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

FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H13-0680-15 **Received:** 24th July 2015 **Type:** SEC 73 MODIFICATION

Name: D Brown Building Contractors Ltd
Seas End Road
Moulton Seas End
Spalding
Lincolnshire
PE12 6JX

Agent: Andrew M Wright Ltd
26 Joys Bank
Holbeach St Johns
Spalding
Lincolnshire
PE12 8SD

Description: Change of use of 6 holiday lets to one single dwelling. Modification of Condition 2 of H13-0299-15 to allow amendments to previously approved plans.

Location : Seas End Road Moulton Seas End
Spalding

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. no. 061301/PD101 (Rev P1) accompanying planning application H13-0299-15;
Dwg. nos. 061301/PD102 (Rev P2) and 061301/PD103 (Rev P2);
Report by Brown & Co (ref TMH/49139) dated 19 March 2015 accompanying planning application H13-0299-15;
Flood Risk Assessment (Ref GCB/Wright) dated April 2015 accompanying planning application H13-0299-15.

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

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

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 other than approved by virtue of this permission.
i) the erection of freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii) the erection of house extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii) 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 HS16 and SG14 of the South Holland Local Plan 2006.

4 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment accompanying planning application H13-0299-15. Finished floor levels shall be 3.56m AOD. The mitigation measures shall be fully implemented prior to occupation.

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.

5 Within 1 month of the date of this decision notice a scheme of landscaping and tree planting shall be submitted to the Local Planning Authority for written approval. The approved scheme shall be carried out in its entirety within a period of 12 months beginning from the date of approval. 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.

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.

6 External materials and the external colour scheme shall be in accordance with details accompanying condition compliance application H13-0835-12 as modified by planning application H13-0058-14.

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 HS16 and SG14 of the South Holland Local Plan 2006.

7 The rainwater goods utilised in the development hereby permitted shall be in accordance with details accompanying condition compliance application H13-0835-12.

Reason: In the interests of the appearance of the development and the visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies HS16 and SG14 of the South Holland Local Plan 2006.

8 The guttering to the development hereby permitted shall be fixed to the external walls by means of gutter spikes/rise and fall brackets and no fascia boarding shall be used.

Reason: In the interests of the architectural composition 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 HS16 and SG14 of the South Holland Local Plan 2006.

9 The external face of the frame to all new windows shall be set in a reveal of a minimum of 50mm from the front face of the adjacent walling and thereafter so maintained.

Reason: To ensure that the Local Planning Authority retains control over this detail 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 HS16 and SG14 of the South Holland Local Plan 2006.

10 Details of the design of all external doors and door frames to be utilised in the development shall be in accordance with details accompanying condition compliance application H13-0835-12. The external doors and door 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 HS16 and SG14 of the South Holland Local Plan 2006.

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

11 Details of the window frames to be utilised in the development shall be in accordance with details accompanying condition compliance application H13-0835-12. 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 HS16 and SG14 of the South Holland Local Plan 2006.

12 Details of the proposed roof lights shall be in accordance with details accompanying condition compliance application H13-0835-12. The roof lights 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 HS16 and SG14 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

Paul Jackson
Place Manager

18th September 2015 **H13-0680-15**

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.