

Removal/variation of conditions

APPLICATION NO: PA/2024/1454

Address/Agent:

Ms Nada Nayef - Truelove Property and Construction
4A Eastgate
LINCOLN
LN2 1QA

Applicant: Ms Nada Nayef - Truelove Property and Construction

North Lincolnshire Council hereby gives notice that the application received on 13/01/2025 for:

Planning permission to vary the plans condition of planning application PA/1999/0920 which were added by non-material amendment PA/2024/1365 namely to amend the house type for plot 82, to amend the house designs and reposition plots 83-85

has been considered and that permission for this development in accordance with the plans and written particulars submitted has been granted subject to the following conditions and reasons:

1.

The development hereby permitted shall be carried out in accordance with the following approved plans:

- Site Location Plan from PA/1999/0920,
- Phases 1-3 K1PP001C dated 17.03.2004
- TL014-SP-S73-01
- Public Footpath and Landscaping K1 PP 03 dated 07/1999
- Phase 1 Plan SK1 dated June 2000
- House Type 3 258T-06 Rev B dated JAN 2003
- House Type Ei K1.PP.Ei01 dated July 2002
- House Type E2 K1.PP.Eii.01 Rev D dated May 2005
- House Type e(iii) K1.PP.Eiii.01 dated July 2002
- House Type E4 K1.PP.Eiv.01 dated March 2004
- House Type F 271T-04 dated MARCH 2003
- House Types 1.2.3 K1.PP.004 dated 06.1999
- House Types a,b,c K1.PP.006 dated 06.1999
- House Types f,g,h K1.PP.008 dated 06.1999
- House Types i,j,k K1.PP.009 dated 06.1999
- House Types l,m,n K1.PP.010 dated 06.1999
- Site Location Plan TL014-LP-NMA-01 D
- Standard Garage TL-SGD-01
- Plot 82 Sales and Planning Layout TL014-SP-P82-07 A

- Sales Plan Plot 83 & 84 TL014-SP-P83/84-07 A
- Aisby-Plot 85 Sales and Planning Layout TL014-SP-P85-08 B

Reason

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

2.

No dwelling on the site shall be occupied until the vehicular access to it and the vehicle parking and turning space serving it have been completed and, once provided, the vehicle parking and manoeuvring space shall be retained.

Reason

In the interests of highway safety and to comply with policies T2 and T19 of the North Lincolnshire Local Plan.

3.

Before any dwelling is first occupied all bathroom and en-suite windows in any first-floor side facing elevation shall be obscure glazed to a minimum of Privacy Level 3 in accordance with the Pilkington Scale of Obscuration and shall be retained in that condition thereafter.

Reason

In order to protect the living conditions presently enjoyed by the occupants of adjoining properties in accordance with policy DS1 of the North Lincolnshire Local Plan.

4.

No above ground works shall take place until details have been submitted to and approved in writing by the local planning authority of the make, type and colour of all external facing materials for the development and only the approved materials shall be used.

Reason

To ensure that the building is in keeping with its surroundings in the interests of visual amenity, in accordance with policy DS1 of the North Lincolnshire Local Plan.

5.

No above ground works shall take place until details of the positions, design, materials and type of boundary treatment to be built/planted have been agreed in writing by the local planning authority. The agreed boundary treatment shall be built/planted before the dwelling(s) are occupied, and once built/planted it shall be retained.

Reason

To provide an appropriate level of screening in accordance with policies H8 and DS1 of the North Lincolnshire Local Plan.

Dated: 28/02/2025

Signed:

A solid black rectangular box redacting the signature.

PP Rebecca Brown

Development Management Lead

Informative

In determining this application, the council, as local planning authority, has taken account of the guidance in paragraph 39 of the National Planning Policy Framework in order to seek to secure sustainable development that improves the economic, social and environmental conditions of the area.

WARNING

**THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL
UNDER THE BUILDING REGULATIONS**

WARNING

This is a PLANNING PERMISSION ONLY. It does NOT convey any approval or consent required under any enactment, byelaw, order or regulation other than those referred to in the heading of this notice. It is IMPORTANT that you should read the notes concerning APPEALS below.

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 against your local planning authority's decision then you must do so within 6 months of the date of this notice.
- If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of this notice.
- If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your local planning authority's decision on your application, then you must do so within 28 days of the date of service of the enforcement notice, or within 6 months [12 weeks in the case of a householder appeal] of the date of this notice, whichever period expires earlier.

Please note however:

If your application was for **householder development** (dwelling house extensions, alterations, garages, swimming pools, walls, fences, vehicular access, porches, satellite dishes etc) or for a minor commercial application then you must do so **within 12 weeks** of the date of this notice.

- Appeals can be made online at <https://www.gov.uk/planning-inspectorate>. If you are unable to access the online appeal form, please contact the Planning Inspectorate to obtain a paper copy of the appeal form on tel: 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.
- If you intend to submit an appeal that you would like examined by inquiry then you must notify the Local Planning Authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. [Further details are on GOV.UK](#)

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 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 V1 of the Town and Country Planning Act 1990.