

sharman architecture

PROPOSED 4 BEDROOM DWELLING AND CAR PORT.

At

**LAND AT SIDE OF FERNDAL. DOWSDALE BANK. SHEPEAU
STOW. SPALDING. PE12 0TX.**

PLANNING CONDITIONS APPLICATION JANUARY 2020

FULL PLANNING REFERENCE NUMBER H23-0470-19



sharman architecture

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Date 13th January 2020

South Holland District Council
Planning Department.
Council Offices.
Priory Road.
Spalding.
LINCS
PE11 2XE

Dear Sirs

Title: Proposed 4 bed dwelling and car port
Site address: Land At Side Of Ferndale Dowsdale Bank Shepeau Stow Spalding.
Reference: H23-0470-19 Date of Decision: 2nd August 2019

Further to receiving the FULL planning permission for the above project please find enclosed our answers detailed below together with the necessary details to clear the conditions applied for.

Condition 1

The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: As required by Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

Noted

Condition 2

The development hereby permitted shall be carried out in accordance with the following approved plans:

KB/02/A;

KB/03/B;

KB/05/B;

KB/06/B;

KB/07/C;

KB/08/C;

KB/09/A;

Flood Risk Assessment.

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

Noted

Condition 3

Before the dwelling is commenced full details of the existing and proposed site levels and proposed floor levels of the buildings and hard surfaced areas shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details so approved.

Reason: To ensure that the Local Planning Authority retains control over the finished site and floor levels of the development, in the interests of the amenity of adjacent residents and its visual and architectural relationship with adjacent development. This issue is integral to the development and therefore full details need to be finalised prior to the commencement of works.

This Condition is imposed in accordance with Policies 2, 3 and 4 of the South East Lincolnshire Local Plan, 2019.

Details enclosed. Refer to drawing KB/15/A

Condition 4

Before the commencement of the development hereby permitted beyond oversight, the approval of the Local Planning Authority is required to a scheme of landscaping and tree planting for the site indicating, inter alia, the number, species, heights on planting and positions of all the trees, together with details of post-planting maintenance. Such scheme as is approved by the Local Planning Authority shall be carried out and completed in its entirety during the first planting season following practical completion of the development. 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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Details enclosed. Refer to drawing KB/15/A and KB/17/A

Condition 5

Before the commencement of the development hereby permitted beyond oversight a full schedule of external materials of construction of buildings shall be submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the materials so approved.

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 Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

See attached details

Condition 6

Before the dwelling hereby permitted is occupied a 1.8 metre high close boarded fencing shall be erected along the north eastern and south western boundaries of the site, running from the front of the dwelling to the rear boundary. It shall thereafter be retained.

Reason: In order to ensure that the site is adequately screened, in the interests of the character and appearance of the development and the amenity of nearby residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Noted

Condition 7

Before the rear sun deck/balcony is brought into use solid brick walling shall be erected along its north eastern and south western elevations to a height of 1.8 metres above the finished floor level of the sun deck/balcony in accordance with details accompanying the application. The brick walling shall thereafter be retained in its entirety.

Reason: In the interests of the character and appearance of the development and the amenity of nearby residents.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Noted

Condition 8

Before the access is brought into use, the existing frontage hedge shall be lowered to and thereafter maintained at a height not exceeding 0.6 metres above the edge of the adjacent carriageway.

Reason: So that drivers intending entering the highway at the access may have sufficient

visibility of approaching traffic to judge if it is safe to complete the manoeuvre.

This Condition is imposed in accordance with Policies 2 and 3 of the South East Lincolnshire Local Plan, 2019.

Noted

Condition 9

The following flood risk measures shall be fully implemented before the property is first occupied:

- Finished floor levels shall be set 300mm above existing ground level;
- Flood resilient construction shall be incorporated within the development up to 300mm above finished floor level in accordance with DCLG document "Improving Flood Performance of New Buildings - Flood Resilient Construction", 2007.

The mitigation measures shall be fully implemented prior to occupation.

Note: Future occupants are advised to sign up to the Environment Agency's free Floodline Warnings Direct Service.

Reason: To reduce the risk of flooding to the proposed development and future occupants.

This Condition is imposed in accordance with national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

Noted

Condition 10

Before the commencement of the dwelling hereby permitted, full details of the means of foul water disposal shall be submitted to and approved in writing by the Local Planning Authority. The details so approved shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained and to avoid pollution.

This Condition is imposed in accordance with Policy 30 of the South East Lincolnshire Local Plan, 2019.

Details enclosed. Refer to drawing KB/15/A and KB/16/A

Condition 11

Before the development is commenced beyond oversight, full details of proposed surface water soakaway system, including percolation test results, shall be submitted to and approved in writing by the Local Planning Authority. This shall include the calculations undertaken to determine the volume of storage required. Should the percolation test results be considered unacceptable by the Local Planning Authority details of an alternative means of providing for surface water drainage shall be submitted for consideration. The approved means of surface water drainage shall be implemented in full before the development hereby permitted is first brought into use.

Reason: To ensure that the site is adequately drained, to avoid pollution, and to prevent increased risk of flooding.

This Condition is imposed in accordance with Policies 2, 3 and 30 of the South East Lincolnshire Local Plan, 2019 and national guidance contained in Section 14 of the National Planning Policy Framework, 2019.

To be applied for and sent at a later date.

I look forwards to receiving your comments and or approvals

Yours Sincerely

Paul Sharman