FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
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PE11 2XE

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Town and Country Planning Act 1990

Planning Permission

Reference: H16-0270-15 **Received:** 20th March 2015 **Type:** FULL

Name: Mrs V Dunn
46 Wygate Road
Spalding
Lincs
PE11 1NT

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Single storey side and rear annexe extension

Location : 46 WYGATE ROAD 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. 2494-001; 2494-002; 2494-003; 2494-004; 2494-005 and 2494-006A.

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

3 The accommodation hereby permitted shall be and shall remain incidental to the use of the dwelling known as 46 Wygate Road, shall not be sold or let off separately, and shall be used only by members of the family of the occupier of that dwelling.

Reason: The Local Planning Authority consider that the proposed annexe would be inappropriate for occupation independent of the main dwelling by virtue of the substandard level of accommodation of the annexe and the physical relationship between the annexe and the main house which would create inadequate levels of residential amenity for the occupiers of both.

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This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

4 The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

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.
This Condition is imposed in accordance with Policy SG20 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

Paul Jackson
Planning Manager

22nd June 2015 **H16-0270-15**

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.