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COPY

Town and Country Planning Act 1990 Planning Permission

Reference: H17-0125-15 Received: 20th February 2015

Type: FULL

Name: Mrs Purllant
Orchard House
32 Gosberton Road
Surfleet
Spalding
PE11 4BG

Agent: Holt Architectural Ltd.
Brambly Hedge
Dereham Road
Colkirk
Norfolk
NR21 7NQ

Description: Demolition of existing outbuildings and erection of new purpose built dog boarding kennels, secure yard and client parking

Location : ORCHARD HOUSE 32 GOSBERTON ROAD
SURFLEET 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 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 following approved plans:
Dwg Nos. 15-OH-01, 15-OH-02A and 15-OH-03A, Flood Risk Assessment(Geoff Beel Consultancy, dated February 2015)

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

- 3 The boarding kennels hereby permitted shall be operated solely in conjunction with the occupation of Orchard House.

Reason: In the interest of the amenities of the locality and also because the formation of a separate use would be unacceptable in this location, having regard to the relationship with the

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existing dwelling.

This Condition is imposed in accordance with Policy SG17 of the South Holland Local Plan 2006

- 4 The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment (Geoff Beel Consultancy, dated February 2015) and in particular the following mitigation measure:
Finished floor levels shall be set at 150 mm above surrounding ground levels.
The mitigation measures shall be fully implemented prior to first use of the kennels concerned and subsequently in accordance with the timing and phasing arrangements embodied within the scheme.

Reason: To reduce the risk of flooding to the proposed development.

This Condition is imposed in accordance with national guidance set out in Section 10 of the National Planning Policy Framework 2012.

The Local Planning Authority has acted positively and proactively in determining this application by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission in as timely a manner as possible in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx



Paul Jackson
Planning Manager

8th June 2015

H17-0125-15

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.