

Removal/variation of conditions

APPLICATION NO: PA/2025/680

Address/Agent:

Mr Waqar Ahmad
Grosvenor (House Builders) Ltd
31 Davis Street
ROTHERHAM
S65 2DP

Applicant: Mr Waqar Ahmad, Grosvenor (House Builders) Ltd

North Lincolnshire Council hereby gives notice that the application received on 15/07/2025 for:

Planning permission to vary condition 1 of PA/2023/56 (Approval of reserved matters dated 27/09/2023 namely to undertake external alterations to all plots and changes to the approved landscaping scheme - land south of King Edward Street, Belton, Doncaster, DN9 1QN

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:

- Materials Schedule
- 001- Site Location and Block Plan
- 002 A Plot 1- Proposed Ground and First Floor Plan
- 003 A Plot 1- Proposed Second Floor and Roof Plan
- 004 A Plot 1- Proposed Front and Left Side Elevations
- 005 A Plot 1- Proposed Rear and Right Side Elevations
- 002 A Plot 2- Proposed Ground and First Floor
- 003 A Plot 2- Proposed Second Floor and Roof Plan
- 004 A Plot 2- Proposed Front and Left Side Elevations
- 005 A Plot 2- Proposed Rear and Right Side Elevations
- 002 A Plot 3- Proposed Ground and First Floor Plan
- 003 A Plot 3- Proposed Roof Plan
- 004 A Plot 3- Proposed Front and Left Side Elevations
- 005 A Plot 3- Proposed Rear and Right Side Elevations
- 002 A Plot 4- Proposed Ground Floor
- 003 A Plot 4- Proposed First and Second Floor Plan
- 005 A Plot 4- Proposed Front and Left Side Elevations
- 006 A Plot 4- Proposed Rear and Right Side Elevations

- 002 A Plot 5- Proposed Ground and First Floor Plan
- 003 A Plot 5- Proposed Second Floor and Roof Plan
- 004 A Plot 5- Proposed Front and Right Side Elevations
- 005 A Plot 5- Proposed Rear and Left Side Elevations
- 004- Proposed Site Plan
- 1883-001 C- Landscape Masterplan
- 1883-002 C Planting Details

Reason

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

2.

All the approved landscaping shall be carried out within twelve months of development being commenced (unless a longer period is agreed in writing by the local planning authority). Any trees or plants which die, are removed or become seriously damaged or diseased within five years from the date of planting shall be replaced in the next planting season with others of similar size and species to those originally required to be planted, unless the local planning authority agrees in writing to any variation.

Reason

To define the terms of the permission and to ensure the implementation of the agreed landscaping scheme within a timely manner.

3.

Before any of the the dwellings hereby permitted are first occupied any window in the side facing walls at first floor level or above 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.

Before any of the external terraces or balconies hereby permitted come into first use (Plots 1, 2, 3 and 5) they shall be fitted with the 1.8m high screens as shown on the approved drawings and shall be fitted with glazing to a minimum level 5 in accordance with the Pilkington Scale of Obscuration. Once installed they shall thereafter be retained.

Reason

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

Dated: 04/12/2025

Signed:



pp Rebecca Brown
Planning Development Manager

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 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, 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 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 you want to appeal against the local planning authority's decision on your application, 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 you want to appeal against the local planning authority's decision on your application, 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, 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 on 03034445000 to obtain a paper copy.
- The Secretary of State can allow a longer period for giving notice of an appeal, but 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 them 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 you must notify the local planning authority and Planning Inspectorate (inquiryappeals@planninginspectorate.gov.uk) at least 10 days before submitting the appeal. Further details can be found 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 they 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 carrying out 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 their interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.