SALLY WALTHAM
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FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL
HOUSING & PLANNING SERVICES DEPARTMENT

**Town and Country Planning Act 1990**

# Planning Permission

Reference: H16/0659/00 Received: 24-MAY-00 Type:FULL

Name: Mr & Mrs R Jose
Arch House
Backgate
Cowbit
Spalding Lincs PE12 6AP

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Three bedroom house and garage.

Location : Land adj. 2 West Elloe Avenue Spalding
Lincs

**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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Notwithstanding the submitted details, samples of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority before

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any development commences.

Reason: To ensure a satisfactory visual appearance.

5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order no first floor windows, other than the bathroom window shown on the submitted plans, shall be installed in the southern elevation of the building and there shall be no extensions to the building.

Reason: To ensure that satisfactory levels of privacy and amenities are maintained for the occupants of residential properties to the south and to ensure that adequate levels of garden space are retained to cater for the needs of the future occupants.

6 No development shall commence until such time as the access from West Elloe Avenue is implemented. The said access shall be maintained as the sole access to the house.

Reason: To ensure implementation of the access in the approved position, and in the interests of highway safety.

The permitted development 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 - (Tel: 01775 769091) prior to the commencement of any works within the public highway.

The determined plans are:-
Site location plan & dwg. no. 00/22/01 received on 24 May 2000.

**Director of Housing and Planning Services**
**01 AUG 2000**

H16/0659/00

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. See enclosed notes relating to rights of appeal.

**Town and Country Planning Act etc**

# DRAFT PERMISSION

Reference H16/0659/00 Received: 24-MAY-00 Type: FULL

Name: Mr & Mrs R Jose
Arch House
Backgate
Cowbit
Spalding Lincs PE12 6AP

Agent: East Midlands Design Assoc.
"Willow Lodge"
Horseshoe Road
Spalding
Lincs PE11 3JA

Description: Three bedroom house and garage.

Location : Land adj. 2 West Elloe Avenue Spalding
Lincs

**South Holland District Council hereby give notice that permission has been granted (or equiv) on the following condition(s):**

1 The development must be begun not later than the expiration of five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

2 Before any development is commenced, a scheme of landscaping and tree planting for the site, including details of positions, heights on planting and species of trees and shrubs, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of visual amenity.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 Notwithstanding the submitted details, samples of the materials to be used for the external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority before

any development commences.

Reason: To ensure a satisfactory visual appearance.

5 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order no first floor windows, other than the bathroom window shown on the submitted plans, shall be installed in the southern elevation of the building and there shall be no extensions to the building.

Reason: To ensure that satisfactory levels of privacy and amenities are maintained for the occupants of residential properties to the south and to ensure that adequate levels of garden space are retained to cater for the needs of the future occupants.

6 No development shall commence until such time as the access from West Elloe Avenue is implemented. The said access shall be maintained as the sole access to the house.

Reason: To ensure implementation of the access in the approved position, and in the interests of highway safety.

The determined plans are:-

Site Location Plan & drg no. 00/22/01 rec'd on 24 May 00.

**Director of Housing and Planning Services**
**29 JUL 2000**

H16/0659/00

HW1 - Highways Access?