SALLY WALTHAM
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SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0558/01 Received: 09-MAY-01 Type: OUTLINE

Name: Mr & Mrs Cox
Horseshoe Garage
Horseshoe Road
Spalding
Lincs PE11 3BE

Agent: Mr & Mrs Cox
Horseshoe Garage
Horseshoe Road
Spalding
Lincs PE11 3BE

Description: Demolition of motor vehicle repair garage and erection of dwelling and garage

Location : Horseshoe Garage Horseshoe Road
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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

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HOUSING & PLANNING
SERVICES DEPARTMENT

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The dwelling shall be single storey with no windows or rooms in the roof space.

Reason: To maintain the character of the dwellings on either side of the site.

The determined plans are:-
Site location plan received 9 May 2001.

In view of the restricted size of the site the applicant is advised that care will need to be taken to ensure that the dwelling respects the existing building line and is suitable for this plot.

The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Director of Housing and Planning Services
16 JUL 2001

H14/0558/01

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

Reference H14/0558/01 Received: 09-MAY-01 Type: OUTLINE

Name: Mr & Mrs Cox
Horseshoe Garage
Horseshoe Road
Spalding
Lincs PE11 3BE

Agent: Mr & Mrs Cox
Horseshoe Garage
Horseshoe Road
Spalding
Lincs PE11 3BE

Description: Demolition of motor vehicle repair garage and erection of dwelling and garage

Location : Horseshoe Garage Horseshoe Road Spalding Lincs

South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent written approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting, design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a

period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 The dwelling shall be single storey with no windows or rooms in the roof space.

Reason: To maintain the character of the dwellings on either side of the site.

The determined plans are:-
Site location plan received 9 May 2001.

In view of the restricted size of the site the applicant is advised that care will need to be taken to ensure that the dwelling respects the existing building line and is suitable for this plot.

Director of Housing and Planning Services
12 JUL 2001

H14/0558/01