DELEGATED REPORT

Recommendation Made: 7 July 2011

Reference:- 11/00447/CONDIT **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:- VARIATION OF CONDITION NO. 3 OF PLANNING PERMISSION 11/00183/FUL TO AMEND THE APPROVED MATERIALS.

Introduction:-

This planning application seeks a variation to Condition 3 of planning permission 11/00183/FUL in relation to materials which were specified within the Design and Access Statement as 'Roof tiles to match existing'. The condition states as follows;

The materials to be used on the external elevations of the proposed extensions and alterations shall be in complete accordance with those detailed within the Design and Access Statement received on 11 March 2011 unless previously agreed in writing with the Local Planning Authority.

The applicant is re-roofing the dwelling and implementing planning permission 11/00183/FUL concurrently. It is his intension to used grey Marley Duo tiles in place of the existing clay tiles.

History:

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

Consultations:-

No objection has been received from:-
Market Bosworth Parish Council

At the time of writing the report no comments have been received from: -
Ward Members
Neighbours
Site Notice

Development Plan Policies:-

Central Government Guidance

Planning Policy Statement 1 (PPS1): Delivering Sustainable Development.

Local Development Framework: Core Strategy (2009)

Policy 11: Key Rural Centres - Stand Alone

Hinckley & Bosworth Local Plan (2001)

The site is within the settlement boundary of Market Bosworth as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1: Design and Siting of Development

Policy T5: Highway Design and Vehicle Parking Standards

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

This is an application to revise the roofing materials for the extension and alterations which were approved earlier this year. The main considerations for the determination of this application is to assess the impact of the proposed changes to the previously approved scheme.

Impact of Proposed Changes

The existing dwelling had traditional clay tiles but it is the applicants intention to renew the existing roofing materials whilst implementing the above planning permission. The proposed materials are grey Marley Duo concrete tiles.

The area is characterised by a mix of traditional clay and modern concrete roofing materials in both grey and red. As such the proposed concrete tiles which are split to give the appearance of small tiles is considered to be acceptable. The intention is to provide the existing roof and the extensions and alterations within the same roofing materials to ensure a unified scheme.

Conclusion

Overall, the amended proposals are considered acceptable as they are not detrimental to the character or appearance of the existing dwelling or to the street scene.

RECOMMENDATION:- Permit subject to the following conditions:-

Summary of Reasons for Recommendation and Relevant Development Plan Policies :

Having regard to the pattern of existing development in the area, representations received and relevant provisions of the development plan, as summarised below, it is considered that subject to compliance with the conditions attached to this permission, the proposed development by virtue of the scale, mass and design of the proposed extension would not detrimentally impact on the amenities of neighbouring residents or the character and appearance of the street scene and would be in accordance with the development plan.
Hinckley & Bosworth Borough Council Local Plan (2001) :- BE1

1 This permission relates to the variation of Condition 3 of planning permission reference 11/00183/FUL [the previous application] dated 4 May 2011 a copy of which is appended hereto and the conditions imposed by the decision notice in relation to the previous application shall be deemed to apply to the grant of permission in respect of application 11/00447/CONDIT [the current application] save in so far as they are amended by virtue of the decision notice in relation to the current application or where variations subsequent to the previous application have been approved in writing by the local planning authority.

Reasons :-

1 To define the permission and to ensure that all other conditions attached to the original consent still apply.

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:- Joanne Orton Ext 5666