

**S73 APPLICATION FOR VARIATION OF CONDITION 2
69-71 NEWBOLD ROAD, BARLESTONE
PLANNING CONSENT 15/00751/FUL
SCHEDULE OF CHANGES
REVISION -
12TH JANUARY 2024**

**Town and Country Planning Act 1990 (as Amended)
Application for S73 Consent for Variation of a Planning Condition.**

Erection of dwelling and garage (revised proposal)

INTRODUCTION

This S73 application is being submitted to Hinckley and Bosworth Borough Council to vary a condition associated to planning consent 15/00751/FUL, with the planning consent being for the construction of a new dwelling and garage. The purpose of this document is to summarise the changes being made to the scheme as part of this application.

SUMMARY OF CHANGES

This S73 application seeks to make one main change to the scheme, as outlined below.

Relocation of Garage

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 did not run along the same orientation as the main dwelling. At the time this was not seen as the best design concept but with the existing trees the garage had to be positioned where it was.

Since the granting of the consent the tree which was impacting the garage (T7) has been removed due to disease, so the associated root protection zone for that tree is no longer a consideration. As such it is proposed as part of this application to rotate the garage so it sits in the same alignment as the main dwelling, offering a much better aesthetic view on the streetscene.

The change is seen as a positive to the overall design and layout of the site and as such is something that should be welcomed by the LPA. The proposed changes to the wording of the condition are summarised below.

The current wording of condition 2 is as follows

“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”

We would propose the wording is amended to the below, which changes the revision to the first 2 drawings to reflect the new drawings

“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 D at 1:1250 scale, Proposed Site Plan Drawing No. 213016-PL-02 Revision C, 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 and 12th January 2024”

SUMMARY

The changes proposed are in the best interests of the scheme and the overall streetscene, so should be welcomed by the LPA. The change was not possible during the original application process due to the presence of a further tree, but as that tree has now been removed the changes to the garage can be made.

It is felt that all the changes should be approved and the S73 application should be granted planning consent.