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FILE COPY

Town and Country Planning Act 1990 Outline Planning Permission

Reference: H16-0339-15 Received: 16th April 2015

Type: OUTLINE

Name: Mr & Mrs D G Bark
4 Mulberry Way
Spalding
Lincs
PE11 2QJ

Agent: A C Hornsby
35 Peak Hill
Cowbit
Spalding
Lincolnshire
PE12 6AW

Description: Residential Development

Location : Between 4 and 8 Mulberry Way Spalding

**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 before 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 as amended by the Planning and Compulsory Purchase Act 2004.

- 2 The residential development hereby permitted shall consist of a single storey bungalow and detached garage broadly comparable to the illustrative scheme shown on submitted dwg. nos. 15/02/01 and 15/02/02. No development shall take place without the prior written approval of the Local Planning Authority of all details of the following matters:
 - i) the layout, scale and external appearance of buildings, including a schedule of external materials to be used;
 - ii) the means of access to the site;
 - iii) the landscaping of the site;
 - iv) the means of sewage and surface water disposal;
 - v) the existing and proposed site levels and floor levels of the buildings and hard surfaced areas.

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Reason: The application was submitted in outline only and the above details are required to enable the Local Planning Authority to assess the detailed design, appearance and layout of the development as well as ensure that appropriate access and services are provided to serve the development.

This Condition is imposed in accordance with Policies SG12, SG13, SG14 and SG18 of the South Holland Local Plan 2006 and national guidance contained in Sections 7 and 10 of the National Planning Policy Framework, 2012.

- 3 Unless otherwise approved in writing by the Local Planning Authority the development hereby permitted shall be carried out in accordance with the following illustrative plans:
Dwg. nos. 15/02/01 and 15/02/02.

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

- 4 The development hereby permitted shall be carried out in accordance with the following flood mitigation measures:
- i) Finished floor levels shall be set 300mm above existing ground level;
 - ii) Provision of a staircase leading to a safe refuge within the roof space, including associated roof light;
 - iii) The building shall be designed to incorporate flood resistant/resilient measures and construction techniques, including 1 metre demountable flood barriers on doorways;
 - iv) The eventual occupiers shall sign on to the Environment Agency's Floodline Warnings Direct Service.

The flood mitigation measures shall be provided in accordance with the approved details prior to the development hereby permitted being brought into use.

Reason: To ensure that the risk of flooding to the development and future occupants is mitigated whilst ensuring that the dwelling has a satisfactory relationship with existing development.

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.

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Paul Jackson
Place Manager

20th August 2015

H16-0339-15

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.