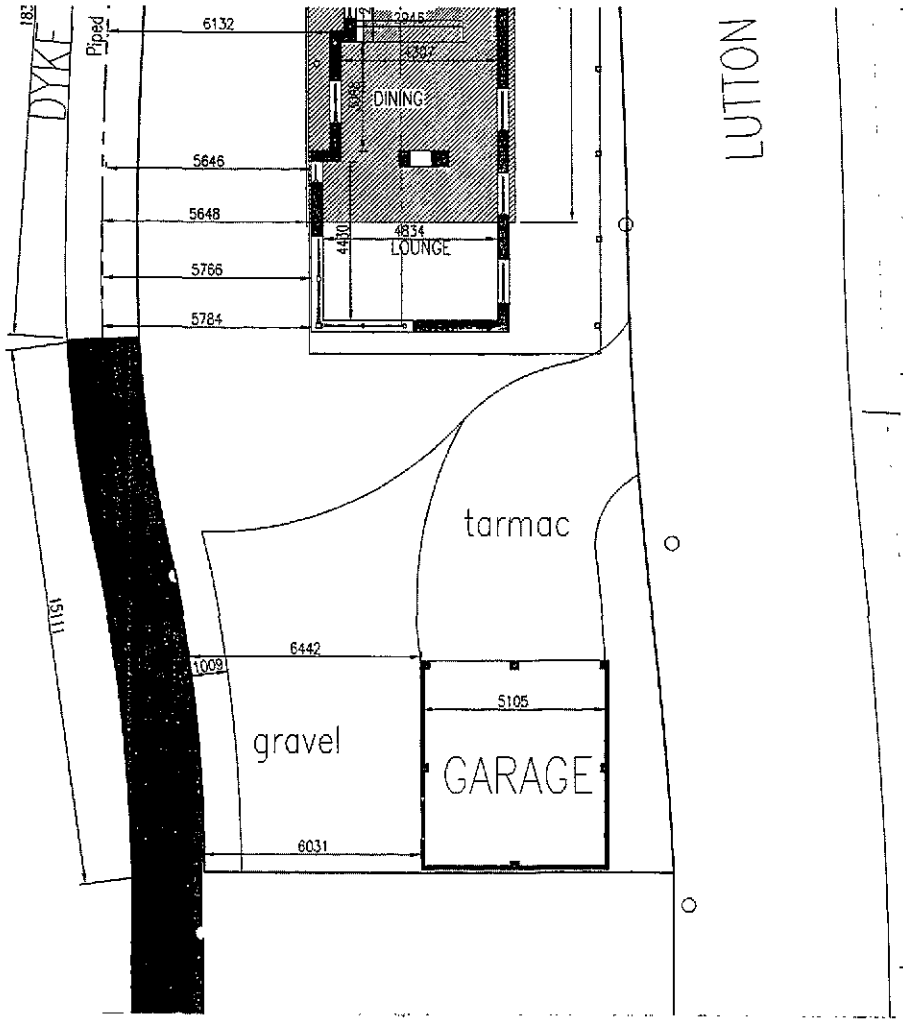
EAST ELEVATION

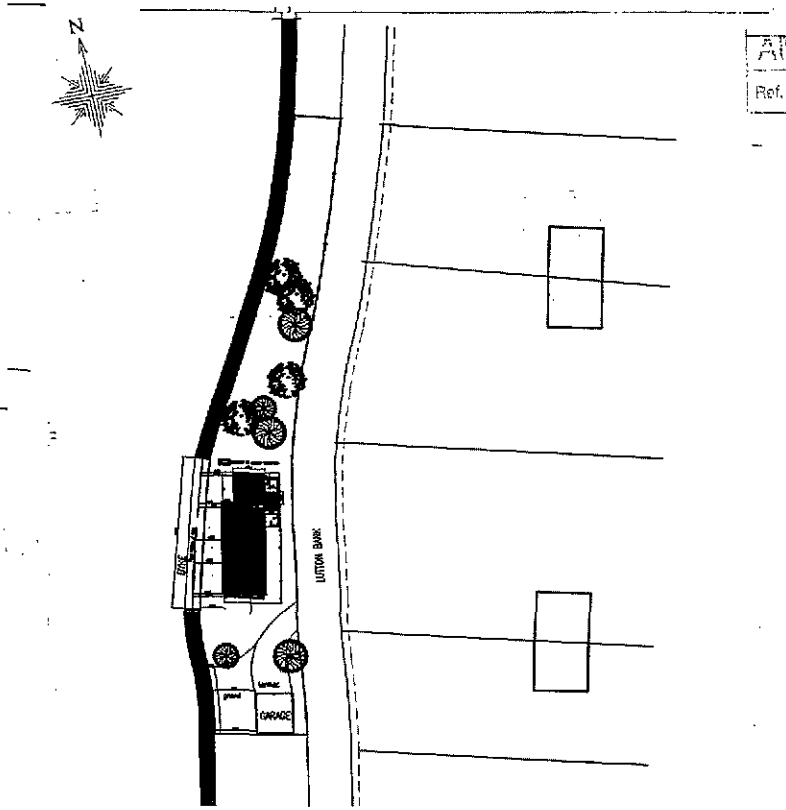


WEST ELEVATION



SOUTH ELEVATIOI





KEY PLAN

AMENDED
Ref. A3

JOHN
partnership
CHARTERED AR

Client
David & Jackie B

Project
Proposed new dw
Lutton Bank, Lutt

Drawing
Plans & Elevation
Proposed New Ga

Date
May 2012

Job No.
1717

Drawing No.
AD/2

Scale
1:100, 1:500

Revisions
A Move dwelling
B Tarmac drive w hardstanding
C Piped dyke &
D Dwelling posi

John D Lynch Dip. Arch.(Dun
28 Havelock Street, Spalding
Tel. 01775 724187, Fax.
Mobile: 079201
Email: johndlynchAr

SHDC
Planning & Development
26 JUL 2012
Ref: 0405-12

FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

Town and Country Planning Act 1990

Planning Permission

Reference: H12-0408-12 **Received:** 13th July 2012 **Type:** FULL

Name: Mr and Mrs D J Bibby
Rylton House
Mill Lane
Sutton Bridge
Spalding
Lincs
PE12 9UA

Agent: John D Lynch Partnership
28 Havelock Street
Spalding
Lincolnshire
PE11 2YL

Description: Proposed replacement bungalow and double garage

Location : Lutton Bank Lutton Marsh
Spalding Lincs

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the development in accordance with the application and plans submitted, 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:
Amended dwg. nos. AD/1A and AD/2A received 26 July 2012;
Flood Risk Assessment (reference GCB/Bibby, dated September 2012) received 21 September 2012;
unless otherwise agreed in writing by the Local Planning Authority.

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

3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

i) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
ii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows;

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration 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 HS17 and SG14 *of the South Holland* Local Plan 2006.

4 Before the commencement of the development hereby permitted details of the bricks to be used for the plinths, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all the bricks used in the development shall conform to the details/samples 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

5 Notwithstanding the submitted details, the walls to be rendered shall be smooth rendered and painted white or cream, unless otherwise agreed in writing by the Local Planning Authority. Such rendering and final colouring shall be completed within one month of the development hereby permitted being first brought into use.

Reason: To ensure that the Local Planning Authority retains control over the external materials of construction and final colour 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

6 Notwithstanding details shown on the submitted drawings, details of the roof tiles, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before development is commenced. All tiles used in the development shall conform to the details/samples so approved.

