

FILE COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H16-0872-10 Received: 19th October 2010

Type: FULL

Name: Wellesley Capital Investment Ltd
25 Harley Street
London
W1G 9BR

Agent: bdAR Architects Designers
Ground Floor South
Staple Inn Buildings
London
WC1V 7PZ

Description: Erection of one detached four-bed dwelling

Location : River Bank 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 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 approved plans dwg. nos. 0710-S000 and 0710-S001, received 18 October 2010. Dwg. nos. 0710-090C, 0710-100C and 0710-150C, received 21 January 2011 unless otherwise agreed in writing by the Local Planning Authority.

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

- 3 Before the commencement of the development hereby permitted, a fully detailed report, to include an arboriculturalist's report, and survey of the site prepared by a suitable qualified professional shall be submitted to and approved in writing by the Local Planning Authority indicating the ground conditions and site characteristics, together with details of the necessary specialist measures for foundation design of the proposed buildings in order to overcome any difficulties identified in either report, particularly with regard to protecting the tree roots in relation to all ground works and foundations to be used.

Reason: In the interests of the stability of the development and protection of the adjacent

protected tree.

This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in PPS9 'Biodiversity and Geological Conservation'.

- 4 Before the commencement of the development hereby permitted, full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development.

This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 5 Prior to the commencement of the development hereby permitted, details shall be submitted to the Local Planning Authority showing how the permitted dwelling will be protected against the adverse impacts of surface water run-off from the adjacent highway and how the highway will be protected from the adverse impacts of any surface water run-off from the permitted dwelling. The works, as approved, shall be completed prior to the occupation of the permitted dwelling.

Reason: So that the occupants of the dwelling and users of the highway will not be adversely impacted, by reason of flooding, as a consequence of the completion of the development hereby permitted.

This Condition is imposed in accordance with Policy SG11 of the south Holland Local Plan 2006.

- 6 Before the commencement of development, full details of the proposed soakaway system for the disposal of surface water from the development hereby permitted, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance within Policies SG11 and SG13 of the South Holland Local Plan 2006, and within national guidance contained in PPS23 'Planning and Pollution Control' and PPS25 'Development and Flood Risk'.

- 7 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

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approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the schedule and samples so approved.

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.

- 8 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.

This Condition is imposed in accordance with Policy SG18 of the South Holland District Local Plan 2006 which establishes a broad range of assessment criteria to safeguard, enhance and maintain the amenities and interests of the locality.

- 9 Before the commencement of the development hereby permitted, details of the design and positions of all external boxes for gas and electricity supplies and of any gas flues and soil vent pipes shall be submitted to and approved in writing by the Local Planning Authority and there shall be no variation from the details so approved without the prior written consent of the Local Planning Authority.

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.

- 10 The Ash tree which is identified as T1 on Spalding Tree Preservation Order No. 41 1990 shall be protected to British Standard BS 5837: 2005 before any heavy equipment is brought on site, and during construction work as follows:
- (i) No materials, equipment, site huts, fuels or other items shall be placed or stored under the canopy of the tree and the ground level under the canopy shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority;
 - (ii) no burning of materials or other items shall take place within 3 metres of the crown spread of the tree;
 - (iii) no services shall be routed under the spread of the crown of the tree without the prior written consent of the Local Planning Authority;
 - (iv) no tree shall be cut down, up-rooted, destroyed, topped or lopped without the prior written consent of the Local Planning Authority and if any tree which is to be retained dies within five years beginning with the date on which the development is commenced it shall be replaced with a tree of such size and species as may be specified in writing by the Local Planning Authority.

Reason: To ensure the protection of trees on the site.

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This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006 and national guidance contained in PPS9 'Biodiversity and Geological Conservation'.

- 11 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), none of the following developments or alterations shall be carried out without the prior written approval of the Local Planning Authority:
- (i) the erection of house extensions including dormer windows, conservatories, garages or car ports;
 - (ii) alterations including the installation of replacement or additional windows or doors and the installation of roof windows.

Reason: To ensure that the Local Planning Authority retains control over the future extension and alteration of the development, in the interests of its architectural and visual integrity, levels of residential amenity, and the visual amenity and character of the area within which it is set.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

- 12 The area of land to the north of the boundary fence delineating the residential curtilage of the proposed dwelling, as shown on dwg. no. 0710.090C, shall be retained as a car park in accordance with details to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic using the adjoining roadway.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

Reason For Approval

The proposal is in accordance with national and local policies as set out in:

Planning Policy Statement 1 'Delivering Sustainable Development'.

Planning Policy Statement 3 'Housing'

Policies SG1, SG14, SG16, SG17 and HS4 of the South Holland Local Plan 2006.

The issues raised regarding flood risk, design, loss of car parking, highway safety, protection of TPO, detriment to residential amenity and loss of view are material planning considerations, but not such as to outweigh the policy considerations and associated conditional requirements set out above.

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Decisions

Head of Planning & Development

28th March 2011

H16-0872-10

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.