

Substantive response of the Local Highway Authority to a planning consultation received under The Development Management Order.

Response provided under the delegated authority of the Director of Environment & Transport.

APPLICATION DETAILS:

Planning Application Number: 24/00075/CONDIT

Highway Reference Number: 2024/0075/04/H

Application Address: 69 - 71 Newbold Road Barlestone Nuneaton Leicestershire CV13 0DY

Application Type: Variation of Condition (s73)

Description of Application:

Variation of condition 2 (Plans and Elevation) of planning application 15/00751/FUL. Relocate existing garage

GENERAL DETAILS

Planning Case Officer: David Spring

Applicant: Miss Angie Holden

County Councillor: Ross Hills

Parish: Barlestone

Road Classification: Class C

Substantive Response provided in accordance with article 22(5) of The Town and Country Planning (Development Management Procedure) (England) Order 2015:

No objection

No objection to Variation of Condition 2.

Background

The Applicant secured full planning permission for the erection of a dwelling and garage at 69 - 71 Newbold Road, Barlestone, Nuneaton, in August 2015. The Local Highway Authority (LHA) understands that the Applicant is now seeking to vary condition 2 imposed on planning permission 15/00751/FUL to allow the Applicant to relocate the existing garage.

For the avoidance of doubt the details of condition 2 are reproduced below:

Condition 2

'The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows: Site Location Plan Drawing No. 213016-PL-01 Revision C at 1:1250 scale, Proposed Site Plan Drawing No. 213016-PL-02 Revision B, Proposed

Dwelling Plans and Elevations Drawing No. 213016-PL03 Revision D and Proposed Garage Plans and Elevations Drawing No. 213016-PL04 Revision B received by the local planning authority on 3 July 2015.

Reason: For the avoidance of doubt and in the interests of proper planning.'

Highways Comments:

The Applicant states that the position of the garage was historically set out to avoid the root protection zones for the trees which sit across the front of the site and therefore did not run along the same orientation as the main dwelling.

Since securing planning permission in 2015, the tree which was impacting the garage has been removed due to disease, so the associated root protection zone for that tree is no longer a consideration. Therefore, the Applicant proposes to rotate the garage so it sits in the same alignment as the main dwelling.

The LHA has reviewed the drawing titled 'Proposed Site Plan', drawing no. 213016-PL-02, Revision D, which indicates the updated root protection zone and the proposed position of the garage and have no objection to the variation of condition 2.

Date Received
1 February 2024

Case Officer
Harry McNicholas

Reviewer
DH

Date issued
23 February 2024