



TOWN AND COUNTRY PLANNING ACT 1990

## DETERMINATION OF THE REQUIREMENT FOR PRIOR APPROVAL

Town and Country Planning (General Permitted Development)  
(Amendment) (England) Order 2013

**APPLICATION NO:** PA/2015/0912

**Applicant:** Mr S Hanson

**Address/Agent:** 24 Front Street  
Ulceby  
DN39 6SY

North Lincolnshire Council hereby gives notice that the application received on 13/08/2015 for:

**determination of the requirement for prior approval for an extension at 24 Front Street, Ulceby, DN39 6SY**

has been considered and it has been decided that this council's **PRIOR APPROVAL** as to the impact of the proposed development on the amenity of the adjoining properties **IS NOT REQUIRED**. The development may therefore be carried out in accordance with the details submitted with the application unless the local planning authority and the developer agree otherwise in writing.

The development shall be completed on or before 30 May 2019.

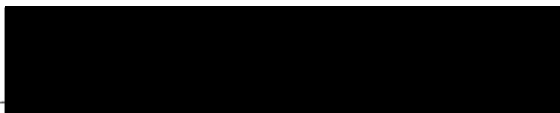
The developer shall notify the local planning authority of the completion of the development as soon as reasonably practicable after completion. The notification shall be in writing and shall include:

- (a) the name of the developer;
- (b) the address or location of the development; and
- (c) the date of completion.

Dated:

21/09/15

Signed:



*PP*  
**Phil Wallis**  
Head of Development Management

### WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY  
APPROVAL UNDER THE BUILDING REGULATIONS

## **Informative**

Before relying on permitted development to undertake works you need to check if what you are doing is authorised under other legislation also. The reason for this is that permitted development rights do not authorise unlawful actions. Examples of such actions are:

- disturbing or harming protected species
- topping, lopping, felling or uprooting protected trees, that is trees in conservation areas and trees covered by a tree preservation order.

Before you can claim your permitted development rights, therefore, you should confirm if:

- protected species are likely to be present (see Department for the Environment, Food and Rural Affairs (DEFRA) European Protected Species Guidance and <http://www.defra.gov.uk/habitats-review/implementation/process-guidance/guidance/species/>) – see also Additional Advice 1 and 2 below.;
- trees on or next to the site are protected by tree preservation orders (contact this council:  
<http://www.northlincs.gov.uk/environment/conservation/treesanddevelopment/treepreservationorders/?locale=en> – 01724 297000).

If there is evidence of protected species at a site then it may be necessary to obtain licences from DEFRA to authorise any disturbance.

If protected trees are likely to be affected then you will need to get the consent of this council for any works.

**Additional Advice 1:** When pruning or felling unprotected trees or hedgerows you should ensure the work does not disturb or injure nesting birds. These, and their nests when in use, are protected from disturbance or injury under the 1981 Wildlife and Countryside Act. Ideally carry out work outside the main breeding season (1 March to 1 September).

**Additional Advice 2:** It is important to survey trees for bats, particularly if they are mature trees with suitable cracks or holes that are likely to be affected by the work. All species of bat are protected under Schedule 5 of the Wildlife and Countryside Act 1981 (as amended) and Schedule 2 of The Conservation of Habitats and Species Regulations 2010, making all species of bat European Protected Species (see DEFRA above).