**DELEGATED REPORT**

**Recommendation Made: 16 April 2010**

**Reference: - 10/00174/NOMAT** **Parish: - Bagworth Parish Council**

**Applicant: - Mr Andrew Pickup**
**Linton Farm**
**Merrylees Road**
**Thornton**
**Leicestershire**

**Location: - Linton Farm Merrylees Road Thornton Leicestershire**

**Proposal:- NON MATERIAL AMENDMENT TO PLANNING PERMISSION 09/00897/FUL TO INCLUDE PATIO DOOR TO REPLACE WINDOW ON EAST ELEVATION AND INTERNAL ALTERATIONS**

**Introduction:-**

This application seeks approval of a non-material amendment to a scheme approved under planning permission 09/00897/FUL for the erection of an agricultural workers dwelling. The application seeks approval for the window on the east elevation to be replaced by a patio door including the amendments to the internal layout to provide 2 new en suites within the first floor bedrooms along with the office to be moved to the first floor and a new en suite to the ground floor.

Relevant Planning History: -

09/00717/FUL - Erection of Agricultural Workers Dwelling - Withdrawn - 27.10.2009
09/00376/FUL - Erection of Agricultural Workers Dwelling - Withdrawn - 19.06.2009
09/00177/FUL - Erection of General Purpose Agricultural Building - Approved - 29.04.2009
07/01205/FUL - Erection of Agricultural Building - Withdrawn 15.08.2007
07/00023/COU - Change of Use of Land and Buildings to A Mixed Use of Agriculture and Equestrian - Approved - 06.06.2007
07/00022/COU - Retrospective Application for the Siting of Agricultural Workers Caravan, Engineering Works to Create External Storage Areas and Exercise Areas for Animals and Change of Use of Land and Buildings to a Mixed Use of Agriculture and Equestrian - Approved - 06.06.2007
02/00269/FUL - Erection of Steel Portal Framed Agricultural Building - Approved - 28.03.2002
00/00413/REM - Erection of Agricultural Dwelling - Approved - 21.10.2000
97/00881/OUT - Erection of Agricultural Dwelling - Approved - 07.01.1998
94/00789/OUT - Erection of Agricultural Workers Dwelling - Approved - 14.12.1994
83/0163/4 - Extension of Agricultural Dairy Unit Comprising Cubicle, Feeding Accommodation and Slurry Storage - Approved - 12.05.1982
82/0123/4 - Retention of Temporary Dwelling - Withdrawn - 12.05.1982
80/0278/4 - Erection of Agricultural Dairy Unit - Approved 21.04.1980
80/0277/4 - Standing of Temporary Mobile Home - Approval - 21.04.1980

**Consultations:-**

None

**Development Plan Policies:-**

Hinckley and Bosworth Local Plan - Policy BE1 - Design and Siting of Development

**Appraisal:-**

The main issues in respect of this application are whether or not the proposed patio door on the east elevation (and amendments to the internal layout) of the approved erection of an agricultural dwelling 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.

It is considered that if the proposed patio door (and internal amendments to the layout) of the erection of an agricultural dwelling application had been submitted at the time of the application, this is unlikely to have affected the decision to approve the application. It is considered that the provision of a patio door (and internal amendments to the layout) will not be detrimental to the appearance of the area and due to its location it will not have an adverse impact on the amenity of neighbouring residents.

It is, therefore, considered that the proposed patio door and amendments to the internal layout can be considered as non material amendments.

**Recommendation: - Permit subject to the following conditions:-**

1. Insertion of patio door to replace the window on east elevation, office to move to the first floor, en-suite to the ground floor office, 2 en-suites in 1st floor bedrooms.

1 The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan at 1:1250; Block Plan at 1:500; Site Layout Plan at 1:500 Proposed Elevations at 1:100 and Proposed Floor Plans at 1:50 on Drg. No. 4857/2/10 received by the Local Planning Authority on 05 March 2010.

