SOUTH HOLLAND DISTRICT COUNCIL

Town and Country Planning Act 1990

Outline Planning Permission

Reference: H19/1005/94 Received:21-NOV-94 Type:OUTLINE

Name: Mr J Whitwell
268 Luttongate Road
Sutton St Edmunds
Spalding
Lincs PE12 0LH

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: Demolition of existing dwelling and erection of bungalow
Location : Luttongate Road Sutton St Edmunds Spalding Lincs

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 design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(2) Landscaping of the site, including details of positions, heights on planting and species of trees and shrubs. The landscaping scheme shall include details of which of the existing trees upon the site are to be retained or felled.

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Reason: In the interests of visual amenity and to ensure that the approved scheme is implemented satisfactorily.

4 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

5 Before the new bungalow is commenced, the existing dwelling upon the site shall be demolished and rubble cleared from the site.

Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional traditional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

6 Before development is commenced, details of the new vehicular access across the drain (including means of construction) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure satisfactory vehicular access to the site, in the interests of highway safety.

7 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.

The architectural details of the new dwelling should reflect those of the existing cottage; for example, the development should incorporate segmental arches above openings, dentil courses, simple fenestration, etc. Additionally, the dwelling should be constructed in red multi brickwork with a slate substitute or pantile roof.

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire PE11 2XE (Tel: 0775 761161)

SOUTH HOLLAND DISTRICT COUNCIL

Director of Planning and Building Control Services
28-DEC-94 H19/1005/94

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.

BRIAN SMITH Dip TP MRTPI Director of Planning & Building Control Services

Planning & Building Control Department, Council Offices, Priory Road, Spalding, Lincolnshire. PE11 2XE (Tel: 0775 761161)

Town and Country Planning Act etc

DRAFT PERMISSION

Reference: H19/1005/94 Received:21-NOV-94 Type:OUTLINE

Name: Mr J Whitwell
268 Luttongate Road
Sutton St Edmunds
Spalding
Lincs PE12 OLH

Agent: J Harrall (DIP ARCH)
2 Post Office Lane
Wisbech
Cambs
PE13 1HG

Description: ~~Replacement~~ Demolition of existing dwelling ~~with a single storey rural~~ and erection of bungalow, ~~which reflects a farm building with courtyard~~

Location : Luttongate Road Sutton St Edmunds
Spalding Lincs

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.

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 ~~existing~~ design and external appearance of the buildings, including particulars of the materials to be used for external walls and roofs;
(~~2~~) The landscaping scheme shall include details of which of the existing trees upon the site are to be retained or felled.
(2) (~~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 No trees or shrubs on the site shall be lopped, topped, felled or uprooted Any trees dying or becoming dangerous shall be replaced with trees of such size and species as may be agreed in writing with the Local Planning Authority.

Reason: In the interests of the amenity of the area.

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Reason: The site is in a rural area where it is the policy of the Local Planning Authority not normally to permit additional traditional residential development. The proposed development is a replacement dwelling and this condition is imposed as it is not considered that a departure from that policy is warranted.

6 Before development is commenced, details of the new vehicular access across the drain (including means of construction) shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure satisfactory vehicular access to the site, in the interests of highway safety.

7 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.

The architectural details of the new dwelling should reflect those of the existing cottage; for example, the development should incorporate segmental arches above openings, dentil courses, simple fenestration, etc. Additionally, the dwelling should be constructed in red multi brickwork with a slate substitute or pantile roof.

+ SN 14 RK Demolition

23-DEC-94 AD check.....23/12.....

Authorised to issue (inc Delegation).....28/12.....