DELEGATED REPORT

Recommendation Made: 3 June 2011

Reference:- 11/00333/NOMAT **Parish:- Sutton Cheney Parish Council**

Applicant:- Dr Rodney Warner
Keepers Cottage
Twenty Acre Lane
Sutton Cheney
Nuneaton

Location:- Keepers Cottage Twenty Acre Lane Sutton Cheney Nuneaton Leicestershire

Proposal:- NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 10/00520/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING (WINDOW TO SOUTH EASTERN ELEVATION)

Introduction:-

This application seeks approval of a non-material amendment to a scheme approved under planning permission 10/00520/FUL for extensions and alterations to dwelling at Keepers Cottage, Twenty Acre Lane, Sutton Cheney. The application seeks approval for re-positioning the bathroom window on the south eastern elevation of the two storey side extension.

Relevant Planning History:

10/00520/FUL – Extensions and alterations to dwelling – Approved on 20/09/2010

Consultations:-

No consultations

Development Plan Policies:-

Adopted Local Plan

The site lies within the settlement boundary of Sutton Cheney as defined in the adopted Hinckley and Bosworth Local Plan.

Policy BE1 - Design and Siting of the Development
Policy BE7 - Development in Conservation Areas

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Appraisal:-

The main issues in respect of this application are whether or not the proposed amendment to the approved extensions and alterations to dwelling constitute a non material amendment to the approved planning permission and if the proposed amendments are acceptable in planning terms.

It is considered that if the first floor window was positioned on the left hand side of the chimney on the south eastern elevation of this two storey side extension at the time of the application, this would of unlikely to have affected the decision to approve the application. It is therefore considered that the window being moved approximately 0.8 metres from to the opposite side of the south eastern elevation can be considered as a non material amendment. Because the window is the same style, size and proportion to the one that was originally approved it is considered to preserve the character and appearance of the conservation area.

The window being moved will overlook the applicants drive with agricultural fields beyond. It will not have an

adverse impact on the character of the existing building or street scene as the design is acceptable.

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: Existing and Proposed Plans and Elevations to a scale of 1:100 drawing number LPA02 Rev B received on 10 May 2011

Reasons :-

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

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:- Kevin Roeton Ext 5919