SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H18/0914/95 Received:12-SEP-95 Type:OUTLINE

Name: Mr A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs, PE12 9SG

Agent: Mr A Hayes
121 Bridge Road
Sutton Bridge
Spalding
Lincs, PE12 9SG

Description: Erection of bungalow

Location : 121 Bridge Road Sutton Bridge

South Holland District Council hereby give notice that OUTLINE PLANNING PERMISSION HAS BEEN GRANTED for the development in accordance with the application submitted, subject to the following condition(s):

1 Application for approval of reserved matters must be made not later than three years beginning with the date of this permission, and the development must be begun not later than whichever is the later of the following dates:
(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

2 The following matters are reserved for subsequent approval by the Local Planning Authority, and no development to which they relate shall be carried out until these matters have been approved, viz:
(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
(3) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs.

Reason: The application was submitted in outline only.

3 The approved scheme of landscaping and/or screening shall be carried out in its entirety within a period of two years beginning with the date on which development of the land is commenced. The trees, shrubs or bushes shall be adequately maintained by the owner(s) of the land on which they are situated for a period of ten years beginning with the date of completion of the scheme, and all losses shall be made good during that period.

Reason: In the interests of visual amenity and to ensure that the

MRS SALLY WALTHAM BA (Hons) F.C.I.H. Director of Housing & Planning Services

Housing & Planning Services Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 01775 761161)

approved scheme is implemented satisfactorily.

4 Before the access is commenced to be used, provision shall be made within the site to the satisfaction of the Local Planning Authority for a motor vehicle to turn to enable it to enter and leave the highway in forward gear.

Reason: To enable vehicles to enter and leave the highway in forward gear in the interests of road safety.

5 Access to the site shall be available at all times via the right of way.

Reason: To ensure satisfactory access to the site at all times, in the interest of highway safety.

6 Before development commences details of screening along the site's eastern, southern and northern boundaries, including details of type, positions and heights, shall be submitted to and approved in writing by the Local Planning Authority and such scheme as may be approved shall be put into effect before the dwelling hereby permitted is occupied.

Reason: In the interests of the amenities of the locality and also to safeguard the amenities of the dwelling.

7 The dwelling shall be double glazed in accordance with details to be submitted to and approved in writing by the Local Planning Authority. Such details as may be approved shall be put into effect before the occupation of the dwelling.

Reason: To safeguard the amenities of the dwelling.

8 The dwelling shall be single storey only with no habitable accommodation contained within the roofspace.

Reason: In the interest of the amenities of the locality.

The dwelling should be sited and designed to reflect its relationship with the existing commercial garage immediately to the south east. As such, noise sensitive rooms should be sited away from this boundary.

Director of Housing and Planning Services
16-NOV-95 H18/0914/95

This decision refers only to that required for the purposes of the Town and Country Planning Act and not for Building Regulations or any other legislation. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc

DRAFT PERMISSION

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Description: Erection of bungalow

Location : 121 Bridge Road Sutton Bridge

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on the following condition(s):

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(a) the expiration of five years from the date of this permission,
(b) the expiration of two years from the final approval of reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: As required by Section 92 of the Town and Country Planning Act 1990.

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(1) Detailed drawings to a scale of not less than 1/100 showing the siting design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) The siting and design of any vehicular access to a road;
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Reason: The application was submitted in outline only.

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Reason: In the interests of visual amenity and to ensure that the

approved scheme is implemented satisfactorily.

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14-NOV-95 AD check.....

Authorised to issue (inc Delegation).....