

South Kesteven District Council

Development Management
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22, Cambridge Road
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PLANNING PERMISSION

Town and Country Planning Act 1990

Part I - Particulars of application

Application No:	S14/1685/FULL
Date Received:	10 June 2014
Applicant:	Messrs Scholes & Pearce
Proposal:	Erection of one no. pair of semi-detached dwellings and new driveway and associated car parking
Location:	land between, 58-62, Drift Avenue, Stamford
Decision/Date:	Approved conditionally - 05 August 2014

SUMMARY OF REASON(S) FOR APPROVAL

The proposed development would in principle be compliant with the locational residential policies of the adopted South Kesteven Core Strategy (2010). The proposed development would be sufficiently sympathetic to the visual amenities of the locality and would not give rise to sufficient overbearing, overshadowing or overlooking impacts on adjoining and surrounding properties to warrant a refusal of planning permission. The use of the proposed vehicular access and associated car parking area will not give rise to levels of noise and disturbance that are likely to be detrimental to any residential amenities. The development would not be detrimental to highway safety and would not have a negative impact on drainage facilities in the locality or the archaeological interest of the site.

The development proposal is therefore in accordance with national planning guidance contained in the National Planning Policy Framework and Policies SP1, H1, EN1 and EN4 of the adopted South Kesteven Core Strategy (2010) and there are no material considerations which indicate otherwise although conditions have been attached.

In reaching this decision the Local Planning Authority has worked with the applicant in a positive and proactive manner in developing the proposal through pre-application correspondence in relation to the highway safety implications and visual and residential amenity impacts. As such it is considered that the decision is in accordance with paragraphs 186 -187 of the National Planning Policy Framework.

Part II - Particulars of decision

The South Kesteven District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **permission has been granted** for the carrying out of the development referred to in Part I hereof, in accordance with the application and plan(s) submitted, subject to the following condition(s) and reason(s):

Continued/...

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Unless otherwise required by another condition of this permission the development hereby permitted shall be carried out in accordance with the following list of approved plans submitted as part of the application:

Drawing No. 2014/20-1 (received on 10 June 2014)
Drawing No. 2014/20-2A (received on 10 June 2014)
Drawing No. 2014/20-3A (received on 10 June 2014)
Drawing No. 2014/20-4A (received on 10 June 2014)
Drawing No. 2014/20-5 (received on 10 June 2014)
Drawing No. 2014/20-6 (received on 10 June 2014)
Drawing No. 2014/20-7A (received on 10 June 2014)
Drawing No. 2014/20-8A (received on 10 June 2014)
Drawing No. 2014/20-9A (received on 10 June 2014)

Reason: For the avoidance of doubt.

3. No development shall commence on the site until samples of the materials to be used to the external elevations of the proposed development are submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality and in accordance with Policy EN1 of the South Kesteven Core Strategy (2010).

4. Notwithstanding the details shown on the submitted plans no development shall be commenced on the site until details of hard and soft landscape works, together with a programme of implementation, has been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented in accordance with the approved details and the approved programme of implementation. Any trees that die, are removed or become seriously damaged or diseased within a period of five years from the date of the completion of the scheme shall be replaced in the next available planting season with others of similar size and species, unless the local planning authority gives written approval to any variation.

Reason: In the interests of the visual amenities of the locality and in the interests of biodiversity.

5. Notwithstanding the details shown on the submitted plans no development shall commence on the site until a plan(s) indicating the positions, design, materials and type of boundary treatments (including plot boundaries) to be erected, together with a programme of implementation, have been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in strict accordance with the agreed details.

