FILE COPY

SOUTH HOLLAND DISTRICT COUNCIL

Terry Huggins
Acting Chief Executive
Andrew Petcher
Acting Director of Customer Services
Bob Atkins
Director of Corporate Services

Town and Country Planning Act 1990

Planning Permission

Reference: H16/0847/02 Received: 19-JUL-02 Type: FULL

Name: Mr and Mrs Howes
41 Cowbit Road
Spalding
Lincs
PE11 2RG

Agent: John D Lynch Partnership
Mercia Lodge
65 Pinchbeck Road
Spalding
Lincs PE11 1QF

Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location : 41 Cowbit 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 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 the development hereby permitted is commenced samples 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.

3 Development shall proceed fully in accordance with the approved Flood Risk Assessment, and the applicant shall confirm completion of the approved scheme in writing within one month thereafter.

Reason: To reduce the risk of flooding.

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

Telephone: (01775) 761161
Fax: (01775) 711253
Email: Info@sholland.gov.uk

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4 The two landing windows on the northern elevation shall be obscure glazed before the dwelling is occupied and remain obscure glazed permanently.

Reason: To prevent overlooking.

5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 the velux roof lights on the rear roof slope shall not be changed to dormer windows.

Reason: To prevent overlooking.

6 Before development commences 1:10 scaled brick arch details for the windows and the eaves details of the front elevation shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall thereafter be implemented and retained.

Reason: In the interests of design.

7 The bedsit accommodation hereby approved shall be used and occupied in conjunction with the principal dwelling and shall not be used as a separate unit of living accommodation.

Reason: The bedsit would constitute a sub-standard unit of living accommodation, without adequate separate parking or amenity space.

8 Before development commences, amended drawings shall be submitted showing the inclusion of chimneys. The development shall be carried out in accordance with the amended details.

Reason: In the interests of maintaining the character of this part of the Conservation Area.

Note(s):

The determined plans are:
Dwg. nos. AB1A, AB2A & AB3A received 19 July 2002.
Dwg. no. AD1 received 5 February 2003.

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The applicant is reminded that separate notification to the Council is required under Section 80 of the Building Act 1984 prior to any demolition and that Building Control Services should therefore be advised at the appropriate time.

Head of Planning & Development
25 MAR 2003

H16/0847/02

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.

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Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Demolition of dwelling and erection of dwelling, garage and associated bedsit

Location : 41 Cowbit Road Spalding

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 the development hereby permitted is commenced samples 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.

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Note(s):

The determined plans are:
Dwg. nos. AB1A, AB2A & AB3A received 19 July 2002.
Dwg. no. AD1 received 5 February 2003.

Head of Planning & Development
18 MAR 2003

H16/0847/02