SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H16/0154/97 Received:14-FEB-97 Type:OUTLINE

Name: Mr N Walker
c/o Poddingtons
44 Double Street
Spalding
Lincs

Agent: Poddingtons
44 Double Street
Spalding
Lincs

Description: Proposed dwelling

Location : Woolram Wygate 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 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 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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) 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 Before the vehicular access is commenced to be used the access and turning facility shall be provided on site in accordance with the amended plan (drawing no. 2762-1A) received by the Local Planning Authority on 20 March 1997.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

4 Before the proposed dwelling is constructed the access and turning space shall be provided as shown on drawing no. 2762-1A received by the Local

Planning Authority on 20 March 1997 for the existing dwelling.

Reason: To ensure the provision of adequate facilities for safe entry and exit of vehicles calling at the site in the interests of road safety.

5 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 five 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.

6 A two-storey building only shall be erected (two storey does not include chalet bungalow).

Reason: To ensure that the new building is in keeping with the character of the locality.

7 The design of the proposed dwelling shall minimise overlooking to the bungalows located to the rear.

Reason: To ensure satisfactory development.

The applicants are advised that both the siting of the dwelling and garage and the siting of the means of access have been approved as part of this Outline planning permission.

This permission is granted in accordance with the application submitted as revised by the amended plan (drawing no. 2762-1A) received by the Local Planning Authority on 20 March 1997.

Director of Housing and Planning Services
21-APR-97 H16/0154/97

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

MRS SALLY WALTHAM BA (Hons) FC.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

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44 Double Street
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Description: Proposed dwelling

Location : Woolram Wygate 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 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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) 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.

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14-APR-97 Checked ....[illegible]....15/4..

Authorised to issue (inc Delegation)..[illegible]....