COPY DECISION

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Cley Developments Ltd
'Willow Lodge'
Horseshoe Road
Spalding
Lincs
PE11 3JA

TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-1240-08 **Date of Decision:** 28th January 2009

Applicant: Cley Developments Ltd
'Willow Lodge'
Horseshoe Road
Spalding
Lincs
PE11 3JA

Location: The Lanterns Stonegate Spalding

Description: General improvements and alterations to fenestration

South Holland District Council hereby give notice that this application has been GRANTED (or equivalent) subject to the following condition(s):

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 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (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 walls or roof of the development hereby permitted without the prior written consent of the Local Planning Authority.

Reason:To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

3 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995, (or any Order or Statutory Instrument revoking and re-enacting that Order), there shall be no dormer or other windows installed in the roof area of the flats hereby permitted unless otherwise agreed in writing by the Local Planning Authority.

Reason:To prevent overlooking of neighbouring property, in the interests of the protection of residential amenity.
This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006.

4 Notwithstanding the provisions of the Town & 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 freestanding curtilage buildings or structures including car ports, garages, sheds, greenhouses, pergolas or raised decks;
ii)the erection of extensions including dormer windows, conservatories, garages, car ports, porches or pergolas;
iii)alterations including the installation of replacement or additional windows or doors and the installation of roof windows;
iv)the installation of satellite dishes.

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 and the visual amenity and character of this part of the Spalding Conservation Area within which it is set.
This Condition is imposed in accordance with Policies SG1, SG14 and EN7 of the South Holland Local Plan 2006.

5 All new external doors shall be constructed in timber.

Reason: In the interests of the architectural composition and appearance of the development and the character and visual amenity of the area in which it is set.
This Condition is imposed in accordance with Policies SG14 and HS17 of the South Holland Local Plan 2006.

6 Before the commencement of the development hereby permitted details of the bricks to be used to the external walls of the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority, and all the bricks used in the development shall conform to the details/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 appearance of the development, and the character and visual amenity of this part of the Spalding Conservation Area in which it is set.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

7 Notwithstanding the submitted details, all window frames, glazing bars and external door

frames shall be of timber construction and painted white or cream, unless agreed otherwise in writing by the Local Planning Authority.

Reason: In the interests of the character and appearance of the development and the area in which it is set.
This Condition is impsoed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

8 Details of the window frames and headers to be utilised in the development hereby permitted, including samples if so required, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Such details shall indicate, at a scale of not less than 1:20, the longitudinal and cross-sectional detailing, cill and lintol detailing, and means of opening. The window frames shall be installed in accordance with the approved details and thereafter so maintained.

Reason:To ensure that the Local Planning Authority retains control over these details of the development in the interests of the appearance of the development, and the character and visual amenity of this part of the Spalding Conservation Area in which it is set.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

Notes:

Reason For Approval
The proposal is in accordance with national and local policies as set out in;
Planning Policy Statement 1 'Delivering Sustainable Development'.
Policies SG14, SG20, EN4 and EN7 of the South Holland Local Plan 2006.

The issues relating to design detailing are material considerations and have been dealt with by means of condition, but are not considered sufficient in this case to indicate against the proposal.

Note(s):

The determined plans are:
1:1250 site location plan, 1:250 block plan and dwg. no. L/08/01 received 3 December 2008.

As the dwelling is sited immediately to the rear of the footway of Stonegate, it would be desirable for the window not to be opened outwards, such that they could cause injury to passing pedestrians.

You are advised that failure to discharge the pre-commencement requirements of the conditions set out above may render this permission invalid. You are similarly advised that the prescriptive requirements of conditions requiring agreement on detailing need to be agreed prior to the commencement of works on site.

Where a Condition requires the approval of a sample (for example a brick, tile or surfacing material) you should arrange for the sample to be delivered to the application site for inspection and approval by the case officer. We are unable to accept samples delivered to

the Council's offices.

South Holland District Council
Planning Department

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk