DELEGATED REPORT

Recommendation Made: 27 April 2011

Reference:- 11/00257/NOMAT **Parish:- Markfield Parish Council**

Applicant:- Mr Clarke
8 The Green
Markfield
Leicestershire
LE67 9WD

Location:- 8 The Green Markfield Leicestershire LE67 9WD

Proposal:- NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 10/00420/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING.

Introduction:-

This application seeks approval for a non-material amendment to planning permission 10/00420/FUL for the extension and alterations to No. 8 The Green, Markfield, which lies within the Markfield Conservation Area. The proposed amendment consists of the installation of a 3m wide sliding door to the rear elevation to replace the original proposal of a single door and a 1.8m wide window.

History:-

10/00420/FUL	Extension and Alterations to Dwelling	Approved
03/01378/FUL	Single Storey Rear Extension to Dwelling	Approved

Consultations:-

No comments have been received for this application.

Development Plan Policies:-

Hinckley and Bosworth Local Plan 2001:-

BE1 - Siting and Design
BE7 - Development in Conservation Areas

The site is within the Settlement Boundary and Markfield Conservation Area.

Other Policy Documents:-

SPD House Extensions
Markfield Conservation Area Appraisal

Appraisal:-

The main issues in respect of this application are whether or not the proposed alteration from a single door and window to a 3m wide sliding door to the rear elevation of the approved extensions and alterations constitute non material amendments to the approved planning permission and if the proposed amendments are detrimental to the previously approved scheme or the amenities of the occupiers of neighbouring properties.

The materials to be used are the same as previously approved and therefore it is considered that the proposal

to replace the previously approved single door and window with a 3m wide sliding door to the rear elevation would not have a detrimental impact on the previously approved scheme in terms of its design or visual appearance.

The proposed amendments are considered not be detrimental to the amenities of any neighbouring properties as there would be no alterations to cause overlooking or loss of amenities.

It is considered that if the proposed sliding door had been submitted at the time of the application (ref. 10/00420/FUL), this is unlikely to have affected the decision to approve the application. It is, therefore, considered that the proposed amendments can be considered as non material.

The proposed amendments are considered to be non-material amendments of a minor nature and would not be detrimental to the previously approved scheme. The application is therefore recommended for approval.

Recommendation:- Permit subject to the following conditions:-

To replace a single door and window to the rear elevation with a 3m wide sliding door.

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drg No:- JR/LE679WD/A Rev: B received by the Local Planning Authority on 26th March 2011.

Reasons :-

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

Contact Officer:- Debbie Phillips Ext 5603