COPY DECISION

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TOWN AND COUNTRY PLANNING ACT 1990

FULL

Reference: H16-1246-08 **Date of Decision:** 30th January 2009

Applicant: Fenbank Builders
Welbourne Lane East
Holbeach
Spalding
Lincs

Location: 51 Love Lane Spalding

Description: Demolition of existing bungalow and replace with 2 detached houses (Amendment to H16/1016/08)

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 Before the commencement of the development hereby permitted, and notwithstanding the submitted details, 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 of the materials in the schedule and the use of such samples shall be 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 appearance of the

development, and the character and visual amenity of the Spalding Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

3 A one metre square freestanding panel of brickwork showing the type of brick to be used in the construction of the development hereby permitted shall be constructed on site and approved in writing by the Local Planning Authority before the commencement of the development hereby permitted. All new brickwork shall match that of the approved panel in terms of the type of bricks used, the method of bonding, mortar colour and pointing style, unless otherwise agreed in writing by the Local Planning Authority. The brickwork panel so constructed shall be retained on the site until the development hereby approved has been completed.

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 the Spalding Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies SG14 and EN7 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 house 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.

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 the Spalding Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

5 Notwithstanding the approved drawings, large scale details (at a scale of at least 1:20) of the following features shall be submitted to and approved in writing by the Local Planning Authority and no work shall commence in advance of that approval. These details shall provide for a cross sectional detailed drawing at 1:20 scale for each feature and the development shall be constructed in accordance with the details so approved:
- Iron railings and dwarf wall.

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 the Spalding Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South

Holland Local Plan 2006.

6 All windows, including cills and heads, to the development hereby permitted shall be constructed in accordance with those details shown on Drawing Reference 1786/08-05B received by the Local Planning Authority on 27 January 2009.

Reason: In the interests of the appearance of the development, and the character and visual amenity of the Spalding Conservation Area to which it is adjacent.
This Condition is imposed in accordance with Policies SG14 and EN7 of the South Holland Local Plan 2006.

7 The scheme of landscaping and tree planting shown on Drawing Reference 1786/08-04 received by the Local Planning Authority on 5 December 2008 shall be carried out in its entirety within a period of 12 months beginning with the date on which development is commenced, or within such longer period as may be agreed in writing with the Local Planning Authority. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of ten years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary, unless the Local Planning Authority gives written consent to any variation.

Reason:To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 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 3 'Housing'.
Planning Policy Guidance Note 15 'Planning and the Historic Environment'.
Policies SG14, SG16, SG17, HS4 and EN7 of the South Holland Local Plan 2006.

There are no material considerations that indicate against the proposal.

Note(s):

The determined plans are:
Dwg. nos. 1786/08-04, 1786/08-06 and 1786/08-07 received 5 December 2008.
Dwg. no. 1786/08-05B received 27 January 2009.

The development hereby permitted 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 - (via call centre Tel: 01522 782070) prior to the commencement of any works within the public highway.

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.

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.

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