**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.

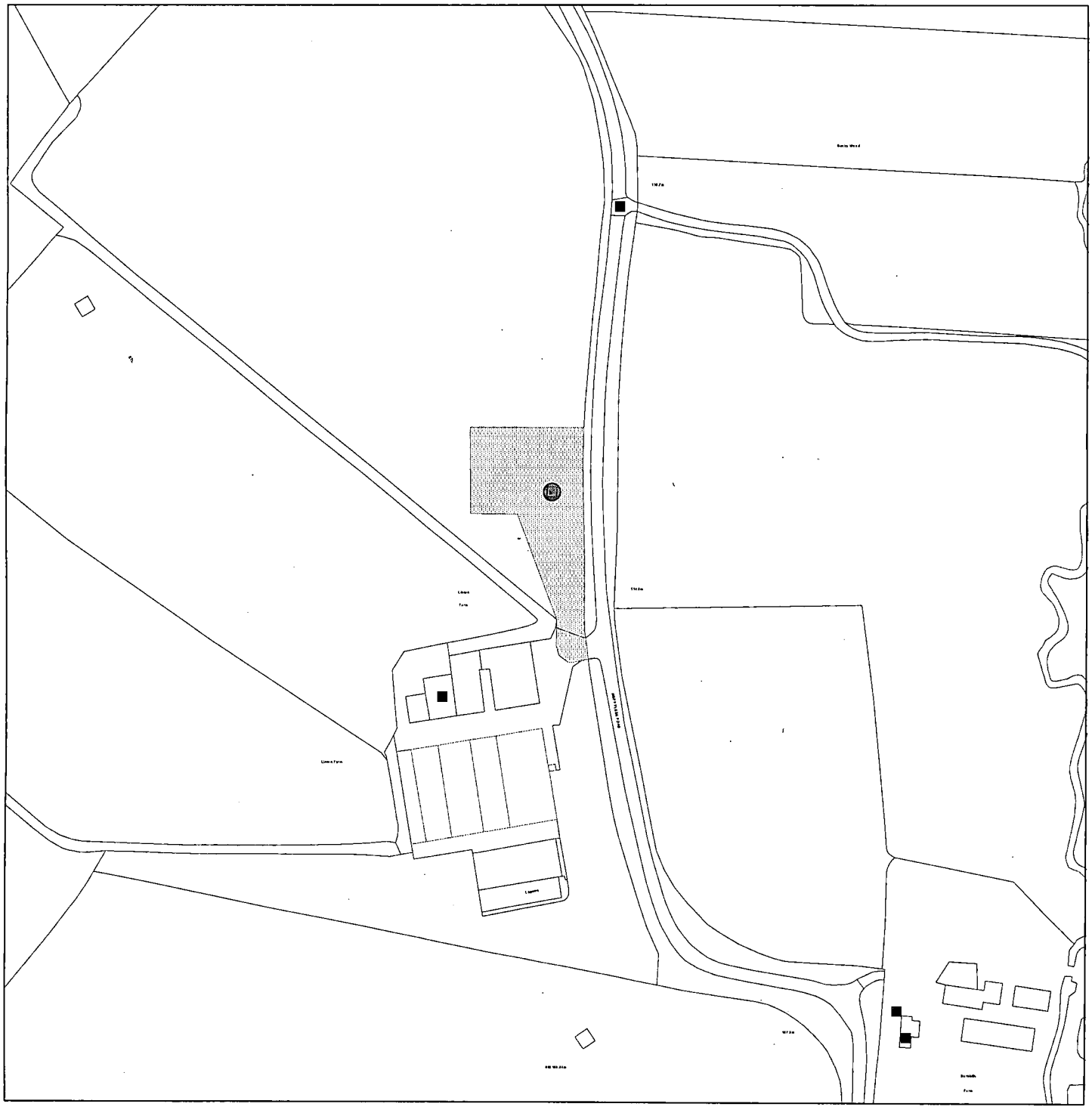
3. As from 6th April 2008 this Authority are charging for the discharge of conditions in accordance with revised fee regulations which came into force on that date. Application forms to discharge conditions and further information can be found on the planning portal web site www.planningportal.gov.uk.

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 Date Printed: 20 April 2010**

# Linton Farm, Merrylees Road

## Thornton



**Scale :** 1:2500

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| **Organisation** | Hinckley & Bosworth Borough Council |
| **Department** | Planning |
| **Comments** | Not Set |
| **Date** | 15 March 2010 |
| **SLA Number** | n/a |

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