COPY DECISION

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TOWN AND COUNTRY PLANNING ACT 1990

RESERVED MATTERS

Reference: H22-0435-94 **Date of Decision:** 14th September 1994

Applicant: Park View Developments Ltd
Park View Farm
Elkesley
Retford
Notts

Location: Junction: High Road - Broadgate Weston Spalding Lincs

Description: Erection of three four-bedroom detached houses

South Holland District Council hereby give notice that APPROVAL HAS BEEN GRANTED for the details submitted under the terms of the outline permission, subject to any condition(s) set out below:

1 Notwithstanding the provisions of the Town and Country General Development order 1988, none of the dwellings shall be extended or structures or buildings within their curtilages.

Reason: The site occupies a visually sensitive position at the junction of two roads where it is considered imperative that unsympathetic additions to the dwellings, the erection of unsuitable structures or buildings within their curtilages should be strictly controlled.

2 The proposed development shall be constructed in materials to match those of the existing building to the satisfaction of the Local Planning Authority.

Reason: To ensure that the external appearance of the proposed development harmonises with existing buildings.

3 Notwithstanding the provisions of the Town and Country Planning General

Development Order 1988, no fences shall be erected or hedges planted on the Broadgate frontage of the site.

Reason: To ensure adequate visibility at the points of egress in the interests of highway safety.

4 Before the construction of dwelling no. 3, revised details providing for a more visually satisfactory design of the eastern elevation of that property shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The submitted design of the eastern elevation of dwelling no. 3 is considered unsatisfactory and therefore in need of improvement.

Notes:

You are advised that part of the site contains a filled pond and that appropriate measures will need to be taken.

South Holland District Council
Planning Department

BUILDING REGULATIONS:
This decision refers only to planning permission as granted under the Town and Country Planning Act 1990. The works that you are proposing may also require Building Regulations and this planning permission does not give authority under Building Regulations to commence work. Please contact the Building Control section for further information on 01775 764557 or bcadmin@sholland.gov.uk