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FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0627-15 Received: 13th July 2015

Type: FULL

Name: Mr G Andrew
11 Culpins Close
Spalding
Lincs
PE11 2JL

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

Description: Single-storey rear sun lounge and utility extension with garage conversion

Location : 11 CULPINS CLOSE 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. no's 2547-001, 2547-002, 2547-003, 2547-004, 2547-005, 2547-006A, 2547-007A and 2547-008A.

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

- 3 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.

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- 4 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 south facing walls or roof of the development hereby permitted.

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 property known as 9 Culpins Close, 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.

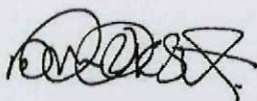
- 5 No pipes or flues shall be located on the elevation of the extension directly adjoining the neighbouring property known as number 9 Culpins Close.

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 in the interests of the protection of the residential amenity of 9 Culpins Close.

This Condition is imposed in accordance with Policy 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



Paul Jackson
Place Manager

26th August 2015

H16-0627-15

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.