

Approval of Reserved Matters

Name and address of applicant

Mr & Mrs G Thacker
Brandy Wharf Leisure Park
Waddingham
Gainsborough
DN21 4RT

Name and address of agent (if any)

AM Hey FRICS
Springwell House
Kirkby-on-Bain
Woodhall Spa
Lincolnshire
LN10 6YR

Part One – Particulars of application

Date of application:

22/03/2017

Application number:

135861

Particulars of planning permission reserving details for approval:

Application number:

Particulars and location of development:

Application for approval of reserved matters (access, appearance, landscaping, layout and scale) to erect 1no. bungalow-following outline planning permission 132032

Brandy Wharf Leisure Park Brandy Wharf Waddingham Gainsborough DN21 4RT

Part Two – Particulars of decision

The West Lindsey District Council hereby give notice in pursuance of the provisions of the Town and Country Planning Act 1990 that **approval has been granted** in respect of the details referred to in Part One hereof for the purpose of the conditions imposed on the grant of planning permission referred to above subject to the following conditions:

Conditions stating the time by which the development must be commenced:

NONE

Conditions which apply or require matters to be agreed before the development commenced:

NONE

Conditions which apply or are to be observed during the course of the development:

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the following drawings (all dated 12th September 2016):

- DN21 4RT-A-01A - Location Plan
- DN21 4RT-A-02A - Elevation, Floor and Roof Plan
- DN21 4RT-A-03B – Site Plan (Excluding covered walkway and demolition of caravan).

The works shall be carried out in accordance with the details shown on the approved plans and in any other approved documents forming part of the application.

Reason: To ensure the development proceeds in accordance with the approved plans and to accord with the National Planning Policy Framework and local policy LP26 of the Central Lincolnshire Local Plan 2012-2036.

2. The proposed dwelling shall be constructed from the following materials and will be retained thereafter:

- Weather edge board cladding with a natural stained finish
- Green shingle roof

Reason: To ensure the use of appropriate materials to accord with the National Planning Policy Framework and local policy LP17, LP26 and LP55 of the Central Lincolnshire Local Plan 2012-2036.

Conditions which apply or relate to matters which are to be observed following completion of the development:

NONE

Notes to the Applicant

Compliance with Outline Permission

There is a need to comply with conditions 4 and 5 of outline planning permission 132032 dated 15th April 2015 through a condition discharge application.

Reasons for granting permission or Refusal

The decision has been considered against local policies LP13 Accessibility and Transport, LP17 Landscape, Townscape and Views, LP26 Design and Amenity and LP55 Development in the Countryside of the Submitted Central Lincolnshire Local Plan 2012-2036 and guidance contained within the National Planning Policy Framework and National Planning Practice Guidance. In light of the assessment the proposal will not have adverse visual impact on the street scene, the site or the character of the area. The proposal will not have a significant adverse impact on the living conditions of existing or future residents or have an adverse impact on highway safety. It is therefore considered that the proposal is acceptable subject to certain conditions.

Date: 22nd May 2017

Signed: 

Mark Sturgess
Chief Operating Officer

West Lindsey District Council
Council Offices
Guildhall

Marshall's Yard
Gainsborough
DN21 2NA

Note: This permission refers only to that required under the Town and Country Planning Acts and does not include any consent or approval under any other enactment, byelaw, order or regulation. You are strongly advised not to commence works until you have obtained any other permissions or consents that may be required, for example approval under the Building Regulations, otherwise there may be a risk of significant legal and financial consequences. For further advice on the Building Regulations, contact the Council's Building Control section.

Failure to adhere to the details of the approved plans or to comply with the conditions attached to this permission is a contravention of the provisions of the Town & Country Planning Act 1990 in respect of which enforcement action may be taken. Please contact the planning department for further advice relating to the discharge of condition process and the appropriate fee payable (if applicable).

Appeals to the Secretary of State

- If you are aggrieved by the decision of your local planning authority to refuse permission for the proposed development or to grant it subject to conditions, then you can appeal to the Secretary of State under section 78 of the Town and Country Planning Act 1990.
- **If you want to appeal, then you must do so within six months of the date of this notice.** Appeals must be made on a Reserved Matters appeal form which may be downloaded from the Planning Inspectorate website at <https://acp.planninginspectorate.gov.uk>. Alternatively appeal forms can be obtained from the Planning Inspectorate, Customer Support Unit, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN, telephone 0303 444 5000.
- The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.
- In practice, the Secretary of State does not refuse to consider appeals solely because the local planning authority based their decision on a direction given by him.
- **Only the applicant possesses the right to appeal this decision.**

Purchase Notices

- If either the local planning authority or the Secretary of State refuses permission to develop land or grants it subject to conditions, the owner may claim that he can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted.
- In these circumstances, the owner may serve a purchase notice on the Council (District Council, London Borough Council or Common Council of the City of London) in whose area the land is situated. This notice will require the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

If you require this document in another format e.g. large print, please contact Customer Services on 01427 676676, by email customer.relations@west-lindsey.gov.uk or by asking any of the Customer Services staff.