Note: The roofing material should be a natural pantile or slate and not a "Roman" profile roofing tile.

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

7 Before development is commenced, 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. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

8 Details of the design of all external doors 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 and all external doors used in the development shall conform to the details so approved.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

9 The rainwater goods to be utilised in the development shall be of metal construction, painted black or dark grey and thereafter so maintained.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

10 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating,

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. 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, unless the Local Planning Authority gives written consent to any variation.

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.

11 The development hereby permitted shall be carried out in accordance with the approved Flood Risk Assessment (FRA) (reference GCB/Bibby, dated September 2012) and the following mitigation measures:
- The eventual occupiers shall sign on to the Environment Agency's Floodline Warnings Direct Service;
- Identification and provision of safe route(s) into and out of the site to an appropriate safe haven as stated in Section 8.5 of the FRA;
- Safe refuge shall be provided in the roof space, with a velux roof light provided;
- Flood resilient construction shall be employed to a height of 1 metre above finished floor level;
- Finished floor levels shall be set 500mm above original ground slab level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority.

Reason: To reduce the risk of flooding to the proposed development and future occupants.
This Condition is imposed in accordance with advice within Section 10 of the National Planning Policy Framework, March 2012.

12 Before development is commenced details of the new roof light to be installed in accordance with Condition 12 shall be submitted to and approved in writing by the Local Planning Authority. The roof light shall thereafter be installed in accordance with the approved details before the dwelling is brought into use.

Reason: To ensure a satisfactory form of development in the interests of visual amenity and also flood risk.
This Condition is imposed in accordance with Policies HS17 and SG14 of the South Holland Local Plan, 2006 and also advice within Section 10 of the National Planning Policy Framework,

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

March 2012.

