SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
Spalding
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PE11 2XE

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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H23-0347-15 **Received:** 28th April 2015 **Type:** FULL

Name: Mr and Mrs Thomas
Sycamore House
Ravens Bank
Whaplode St Catherine
Spalding
Lincolnshire
PE12 6SG

Agent: Weston Design Ltd
2 Austendyke Road
Weston Hills
Spalding
Lincolnshire
PE12 6BX

Description: Demolition of existing garage and erection of detached triple garage.

Location : Sycamore House Ravens Bank
Whaplode St Catherine Spalding

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 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.

2 The development hereby permitted shall be carried out in accordance with the following approved plans:
Dwg. no. WES/1709/15/00.

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

3 The brickwork and roofing tiles of the development hereby permitted shall match as closely as possible those of the principal existing dwelling on the site.

Reason: In the interests of the architectural and visual integrity of the overall 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.

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4 The building shall be used solely for a purpose incidental to the enjoyment of the existing dwelling currently known as Sycamore House, Ravens Bank. It shall not be used for business purposes or as an independent unit of living accommodation.

Reason: To define the terms of the permission in accordance with the amenities of the locality and housing policy. This condition is imposed in accordance with Policies SG4, HS7, SG14 and SG17 of the South Holland Local Plan, 2006.

The Local Planning Authority has acted positively and proactively in determining this application, by assessing the application against all material considerations, including national guidance, planning policies and representations that have been received during the public consultation exercise and subsequently determining to grant planning permission within the statutory timeframe in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Copies of all documentation submitted in connection with this application can be viewed online at www.sholland.gov.uk/doitonline/plandev/plansearch.aspx.

Paul Jackson
Planning Manager

3rd June 2015 **H23-0347-15**

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.