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FILE 6377

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0248-15 Received: 13th March 2015

Type: FULL

Name: Mr D Motsoeli
1 Beaufort Drive
Spalding
Lincolnshire
PE11 2YR

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Proposed single storey rear and side extension

Location : 1 BEAUFORT DRIVE 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. nos. WES/1707/15/00 and side elevation - roof connection detail, and e-mail (from the agents, Weston Design Ltd dated 1 June 2015).

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

- 3 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match as closely as possible that of the principal existing building on the site in terms of the type of brick, mortar mix and method of bonding.

Reason: In the interests of the architectural and visual integrity of the overall development and the visual amenity of the area in which it is set.

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This Condition is imposed in accordance with Policy SG20 of the South Holland Local Plan 2006.

- 4 Before the commencement of the development hereby permitted details of the roof tiles, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles used in the development shall conform to the details/samples so approved.

Note: For the avoidance of doubt, the roof tile should be recommended by the manufacturer for this low a pitch.

Reason: 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 and the visual amenity of the area in which it is set.

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

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.

Note:

The applicant is reminded of the letter sent by Welland and Deepings Internal Drainage Board. They state that if it is confirmed that the proposed rear extension is within the 9 metre byelaw distance of the Board's Town Drain, an application would be required for the Relaxation of the byelaws before the commencement of development. Relaxation of the byelaw may or may not be granted.

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

11th June 2015

H16-0248-15

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.