SOUTH HOLLAND DISTRICT COUNCIL

Council Offices
Priory Road
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FILE COPY

Town and Country Planning Act 1990

Planning Permission

Reference: H23-1009-14 **Received:** 3rd December 2014 **Type:** FULL

Name: Mrs W Taylor
6 Orchard Close
Saracens Head
Holbeach
Lincolnshire
PE12 8AR

Agent: Mrs W Taylor
6 Orchard Close
Saracens Head
Holbeach
Lincolnshire
PE12 8AR

Description: Proposed extensions

Location : 52 COBGATE WHAPLODE
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:
Site Location Plan (1:1250) and Drawing Nos. 3000-001; 3000-002A and 3000-003.

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 SG20 of the South Holland Local Plan 2006.

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4 Prior to the first occupation of the extension hereby permitted, the 1.8 metre high boundary fence indicated on Dwg no 3000-002A shall be erected and thereafter a fence of this height shall be retained.

Reason: In order to protect the amenities of the adjacent property, No.50 Cobgate.
This Condition is imposed in accordance with Policy 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 by identifying matters of concern within the application and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal in as timely a manner as possible, 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

18th February 2015 **H23-1009-14**

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.