

Town and Country Planning Act 1990

Planning Permission

Reference: H21/0027/02

Received: 11-JAN-02

Type: FULL

Name: Mr & Mrs Baker
1 West Road & Westgate House
West Road
Tydd Gote
Wisbech

Agent: S Thrower
Architectural Design Services
3 Newgate Road
Tydd St Giles
Wisbech Cambs PE13 5LH

Description: Change of use of commercial areas to residential plus elevational alterations and extension

Location : 1 West Road & Westgate House West Road
Tydd Gote Wisbech

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 five years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2 The residential use hereby permitted shall be used in conjunction with and ancillary to the existing dwelling on site.

Reason: The formation of a separate dwelling would be contrary to the Council's Policy H3 of the First Deposit Draft of the South Holland District Local Plan to 2011 which, in combination with other policies, seeks to achieve a more sustainable pattern of housing development in South Holland. To allow a self-contained dwelling would have a cumulative effect on the scale and location of housing that would be so significant as to prejudice the outcome of the emerging Local Plan and review process and the ability of the Local Planning Authority to deliver a sustainable pattern of development in accordance with the guidance in Planning Policy Guidance Note No. 3 (Housing).

- 3 The occupation of the dwelling hereby approved shall be limited to a person or persons operating

the adjoining commercial activity on site.

Reason: The occupation of the dwelling not in connection with the running of the commercial activity would be unacceptable having regard to the close proximity of the two uses and the likely noise disturbance.

- 4 All vehicles and materials associated with the commercial activity shall be kept/parked within the land owned by the applicants as outlined in red and blue on the approved plan.

Reason: Due to the loss of part of the rear yard area for garden there may be greater pressure on on-site parking and overspill onto the public highway would be unacceptable.

The determined plans are:

Location plan and dwg. nos. SH/78501, SH/78601 & FD/78701 received 11 January 2002.

Amended plan showing revised front elevation received 13 March 2002.

Your attention is drawn to the enclosed Environment Agency Flood Risk advice dated 4 February 2002.

Head of Planning & Development
02 JUL 2002

H21/0027/02

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. See enclosed notes relating to rights of appeal.

Town and Country Planning Act etc
DRAFT PERMISSION

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

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- 2 The residential use hereby permitted shall be used in conjunction with and ancillary to the existing dwelling on site.

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- 3 The occupation of the dwelling hereby approved shall be limited to a person or persons operating the adjoining commercial activity on site.

Reason: The occupation of the dwelling not in connection with the running of the commercial activity would be unacceptable having regard to the close proximity of the two uses and the likely noise disturbances.

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Head of Planning & Development

24 JUN 2002

H21/0027/02

SH/78601
LNS 27-C-02