

Report of the Chief Executive

APPLICATION NUMBER:	20/00334/MMA
LOCATION:	51A MILL ROAD NEWTHORPE NOTTINGHAMSHIRE
PROPOSAL:	MINOR MATERIAL AMENDMENT TO REFERENCE 17/00285/FUL TO MAKE MINOR CHANGES TO ELEVATION DETAILS

Councillor J Parker has requested this application be determined by Committee.

1 Executive Summary

- 1.1 The application was first brought before Planning Committee on 22 July 2020 (original report attached as Appendix 1). The Committee moved to defer the application to allow for further negotiations with the applicant/agent to mitigate against the impact upon neighbouring properties.
- 1.2 With regards to the roof light on the rear elevation adjacent the boundary with number 53, the agent advises that this formed part of the original plans which were granted planning permission at appeal under reference number 17/00285/FUL. Furthermore, as advised within the original report the roof light is located at 2.4m above finished floor level limiting any direct views.
- 1.3 Condition 9 of the planning permission 17/00285/FUL required the applicant to agree with the Council the finished floor level of the proposed bungalow. This was done last year as part of the discharge of conditions application submitted in March 2019. This required the applicant to obtain an independent levels survey of the site with a bench mark provided at the site to the agreed "lowest point" of the site as the level for the finished floor in accordance with the condition. No other alterations are proposed to the land levels within the application site.
- 1.4 The proposal seeks an amendment to the previously approved scheme. The principle of development remains acceptable and the impact on residential amenity and the design remain acceptable as before. The changes sought relate to minor detail changes to the previously approved elevation details as per the planning permission granted by the Planning Inspectorate under reference number 17/00285/FUL.
- 1.5 Therefore, the proposal is considered to be in accordance with the relevant local and national policy guidance and there are no material considerations which would outweigh this. It is recommended that the application be approved subject to the conditions contained within the original report.

<u>Recommendation</u>	
<p>The Committee is asked to RESOLVE that planning permission be granted subject to the following conditions.</p>	
1.	<p>The development hereby permitted shall be commenced before the expiration of three years beginning from the date of the original permission.</p> <p><i>Reason: To comply with S91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>The development hereby permitted shall be carried out in accordance with the following plans: Site Location Plan 1: 1250, Proposed Site Plan, 2015/31/SP Rev E and Proposed Plan and Elevations, 2015/31/P3 Rev B received by the Local Planning Authority on 25 May 2020.</p> <p><i>Reason: For the avoidance of doubt.</i></p>
3.	<p>The development shall be carried out in accordance with the following details: Weberpral M One Coat through-coloured monocouche render in Silver Pearl and Marley Modern smooth grey roof tiles approved 20 May 2019, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
4.	<p>The approved landscaping as shown on plan 2015/31/SP/ Rev D approved on 07 May 2019 shall be carried out not later than the first planting season following the substantial completion of the development or occupation of the building(s), whichever is the sooner and any trees or plants which, within a period of 5 years, die, are removed or have become seriously damaged or diseased shall be replaced in the next planting season with ones of similar size and species to the satisfaction of the Local Planning Authority, unless written consent has been obtained from the Local Planning Authority for a variation.</p> <p><i>Reason: To ensure the development presents a more pleasant appearance in the locality and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
5.	<p>The dwelling shall not be occupied until space has been laid out within the site in accordance with drawing no. 2015/31/SP Rev E (received 25.05.2020) for cars to be parked and that space shall thereafter be available for the parking of vehicles at all times.</p>

	<p><i>Reason: In the interests of highway safety.</i></p>
6.	<p>The driveway, parking and turning areas shall be surfaced using Marshall Drivesetts in accordance with the submitted details approved on the 20 May 2019, unless otherwise agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety.</i></p>
7.	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions or enlargements to the dwellinghouse hereby permitted shall be erected.</p> <p><i>Reason: In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
8.	<p>The finished floor levels of the hereby approved dwelling shall be set out in accordance with drawing number 4405ia approved 20 May 2019, unless otherwise agreed in writing by the Local Planning Authority</p> <p><i>Reason: In the interests of residential amenity and the appearance of the area and in accordance with Policy 17 of the Part 2 Local Plan (2019).</i></p>
	<p>NOTES TO APPLICANT</p>
1.	<p>The Council has acted positively and proactively in the determination of this application, through an early visit to the site to appreciate whether any amendments needed to be sought and thus afford sufficient time to negotiate these should it have been the case.</p>



Legend

 Site Outline

Photographs

View of access from Mill Road and within site



Boundary with 51A and 53 Mill Road



Boundary with 53 Mill Road



Side elevation and rear of 11 Kirby Close



Proposed garden area.



17/00285/FUL – Approved Elevations, Floor Plans and Site Plan

This drawing is copyright. Do not scale from prints. Contractors are to check all dimensions on site before ordering materials.

GROUND FLOOR PLAN

FRONT ELEVATION

REAR ELEVATION

SIDE ELEVATION

SIDE ELEVATION

Brxtowne Borough Council
Planning & Community Development
24 APR 2017

Deeside Architectural Design Limited
 CHARTERED ARCHITECTS, TECHNICIANS, SURVEYORS
 Suite 1, 48 King Street, 88 The Quadrant, Haverhill, Cambridgeshire, CB9 5JQ
 Tel: 01223 324222
 Email: info@deesidearchitecturaldesign.co.uk

REVISION	APPROVED BY	DATE

DATE	PROJECT NO.	SCALE
Mr Mark Coppard	Proposed Development of Two Singlestorey Units to the rear of 51a&b to M4 Road	April 17 1:100

PROPOSED PLAN & ELEVATIONS

51a

51b

51

Timber Fence 1.80m High

2no. Car Parking Spaces

TREE TO BE RETAINED

Summerhouse

1575

Brxtowne Borough Council
Planning & Community Development
24 APR 2017

Deeside Architectural Design Limited
 CHARTERED ARCHITECTS, TECHNICIANS, SURVEYORS
 Suite 1, 48 King Street, 88 The Quadrant, Haverhill, Cambridgeshire, CB9 5JQ
 Tel: 01223 324222
 Email: info@deesidearchitecturaldesign.co.uk

DATE	PROJECT NO.	SCALE
Mr Mark Coppard	PROPOSED REDEVELOPMENT OF 51a AND 51b REAR	April 17 1:100

PROPOSED SITE PLAN