13 Before development is commenced, details at a scale of not less than 1:20 of the new chimney stack shall be submitted to and approved in writing by the Local Planning Authority.

Reason: 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 Policies HS17 and SG14 of the South Holland Local Plan 2006.

14 Before the dwelling is brought into use the driveway/parking area shall be constructed in accordance with details shown on dwg. no. 1717/AD/2A accompanying the application.

Reason: To ensure a satisfactory form of development in the interest of highway safety.
This Condition is imposed in accordance with Policies SG14 and SG15 of the South Holland Local Plan, 2006.

Reason For Approval
The proposal is in accordance with national and local policies as set out in:
Sections 6 and 7 of the National Planning Policy Framework, March 2012;
Policies SG14, SG15, SG16 and SG17 of the South Holland District Local Plan, 2006.

Although there is some conflict with Policy HS17 of the South Holland Local Plan, 2006, this is outweighed by other considerations in favour of the proposal, subject to conditions.

Note:

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.

SOUTH HOLLAND DISTRICT COUNCIL
Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

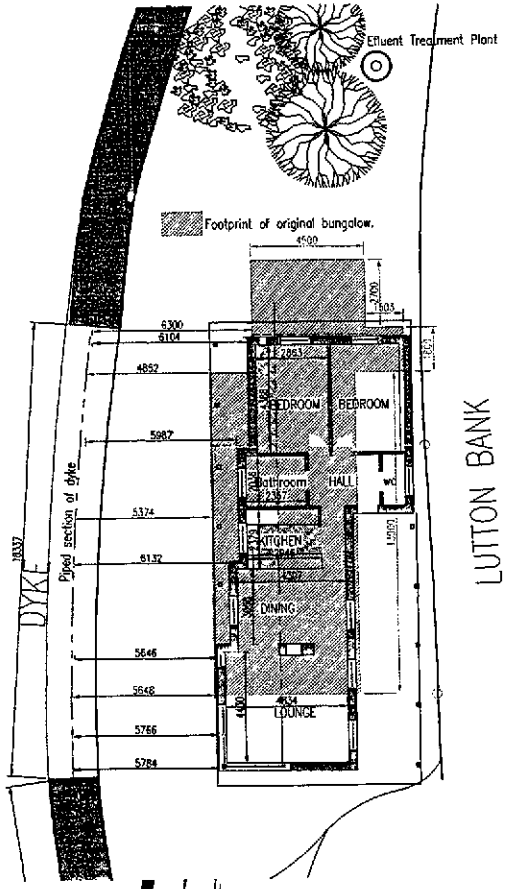
contacts:
admin: 01775 764723
dc officers: 01775 764703
s/board: 01775 761161
facsimile: 01775 762937
planningadvice@sholland.gov.uk
www.sholland.gov.uk

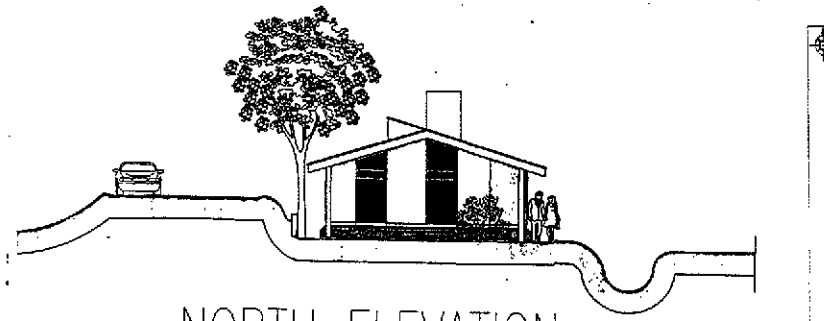
Paul Jackson
Planning Manager
26th October 2012

H12-0408-12

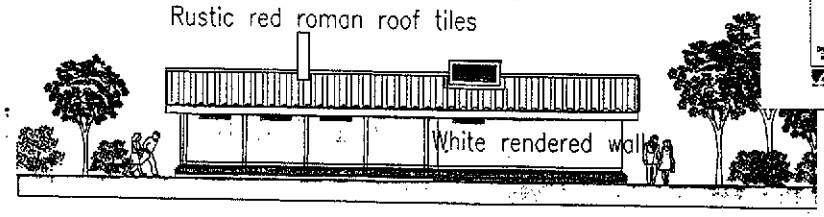
This decision refers only to that required for the purposes of the Town and Country Planning Acts and not for Building Regulations or any other legislation.

