

FILE COPY

## Town and Country Planning Act 1990 Planning Permission

Reference: H16-0443-15 Received: 3rd June 2015

Type: FULL

Name: Mr C Bosworth  
10 Green Lane  
Spalding  
Lincs  
PE11 2YB

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

Description: Extension and conversion of existing garage into self contained dwelling

Location : 93 Hereward 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. 2570/001B, 2570/002A, 2570/003A, 2570/004A, 2570/005A, 2570/006A, 2570/007A, 2570/008A, 2570/009A and Flood Risk Assessment (prepared by SM Hemmings dated 30th May 2015).

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

- 3 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: Insufficient information was submitted with 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.

- 4 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 within two months of the commencement of development, and the details so approved shall be implemented in full before the development is first brought into use.

Reason: The application contains insufficient information to address this issue. 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 development hereby permitted shall be carried out in accordance with the measures set out in the approved Flood Risk Assessment (prepared by SM Hemmings dated 30th May 2015) forming part of this planning application and in particular:  
- Finished floor levels shall be set at 3.28m AOD.

The mitigation measures set out in the Flood Risk Assessment shall be fully implemented prior to occupation and subsequently in accordance with the timing and phasing arrangements set out in the Flood Risk Assessment or any other time frame as agreed in writing by the Local Planning Authority.

Reason: To ensure that the development does not increase the risk of flooding or be at risk of flooding.

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 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](http://www.sholland.gov.uk/doitonline/plandev/plansearch.aspx).

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Note(s):

It is recommended that the site owners register with the Environment Agency's free Floodline Warnings Direct Service in accordance with the recommendation of the Flood Risk Assessment.



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

**30th July 2015**

**H16-0443-15**

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.