

FILE COPY

## Town and Country Planning Act 1990 Outline Planning Permission

Reference: H14-0476-15 Received: 23rd June 2015

Type: OUTLINE

Name: Mr A Wilkerson  
This I'LI Do  
57 Rotten Row  
Pinchbeck  
Spalding  
Lincs  
PE11 3RQ

Agent: Mr A Wilkerson  
THIS I'LL DO  
57 Rotten Row  
Pinchbeck  
Spalding  
Lincs  
PE11 3RQ

Description: Residential development - erection of bungalow

Location : Rear of 57 and 59 Rotten Row Pinchbeck  
Spalding Lincs

**South Holland District Council hereby give notice that OUTLINE  
PLANNING PERMISSION HAS BEEN GRANTED for the development in  
accordance with the application submitted, subject to the following:**

- 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:  
1:2500 Location Plan, Location Plan (not to scale), 1:500 Block Plan, Block Plan (not to scale), and Flood Risk Assessment prepared by S M Hemmings.

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

- 3 No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
  - i) the layout, scale and external appearance of the buildings, including a schedule of external materials to be used;
  - ii) the means of access to the site;
  - iii) the landscaping of the site;

- iv) the means of sewage and surface water disposal;
- v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.
- vi) details of the means of storage and disposal of domestic refuse; and
- vii) details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes.

*Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.*

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

- 4 The development permitted by this planning application shall be carried out in accordance with the measures set out in the approved Flood Risk Assessment prepared by S M Hemmings and in particular the following mitigation measures:
- Finished floor levels shall be set no lower than 4.1 metres above ordnance datum;
  - Flood resilient construction shall be incorporated throughout the development to a minimum height of 300mm above finished floor levels; and
  - An area of safe refuge shall be incorporated at first floor level.

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 The development hereby permitted shall not exceed one storey in height but with the inclusion of a safe refuge incorporated within the roof space so as to comply with measures recommended by the Environment Agency.

*Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding, is compatible with the existing character of development in the locality, and maintains the residential amenity of 2 The Chase in terms of overlooking.*

This Condition is imposed in accordance with Policy SG14 and SG17 of the South Holland Local Plan 2006 and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

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

- 6 The access to the development hereby approved shall be from the adoptable highway known as The Chase only.

Reason: In the interests of the safety of the users of the public highway, the safety of the users of the site and to accord with Policy SG14 of the South Holland Local Plan 2006.

- 7 The front of any garage shall be a minimum of 6 metres from the back edge of the highway.

Reason: To enable calling vehicles to wait clear of the carriageway of The Chase in the interests of safety and to accord with Policy SG14 of the South Holland Local Plan 2006.

- 8 When application is made for approval of the reserved matters, that application shall show details of arrangements to enable a motor vehicle to turn within the site so that it can enter and leave the highway in a forward gear.

Reason: To allow vehicles to enter and leave the highway in a forward gear in the interests of highway safety and to accord with Policy SG14 of the South Holland Local Plan 2006.

- 9 Before the access is brought into use the existing hedge shall be lowered to a height not exceeding 0.6 metres above the edge of the adjacent carriageway for a distance of 2 metres on each side of the access and thereafter the visibility splay shall be kept free of obstacles exceeding 0.6 metres in height.

Reason: In the interests of safety of the users of the public highway and the safety of the users of the site and to accord with Policy SG14 of the South Holland Local Plan 2006.

- 10 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.
- 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; and
  - 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, levels of residential amenity and the visual amenity and character of the area within which it is set. This Condition is imposed in accordance with Policies SG14 and 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, having engaged with the Applicant at the pre-application stage, and by assessing the subsequent 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](http://www.sholland.gov.uk/doitonline/plandev/plansearch.aspx)

**Note:**

Prior to the submission of details for any access works within the public highway you must contact the Divisional Highways Manager on 01522 782070 for application, specification and construction information.



**Paul Jackson**  
**Place Manager**

**18th August 2015**

**H14-0476-15**

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.