

Householder planning permission

APPLICATION NO: PA/2025/829

Address/Agent:

Mr Benjamin Gath
The Old Post Office
Yarra Road
Cleethorpes
United Kingdom
DN358LS

Applicant: Mr John Hoyle

North Lincolnshire Council hereby gives notice that the application received on 02/07/2025 for:

Planning permission for a single-storey lean-to rear extension and demolition of existing garage with erection of new garage, car port, store, and recreation room, ancillary to dwelling, with associated erection of sliding gate to form private driveway - 17 St Helens Road, Brigg, DN20 8BX

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 must be begun before the expiration of three years from the date of this permission.

Reason

To comply with section 91 of the Town and Country Planning Act 1990.

2.

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

2557.P001.RevF.Site Plan as Proposed

2557.P203.RevB.Side Elevations as Proposed (Option 1A)

2557.P203.RevB.Side Elevations as Proposed (Option 1A)

2557.P200.RevB.Front and Rear Elevations as Proposed (Option 1A)

2557.P110.RevD.Garage and Train Room 2557.P100.RevB.Floor Plans as Proposed (Option 1A)

Reason

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

3.

No development shall be occupied until details of the design, materials, finish and colour of all boundary treatments, including the proposed sliding gate to Glanford Road, have been submitted to and approved in writing by the local planning authority. The approved details shall be implemented in full prior to first occupation and thereafter retained.

Reason

To ensure a satisfactory appearance in the interests of good design and highway safety.

4.

No above-ground works shall take place until details of the make, type and colour of all external facing and roofing materials, including brickwork, roof tiles, windows, doors, fascia/soffit boards, rainwater goods on both the rear extension and outbuilding, have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details.

Reason

To ensure a satisfactory external appearance in the interests of good design.

Dated: 22/10/2025

Signed:

A solid black rectangular box used to redact the signature of the Planning Development Manager.

Rebecca Brown
Planning Development Manager

WARNING

THIS DOCUMENT DOES NOT CONSTITUTE ANY APPROVAL
UNDER THE BUILDING REGULATIONS

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 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.

