SOUTH HOLLAND DISTRICT COUNCIL

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Town and Country Planning Act 1990

Planning Permission

Reference: H14-0376-15 **Received:** 30th April 2015 **Type:** FULL

Name: Mr & Mrs Kurt Mason
Holly House
23 Church Street
Pinchbeck
Spalding
Lincs
PE11 3UA

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

Description: Demolition of existing concrete sectional garage and erection of new two-storey garage and gym

Location : HOLLY HOUSE 23 CHURCH STREET
PINCHBECK SPALDING

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:
Dwg. no. 051301-PD01-P1 and Design and Access Statement 21.04.15.

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

3 Before the commencement of the development hereby permitted beyond oversite samples of materials of construction shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the samples so approved.

Reason: Further detail needs to be submitted in support of the application to ensure that the Local Planning Authority retains control over the external materials of construction of the

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development in the interests of the appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

4 Before the commencement of works beyond oversite a list of species which are going to be seeded onto the roof mat shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: Further detail needs to be submitted in support of the application to address the particular interest of the appearance of the development and the character and visual amenity of this part of the Conservation Area in which it is set.
This Condition is imposed in accordance with national guidance set out in Section 12 to the National Planning Policy Framework, 2012.

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 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
Planning Manager

2nd July 2015 **H14-0376-15**

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.