SOUTH HOLLAND DISTRICT COUNCIL

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H12-0424-15 **Received:** 20th May 2015 **Type:** S73A CONTINUATION

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

Agent: Mr Paul White
137 Broad Lane
Moulton
Spalding
Lincolnshire
PE12 6PW

Description: Proposed replacement bungalow and double garage - approved under H12-0408-12. Modification of Condition 5 to allow outer brick skim in lieu of block and render.

Location : Lutton Bank Lutton Marsh
Spalding Lincolnshire

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. AD/1A (rev D);
Dwg. no, AD/2A (rev D) accompanying planning permission H12-0408-12;
Flood Risk Assessment (ref GCB/Bibby, dated September 2012) accompanying planning permission H12-0408-12.
Brick sample received 5 June 2015.

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

2 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (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:
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;

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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.

3 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 prior to installation. 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.

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.

4 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 prior to installation. 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.

5 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 prior to installation 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

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Local Plan 2006.

6 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.

7 Within 2 months of the date of this permission, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, 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.

8 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 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

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Policy Framework, March 2012.

9 Details of the new roof light to be installed in accordance with Condition 4 shall be submitted to and approved in writing by the Local Planning Authority prior to installation. 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, March 2012.

10 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 prior to its construction. The chimney stack shall thereafter be installed in accordance with the approved details.

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.

11 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.

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):

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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

15th July 2015 **H12-0424-15**

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.