Terry Huggins Chief Executive
Mark Stokes - Deputy Chief Executive Maxine O'Mahoney - Director of Commissioning

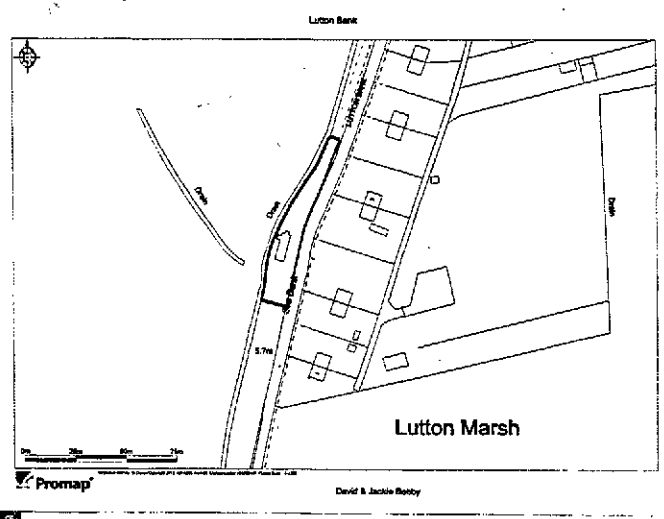


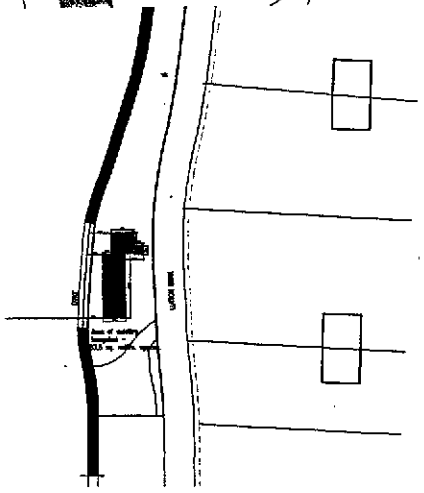


NORTH ELEVATION

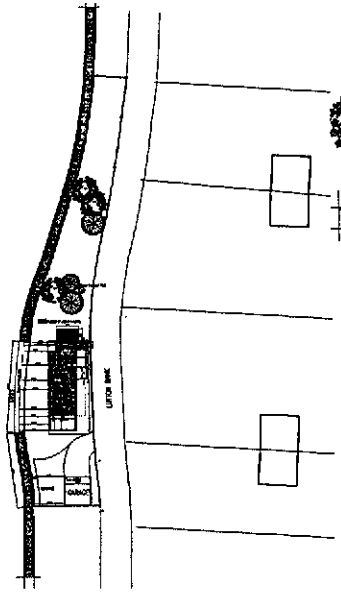


EAST ELEVATION

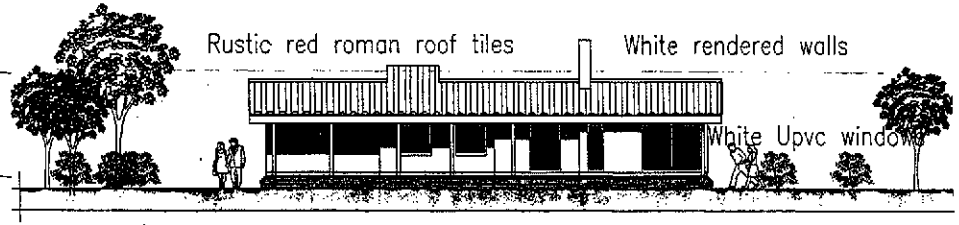




EXISTING SITE



PROPOSED DWELLING



WEST ELEVATION

AMENDED PLAN
Ref: A3

Planning & Development
2 6 JUL 2012
Ref:



SOUTH ELEVATION

JOHN D LYNCH
partnership
CHARTERED ARCHITECTS

Client
David & Jackie Bebby

Project
Proposed new dwelling at Lutton Bank, Lutton Marsh

Drawing
Plans & Elevations of Proposed New Dwelling at Lutton Bank, Lutton Marsh

Date	Drawn
May 2012	Jdl
Job No. 1717	Drawing No. AD/1A

Scale
1:100, 1:500 & 1:1250

Revisions

A	Move dwelling 2M south.
B	Tarmac drive with gravel-hardstanding.
C	Piped dyke & Crit Dimen-
D	Dwelling position adjusted.

John D Lynch Dip. Arch.(Dundee) ARIBA, AAIA
28 Innerbank Street, Stirling, Loan, FK11 1QF
Tel: 01786 75487, Fax: 01786 75487
Mobile: 07970 982789
Email: johndlynch@aol.com