Reason: In the interests of the residential and visual amenities of the locality and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

6. No development shall take place until a detailed surface water drainage scheme for the site, based on sustainable drainage principles and an assessment of the hydrological and hydro-geological context of the development, has been submitted to and approved by the local planning authority. The drainage scheme should demonstrate that the surface water run-off generated up to and including the 1.0% annual probability, even with the inclusion of a factor for climate change, will not exceed the run-off from the undeveloped site following a corresponding rainfall

event. It shall include the overall layout and extent of permeable/impermeable areas and soakaways, including details of soakaway dimensions, location, layout and construction, as well as details of permeable paving materials. Overland flow routes through and off the proposed development should also be included at detailed design stage. The scheme shall subsequently be implemented in accordance with the approved detail before any of the dwellings is first occupied.

Reason: To prevent the increased risk of flooding in accordance with Policy EN2 of the adopted South Kesteven Core Strategy (July 2010).

7. The approved shared access parking facilities to serve the dwellings shown on the approved drawings (as listed at condition 2 above) shall be provided before any dwelling is first occupied and shall thereafter be retained as being available for the parking of vehicles at all times. At no time shall the shared parking area be subdivided with the erection of any boundary treatments/other forms of enclosure or obstacle(s).

Reason: To ensure adequate access and off-street parking provision is provided and retained to serve both dwellings at all times and thereby avoid harm to the amenity, safety or convenience caused by on-street parking.

8. Upon the completion of the dwelling(s) in accordance with the details shown on the approved plans (as per condition 2 above of this permission) and notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no extension, enlargement or other alteration to the dwelling (including the insertions of new window units or other openings) shall be carried out without Planning Permission having been first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development or alteration of the dwelling(s) concerned could potentially cause detriment to the amenities of the occupiers of nearby properties or the visual amenities of the locality, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order with or without modification), no detached building or structure or any means of enclosure (other than those approved as part of the approved development) shall be erected within the curtilage of the dwelling(s) hereby approved without Planning Permission having been first obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development within the curtilage of the dwelling(s) concerned could potentially cause detriment to the amenities of the occupiers of nearby properties or the visual amenities of the locality, and for this reason would wish to control any future development and in accordance with Policy EN1 of the adopted South Kesteven Core Strategy (July 2010).

Standard Note(s) to Applicant:

- A. This consent applies only to that required by the Town and Country Planning Acts and does not include any permission or approval under any other enactment, bylaw or regulation.
- B. Your attention is drawn to the attached notes explaining your rights of appeal regarding this decision.
- C. The permission to which this notice refers MAY contain the requirement to comply with certain conditions PRIOR to any works being commenced, as well as conditions to be met DURING and AFTER the completion of the development. You are hereby advised that non-compliance with ANY condition may render this permission invalid and the development itself UNLAWFUL and could lead to enforcement action and/or prosecution. It is YOUR responsibility to ensure that all conditions are complied with. If you are in any doubt as to the requirements established by any condition attached to this permission, you are strongly advised to contact South Kesteven District Council Development Management for clarification prior to the commencement of any works.

- D. The approval of details reserved by any condition(s) (discharge of condition(s)) is now treated as a formal application and as such requires a fee. A fee of £28 is applicable for householder applications, including extensions, any ancillary buildings within the curtilage of a dwelling, construction of fences, walls, car parking, etc., and £97 for any other type of development. Any number of conditions relating to a specific application can be considered as one application with the single fee. However, if conditions are submitted individually, then the fee will be applicable for each separate submission. There is a form on-line at www.southkesteven.gov.uk/planning or Customer Services will complete a short form taking the relevant details and receipt any fee. We have 8 weeks in which to make our decision, after this date, you can appeal to the Secretary of State. You should note that if you have had no response within 12 weeks, then the fee has to be refunded.

Additional Note(s) to Applicant:

- E. You are advised that this grant of planning permission does not override any rights any other party may have in relation to land within the application site (e.g. rights of access) nor does it convey any rights of access, rights of way etc. to the applicant(s) as such matters fall outside the remits of the Planning Acts.
- F. You are advised that the application site falls within an area affected by Radon. You are asked to contact the Council's Building Control section (telephone number 01476 406187) to ascertain the level of protection required and whether a geological assessment is necessary.



PAUL THOMAS
Head of Development & Growth

Date: 05 August 2014