SOUTH HOLLAND DISTRICT COUNCIL

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## Town and Country Planning Act 1990

# Approval of Reserved Matters

**Reference:** H16-0386-15 **Received:** 30th April 2015 **Type:** RESERVED MATTERS

Name: Mr D Roberts
C/O Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

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

Description: Erection of dwelling - outline application H16-0967-14

Location : 129 PENNYGATE SPALDING

**South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:**

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's. 2562-001, 2562-002, 2562-003, 2562-004, 2562-005, 2562-006 and 2562-007.

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

2 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.

Reason: Because insufficient information has been provided within the application, and 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.

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3 Before the commencement of the development hereby granted, full details of the proposed means of foul and surface water disposal to separate systems shall be submitted to and approved in writing by the Local Planning Authority and the details so approved shall be implemented in full before there are any flows into the receiving systems.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.
This Condition is imposed in accordance with Policies SG11, SG12 and SG13 of the South Holland Local Plan 2006, and national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

4 Before the commencement of the development hereby permitted, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out in its entirety within a period of 12 months from the date in which the development is completed. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Note: The applicant is recommended to employ a qualified and experienced landscape designer to produce a landscaping scheme for the development.

Reason: Because insufficient information has been provided within the application, and to ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

5 Before the commencement of development hereby granted, details of the proposed boundary treatment, including a schedule of materials, and details of the size and species of any hedging, shall be submitted to and approved in writing by the Local Planning Authority, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: Because insufficient information has been provided within the application, and 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.

6 The finished floor levels of the development shall be set at 300 millimetres above ground level in accordance with the comments received from the Environment Agency in relation to the outline

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application H16-0967-14.

Reason: To reduce the risk of flooding to the proposed development and future occupants. This Condition is imposed in accordance with national guidance contained in Section 10 of the National Planning Policy Framework, 2012.

7 Before the permitted dwelling is occupied, the access and turning space shall be completed in accordance with the details shown on dwg. no. 2562-001 and shall be retained for access and turning at all times thereafter.

Reason: To ensure the provision of means of safe and adequate access to the permitted development.

8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order or Statutory Instrument revoking and re-enacting that Order), no windows, other than those illustrated on the plans hereby approved, shall be formed in the walls to the side elevations of the development hereby permitted at first floor level .

Reason: To ensure that the Local Planning Authority retains control over any future alteration of the development, in the interests of its architectural and visual integrity, and to prevent overlooking of the neighbouring properties known as 127 and 129 Pennygate, Spalding, in the interests of the protection of residential amenity.
This Condition is imposed in accordance with Policies SG14 and SG17 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 within the statutory timeframe 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

Notes:

The applicant is advised to look at the document 'Improving Flood Performance of New Buildings - Flood Resilient Construction' (Department for Communities and Local Government, 2007) with the view to incorporate flood resiliant and resistant construction techniques into the development.

Future occupants are advised to register with the Environment Agency's Floodline Warnings Direct Service.

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The development hereby permitted will require the provision of a new vehicular access crossing. Applicants are requested to contact the Local Highway Authority's Divisional Office at Pode Hole - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

**Paul Jackson**
**Planning Manager**

**23rd June 2015** **H16-0386-15**

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.