
Town and Country Planning Act 1990

**DRAFT
PLANNING DECISION NOTICE**

1 Details of the application

Reference: F/YR22/0893/F
Registered: 18 July 2022

Applicant: Mrs E Langridge
Crown House
Crown Road
Christchurch
Wisbech PE14 9NF

Agent: Mr Nick Seaton
Anglia Building Consultants
Villeneuve
Basin Road
Outwell
Wisbech
Norfolk
PE14 8TQ

2 Address to which this permission relates

Crown House Crown Road Christchurch Wisbech PE14 9NF

3 Details of this decision

Permission is **GRANTED** regarding:

Erect a 2-storey side extension to existing dwelling.

4 Conditions

This permission is subject to the following conditions:

- 1 The development permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason - To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby approved shall be finished externally in a white render and roof tiles to match the existing dwelling.

Reason - To safeguard the visual amenities of the area and ensure compliance with Policy LP16 of the Fenland Local Plan, adopted May 2014.

- 3 The development hereby permitted shall be carried out in accordance with the following approved plans and documents

Reference	Title
P-22-2265-1	Location Plan
P-22-2265-2	Existing site plan, elevations and floor plans
P-22-2265-4	Proposed site plan , elevations and roof plan
P-22-2265-3	Proposed Floor Plans

Reason - For the avoidance of doubt and in the interest of proper planning.

5 Informatives

The following points are also relevant to this permission:

- 1 The application as submitted was acceptable and did not require the Local Planning Authority to work positively and proactively with the applicant to seek solutions to problems arising from the application.
- 2 You are reminded that this project may require approval under Building Regulations prior to work commencing. It is recommended that you make enquiries in this respect direct to CNC working in partnership with the Local Authority Building Control Team (0808 1685041 or E-mail: enquiries@cncbuildingcontrol.gov.uk).

Drainage Advisory Note

The applicant is reminded that they have a separate legal obligation to comply with the requirements of the relevant Internal Drainage Board in the area, or Middle Level Commissioners, if it is proposed to discharge from the development into a watercourse for which these bodies are responsible, or to carry out development in proximity to such a watercourse, or to alter any watercourse, be that IDB/MLC controlled or riparian.

Granting or refusal of any necessary consent under the Internal Drainage Boards Byelaws or the Land Drainage Act 1991 is a matter for the Board itself and will require a formal application and prior written consent from the Board or Commissioners.

The applicant is advised to contact the relevant IDB or the Middle Level Commissioners at the earliest opportunity to discuss any such requirements.

6 Authorisation

Draft printed on 9 September 2022

Draft approved: