FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

## Planning Permission

Reference: H16/0699/95 Received:05-JUL-95 Type:PERMISSION RENEWAL

Name: Mr L Brooks
1A Hereward Road
Spalding
Lincs
PE11 1HG

Agent: Mr L Brooks
1A Hereward Road
Spalding
Lincs
PE11 1HG

Description: Erection of dwelling

Location : 1A 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 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall

SOUTH HOLLAND DISTRICT COUNCIL

be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the south eastern boundary of the site before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

6 The development shall be screened by trees, hedges and/or bushes on the north and north eastern side of the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the area.

This permission is granted in accordance with the application submitted as revised by the drawing reference H16/0845/89 (dated August 1989) received by the Local Planning Authority on 11 August 1989.

Despite this application being described as 'outline', details of the siting, design, external appearance and vehicular access have been submitted and this permission therefore includes the approval of these details.

Director of Housing and Planning Services
24-AUG-95 H16/0699/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

**MRS SALLY WALTHAM** BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

Town and Country Planning Act etc

## DRAFT PERMISSION

Reference: H16/0699/95 Received:05-JUL-95 Type:PERMISSION RENEWAL

Name: Mr L Brooks
1A Hereward Road
Spalding
Lincs
PE11 1HG

Agent: Mr L Brooks
1A Hereward Road
Spalding
Lincs
PE11 1HG

Description: Erection of dwelling

Location : 1A Hereward Road Spalding

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

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
~~(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;~~
~~(2) The siting and design of any vehicular access to a road;~~
(3) Landscaping of the site, including details of positions, heights and planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

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 Before the development hereby permitted is commenced details of the type and colour of the materials to be used for external walls and roofs shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings in the area.

5 A fence 1.8 metres high, details of which shall be submitted to and approved by the Local Planning Authority, shall be erected along the south eastern boundary of the site before the building hereby permitted is brought into use.

Reason: In the interests of the amenities of the area.

6 The development shall be screened by trees, hedges and/or bushes on the north and north eastern side of the site to the reasonable satisfaction of the Local Planning Authority.

Reason: In the interests of the amenities of the area.

This permission is granted in accordance with the application submitted as revised by the drawing reference H16/0845/89 (dated August 1989) received by the Local Planning Authority on 11 August 1989.

Despite this application being described as 'outline', details of the siting, design, external appearance and vehicular access have been submitted and this permission [redacted], therefore, [redacted] these details.

includes the approval of

22-AUG-95 AD check.....AP 22/8

Authorised to issue (inc Delegation).....AP.....