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Town and Country Planning Act 1990 Planning Permission

Reference: H16-0418-15 Received: 11th May 2015

Type: S73A CONTINUATION

Name: Mr Nigel Hutton
3 Enchantment Oaks
Swineshead
Lincs
PE20 3DZ

Agent: T A C Architects
14 Old Fendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6DD

Description: Replacement dwelling - approved under H16-0828-14. Modification of Condition 2 to allow amendments to approved elevations.

Location : 109 WOOLRAM WYGATE SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED to retain buildings/continue use of land in accordance with the application submitted, subject to any condition(s) below:

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:
dwg. no's. 13/338/PA/010 and the Flood Risk Assessment submitted under planning reference H16-0828-14, and dwg. no's. 13/338/PA/013 and 13/338/PA/014.

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

- 2 The development hereby permitted shall be carried out in general accordance with the measures set out in the Flood Risk Assessment submitted under planning reference H16-0828-14, and in particular the following mitigation measures:

- Finished floor levels shall be set at 500 millimetres above the existing ground level; and
- The incorporation of flood resilient construction techniques throughout the development to a height of 300mm above the finished floor level.

The mitigation measures shall be fully implemented prior to occupation and subsequently in accordance with the timing/phasing arrangements embodied within the scheme or within any other period.

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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 to ensure that the development does not increase the risk of flooding or be at risk of flooding.

- 3 The bricks to be used to the external walls of the development hereby permitted shall be in accordance with details accompanying condition compliance application ref: H16-0146-15.

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.

- 4 The roof tiles to be used for the roof of the development hereby permitted shall be in accordance with details accompanying condition compliance application ref: H16-0146-15.

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.

- 5 The design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be in accordance with details accompanying condition compliance application ref: H16-0146-15 and shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the Local Planning Authority retains control over these details 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 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

S O U T H



H O L L A N D
DISTRICT COUNCIL

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Paul Jackson
Planning Manager

23rd June 2015

H16-0418-15

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.