DELEGATED REPORT

Recommendation Made:

Reference:- 11/00392/NOMAT **Parish:- Market Bosworth Parish Council**

Applicant:- Mr Chris Hooker
3 Harcourt Spinney
Market Bosworth
Nuneaton
Leicestershire

Location:- 3 Harcourt Spinney Market Bosworth Nuneaton Leicestershire CV13 0LH

Proposal:- NON MATERIAL AMENDMENT TO PLANNING PERMISSION 11/00183/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING

Introduction:-

This application is for a non-material amendment to planning permission 11/00183/FUL to amend the design and materials of the proposed garage door.

The reason given for the proposed change is that it will ensure that the doors do not obstruct the driveway.

Relevant Planning History:

11/00183/FUL Extensions and Alterations to Dwelling Approved 04.05.11

Consultations:-

None

Development Plan Policies:-

Local Development Framework Core Strategy 2009

No specific policies

Hinckley and Bosworth Local Plan 2001

BE1

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Greater Flexibility for planning permissions Guidance (Non material amendments) states that the local planning authority must have regard to the effect of the change, together with any previous changes made under this section. This procedure, which has no consultation requirements, and minimal notification requirements, cannot be used to make a material amendment.

Appraisal:-

The main considerations with regard to this application are whether the proposals constitute a non material amendment or not. This procedure, which has no consultation requirements, and minimal notification requirements, cannot be used to make a material amendment.

This application proposes to change the design and materials for the proposed garage door. In the approved plans, the proposed garage doors were a pair of traditional designed timber doors with small windows provide within the top quarter of each door. The current proposal is for a metal roller shutter type door. Whilst the more traditional designed timber doors are preferred, the position of the garage door is to the north western

side elevation and the slope of the site results in the garage door being located at a level below the road level. Furthermore, given the mature landscaping which exists, the door is not highly visible from within the streetscene. The more modern materials and design proposed are not considered to be detrimental to the overall design of the proposed extensions and alterations and will not be a prominent feature within the streetscene.

It is, therefore, considered that the proposed amendments can be considered as a non material amendment.

Recommendation:- Permit subject to the following conditions:-

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Drawing 116 P10b received on 1 June 2011.

2 The external appearance of the proposed roller shutter garage door shall be finished in white as agreed in writing on the 23rd of June 2011

Reasons :-

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

2 To ensure that the development has a satisfactory external appearance to accord with policy BE1 of the adopted Hinckley & Bosworth Local Plan.

Notes to Applicant:-

1 Bats, nesting birds, great crested newts and certain other species are protected by law. If any such species are discovered before or during the works the works must be suspended and the local office of Natural England contacted for advice.

2 This permission does not grant approval under the Building Act 1984 and the Building Regulations 2000 (as amended) for which a separate application may be required. You are advised to contact the Building Control Section.

3 As from 6 April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

4 All works within the limits of the Highway with regard to the access shall be carried out to the satisfaction of the Southern Area Manager (0116 3052202).

Contact Officer:- **Ext**