DELEGATED REPORT

Recommendation Made:

Reference:- 11/00462/NOMAT **Parish:- Twycross Parish Council**

Applicant:- Dr G Jarrett
1 Church Street
Twycross
Atherstone
Leicestershire

Location:- 1 Church Street Twycross Atherstone Leicestershire CV9 3PJ

Proposal:- NON-MATERIAL AMENDMENT TO PLANNING PERMISSION 10/00685/FUL FOR EXTENSIONS AND ALTERATIONS TO DWELLING (SUBSTITUTION OF TIMBER SLIDING DOORS FOR POWDER COATED ALUMINIUM)

Introduction:-

This application is for a non-material amendment to planning permission 10/00685/FUL to amend the material used to construct the sliding doors of the rear extension from stained timber to powder coated aluminium.

The reason for the proposed change is to improve long term performance and to to specify aluminium doors over timber ones previously approved.

Relevant Planning History:

10/00685/FUL

Consultations:-

None

Development Plan Policies:-

Local Development Framework Core Strategy 2009

No specific policies

Hinckley and Bosworth Local Plan 2001

BE1- Siting and Design of Development

BE7 - Seeks to preserve or enhance the special character and appearance of conservation areas.

Supplementary Planning Guidance: House Extensions Design Guidance (SPG)

Greater Flexibility for planning permissions Guidance (Non material amendments) states that the local planning authority must have regard to the effect of the change, together with any previous changes made under this section. This procedure, which has no consultation requirements, and minimal notification requirements, cannot be used to make a material amendment.

Appraisal:-

The main considerations with regard to this application are whether the proposals constitute a non material amendment or not. This procedure, which has no consultation requirements, and minimal notification requirements, cannot be used to make a material amendment.

The original permission (10/00685/FUL) allowed for the sliding doors of the proposed extension to be constructed using stained timber. This application seeks to substitute the use of stained timber for powder coated aluminium which will be finished in anthracite grey. The sliding doors are to be located on the east and north sides of the proposed extension and there will be a 1.5 metre close bored fence erected along to boundary which extends further north between the applicants and the neighbours property. Because of their location and the partial screening provided by the proposed fence, the sliding doors are not visible to surrounding residential properties or any other public areas and therefore will not be detrimental to any visual amenity.

This property is sited within Twycross Conservation Area and although stained timber would be preferred as a more suitable material, the sliding doors are not visible and therefore the amendment to substitute timber doors for powder coated aluminium doors is considered as non material.

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: Drawing 09.2517.04D received on 8th June 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:- Nick Cox Ext 5659