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: H22-0057-15 **Received:** 27th January 2015 **Type:** SEC 73 MODIFICATION

Name: Mr G Knipe
Co Remway Design Ltd
Treetops
The Raceground
Spalding
Lincs
PE11 3AP

Agent: Remway Design Ltd
Treetops
The Raceground
Spalding
Lincolnshire
PE11 3AP

Description: Proposed detached dwelling - Outline H22-0582-14. Modification of Condition 1 of H22-0917-14 to allow amended window positions/style

Location : 87 BROADGATE WESTON
SPALDING

South Holland District Council hereby give notice that PERMISSION HAS BEEN GRANTED for the proposal described above, subject to any condition(s) set out below:

1 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. nos. 2464-001B, 2464-002B, 2464-006A and 2464-007.

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

2 The bricks to be used for the external walls of the development shall be in accordance with details approved by discharge of condition under application H22-0058-15.

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.

3 The roof tiles to be used for the external walls of the development shall be in accordance with details approved by discharge of condition under application H22-0058-15.

Reason: To ensure that the Local Planning Authority retains control over the external materials

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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.

4 The fencing to the side boundaries of the site located between the front elevation of the dwelling and the front boundary of the site shall not exceed 1.1 metres in height.

Reason: In the interests of the character and appearance of the development and the visual amenity of the area in which it is set and in the interests of protecting neighbouring residential amenity.
This Condition is imposed in accordance with Policies SG14 and SG17 of the South Holland Local Plan 2006.

5 The scheme of landscaping and tree planting shown on dwg. no. 2464-006A shall be carried out in its entirety within a period of twelve months beginning with the date on which development is commenced. All trees, shrubs and bushes shall be maintained by the owner or owners of the land on which they are situated for the period of five years beginning with the date of completion of the scheme and during that period all losses shall be made good as and when necessary.

Reason: To ensure that the development is adequately landscaped, in the interests of its visual amenity and that of the area in which it is set.
This Condition is imposed in accordance with Policy SG18 of the South Holland Local Plan 2006.

6 The development hereby permitted shall not exceed one-storey in height and there shall be no provision of habitable accommodation within the roof space.

Reason: To ensure that the development is compatible with the existing character of development in the locality.
This Condition is imposed in accordance with Policy SG14 of the South Holland Local Plan 2006.

Note(s):

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.

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Paul Jackson
Planning Manager

23rd March 2015 **H22-0057-15**

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.