

FILE COPY

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H19/0796/98

Received: 20-OCT-98 Type: OUTLINE

Name: Mr & Mrs S J Stanberry
Tritton Manor Barn
Lowgate
Tydd St Mary
Wisbech, Cambs. PE13 5PD

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs. PE12 7LL

Description: Erection of one detached dwelling and garage

Location : OS No. PT 0431 Cross Road Sutton St Edmund
Spalding Lincolnshire

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

approved scheme is implemented satisfactorily.

- 4 Before development is commenced a scheme of screening (including position, height and type) shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme as may be approved shall be fully implemented, to the reasonable satisfaction of the Local Planning Authority, before occupation of the dwelling.

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

- 5 The dwelling shall be single storey with no habitable accommodation within the roof space. It shall be designed so as to harmonise with the established building character of the immediate locality and protect the residential amenity of adjoining residents (particularly to the east).

Reason: In the interests of the visual amenities of the locality and also the residential amenity of adjoining property.

This permission is based upon the indicative plan submitted and does not necessarily imply that a dwelling and detached garage can be accommodated upon the plot.

Director of Housing and Planning Services
03-DEC-98 H19/0796/98

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

Reference: H19/0796/98

Received: 20-OCT-98 Type: OUTLINE

Name: Mr & Mrs S J Stanberry
Tritton Manor Barn
Lowgate
Tydd St Mary
Wisbech, Cambs. PE13 5PD

Agent: Messrs Hix & Son
28 Church Street
Holbeach
Spalding
Lincs. PE12 7LL

Description: Erection of one detached dwelling and garage

Location : OS No. PT 0431X Cross Road Sutton St Edmund X
Spalding Lincolnshire

South Holland District Council hereby give notice
that permission has been granted (or equiv)
on 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.

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01-DEC-98

Checked

[Signature] 21.12.98

Authorised to issue (inc Delegation).....*[Signature]* 23.12.98