

BASE

NON- MATERIAL AMENDMENT

PROJECT REFERENCE: CA4032

PROJECT NAME: 2 Merrylees Road

PROJECT DESCRIPTION: In relation to the erection of a five bedroom detached dwelling (Ref: 24/00188/FUL)

PROJECT LOCATION: 2 Merrylees Road, Thornton, Coalville, LE67 1AN

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EXECUTIVE SUMMARY

- The applicant has been granted full planning permission (Ref: 24/00188/FUL) for the erection of a five bedroom detached dwelling at 2 Merrylees Road, Thornton, Coalville, Leicestershire.
- It has come to the attention of the applicant that the proposed position of the dwelling as approved under application 24/00188/FUL will clash with the Tree Protection Area as outlined in the Arboricultural Impact Assessment undertaken by Arborist & Ecological Services Ltd.
- Discussions were held with the planning case officer Sullivan Archer regarding a suitable amendment to the approved design to avoid conflict with the Tree Protection Area.
- The amended design as part of this application will mirror the configuration as approved as part of 24/00188/FUL to provide the front projecting gable along the north-eastern elevation, which will mitigate the building's impact upon the TPA along the north-western boundary.
- The proposed scale, appearance and materials will match that of the previously approved design and there are no proposed alterations to the site's access and parking provision.

1.0 INTRODUCTION

This statement has been produced to support the non-material amendment planning application to alter the design and layout of the previous approval 24/00188/FUL for the construction of a five bedroom detached dwelling at 2 Merrylees Road, Thornton, Coalville, LE 67 1AN.

This statement is to be read in conjunction with the associated supporting documents including;

Application Form

PL-001 Site Location Plan

PL-002 Existing Site Plan

PL-003 Proposed Site Plan

PL-004 Proposed Floor Plans

PL-005 Proposed Elevations

PL-006 Proposed 3D Visuals



Ariel View (Source: Google Earth)

2.0 BACKGROUND

A full planning application (Ref: 24/00188FUL) was approved on 9th May 2024 for the erection of a five bedroom detached dwelling at 2 Merrylees Road, Thornton, Coalville, Leicestershire. Prior to planning determination, the case officer contacted the agent (Base Architects) to recommend re-positing the proposed dwelling plot 3m to the north-east to mitigate the overbearing impact on the host dwelling of 2 Merrylees Road. The following changes to the layout and position of the proposal were implemented and submitted to the planning authority on 16.04.24 for planning determination.

It has recently come to the attention of the applicant that the approved position of the dwelling within the site will clash with the Tree Protection Area of tree T3 as indicated in the Arboricultural Impact Assessment undertaken by Arborist & Ecological Services Ltd on behalf of the applicant. Base architects have been in contact with the planning case officer Sullivan Archer to highlight the issue to the local planning authority and to discuss a suitable remediation strategy. It has been advised that alterations to the proposed layout and design of the approved scheme should be undertaken and submitted as a non-material amendment planning application to regularise these changes with the local planning authority.

3.0 ALTERATIONS & IMPACTS

This non-material amendment planning application has been prepared to regularise the proposed alterations to the layout and design of planning approval 24/00188FUL following discussions held with the planning case officer Sullivan Archer. The alterations to the design put forward as part of this planning application aim to address the conflict with the approved building plot and the Tree Protection Area of the established tree along the north-western boundary.

Initial proposals were considered and involved re-positioning the building plot to the south-west by 1.5 metres (further into the rear garden amenity) which would prevent the building's footprint from being constructed within the Tree Protection Area however it has been advised that this change would result in an increased overbearing impact on the residential amenity of the neighbouring host dwelling and would therefore likely not be supported by the local planning authority.

The design amendments put forward as part of this planning application involve a mirrored layout and building arrangement with the front projecting gable positioned along the north-eastern elevation. This change to the design will reduce the buildings proximity to the identified Tree Protection Area and will have no impact on the existing established trees along the north-western boundary of the applicant site. Furthermore, this altered building layout will mitigate any increase overbearing on the neighbouring dwellings rear garden amenity as the general position of the building will be remain unchanged.

The proposed design alterations will involve a new configuration to the front amenity with the 3no. car parking spaces positioned north-west with the front garden amenity re-positioned along the north-east boundary however the total area of front garden amenity and car parking provision will remain unchanged. Associated minor alterations to areas of paving and hard-standing areas are proposed in accordance with the new building configuration. The bathroom windows on the eastern and western side elevations are to be of obscured glazing to mitigate overlooking onto adjacent neighbouring curtilages.

There are no proposed changes to the scale, architectural style and use of materials as approved as part of 24/00188FUL with room sizes and number of bedrooms to be retained in accordance with the previous approval.

4.0 SUMMARY

- The applicant has been granted full planning permission (Ref: 24/00188/FUL) for the erection of a five bedroom detached dwelling at 2 Merrylees Road, Thornton, Coalville, Leicestershire.
- It has come to the attention of the applicant that the proposed position of the dwelling as approved under application 24/00188/FUL will clash with the Tree Protection Area as outlined in the Arboricultural Impact Assessment undertaken by Arborist & Ecological Services Ltd.
- Discussions were held with the planning case officer Sullivan Archer regarding a suitable amendment to the approved design to avoid conflict with the Tree Protection Area.
- The amended design as part of this application will mirror the configuration as approved as part of 24/00188/FUL to provide the front projecting gable along the north-eastern elevation, which will mitigate the building's impact upon the TPA along the north-western boundary.
- The proposed scale, appearance and materials will match that of the previously approved design and there are no proposed alterations to the site's access and parking provision.

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