SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
Lincolnshire
PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H17-0321-15 **Received:** 13th April 2015 **Type:** FULL

Name: Mr and Mrs D C Snaith
Braemar
Coalbeach Lane South
Surfleet
Spalding
Lincolnshire
PE11 4BL

Agent: A C Hornsby
35 Peak Hill
Cowbit
Spalding
Lincolnshire
PE12 6AW

Description: Proposed chalet bungalow with internal garage

Location : Adjacent to Braemar Coalbeach Lane South 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. 14/22/06, 14/22/07, 14/22/08 and 14/22/09A.

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

3 Before the commencement of the development hereby permitted details of the stone 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 stone 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 character and appearance of the

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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.

4 Before the commencement of the development hereby permitted details of the roof slate, including samples if so required, to be used for the roof of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority, and all tiles 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 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.

5 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 before the commencement of the development hereby permitted and there shall be no variation from the details so approved.

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.

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

Notes:

The applicant or agent is reminded of the need to contact the Welland & Deeping Internal Drainage Board prior to the commencement of the development in order to obtain formal consent for the relaxation of the Board's 9 metre byelaw.

The applicant is advised to refer to the following document for information on flood resilience and resistance techniques that could be incorporated into the development - 'Improving flood performance of new buildings - Flood Resilient Construction (Department for Communities and Local Government, 2007)'.

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The future occupants are advised to register with the Floodline Warnings Direct Service.

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.

Paul Jackson
Planning Manager

6th July 2015 **H17-0321-15**

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.