SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H16-0052-15 **Received:** 27th January 2015 **Type:** FULL

Name: Mr Harris
Romany Way
Clay Lake
Spalding
Lincolnshire
PE12 6BL

Agent: Peter Humphrey Associates
31 Old Market
Wisbech
Cambridgeshire
PE13 1NB

Description: Proposed chalet bungalow

Location : ROMANY WAY CLAY LAKE
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:

Drawing 5225/PL01a.

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

4 Before the commencement of the development hereby permitted a schedule of external materials of construction of buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. Samples shall be provided as may be required by the Local Planning Authority of the materials in the schedule and the use of such samples shall be approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

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Reason 1: 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.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

The development hereby permitted shall be carried out in accordance with the measures set out in the approved Flood Risk Assessment (Report reference: Final Report dated December 2014 by Geoff Beel Consultancy). In particular the following mitigation measures detailed within:
- Finished Floor Levels of the dwelling shall be set at 4m AOD;
- Flood resilient and resistant construction techniques shall be incorporated throughout the development.

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 agreed by the Local Planning Authority.

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.
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
Planning Manager

22nd April 2015 **H16-0052-15**

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.