DELEGATED REPORT

Recommendation Made: 18 June 2010

Reference:- 10/00426/NOMAT **Parish:- Peckleton Parish Council**

Applicant:- Mr Roy Marlow
PO Box 5041
Leicester
LE8 6WR

Location:- The Glebe Field Peckleton Common Peckleton Leicester Leicestershire

Proposal:- NON MATERIAL AMENDMENT TO PLANNING PERMISSION 09/00833/FUL FOR ADDITIONAL STRUCTURAL SUPPORT TO EXTERNAL BALCONY

Introduction:-

This application proposes a non-material amendment to the approved scheme for the erection of a permanent fishery managers dwelling at Glebe Field, Peckleton Common in association with Glebe Fisheries which covers a site of approximately 13 hectares of land to the east of Peckleton.

The site slopes gently to the south, is open in character and has discreet access from Peckleton Common from which it is screened by natural hedgerow. The car parking and support facilities are obscured from the wider countryside to the south by additional landscaping and bunds. The site has been developed as a fishery over a number of years and with continuous enlargement and investment now forms a substantial leisure facility.

The amendment proposes to extend the existing balcony at both ends on the south eastern elevation of the property by 1.5m, and insert 4 new structural supports.

History:-

09/00833/FUL	Erection of Fishery Managers Dwelling	Approved	22.10.09 (Revised Scheme)
08/01031/FUL	Erection of Fishery Managers Dwelling	Approved	14.01.09
07/01491/FUL	Erection of Fishery Managers Dwelling	Refused	13.02.08
02/00145/OUT	Erection of Fishery Managers Dwelling (Temporary Mobile Home)	Approved	19.08.03
02/0144/FUL	Fish Husbandry and Fishing Pools	Approved	13.09.02
99/00339/FUL	Erection of Toilet Block	Approved	27.05.99
97/01105/COU	Excavation and Construction of 4 Fishing Pools, Conservation Area and Associated Car Parking	Approved	09.03.98
94/00102/COU	Change of Use of Agricultural Land to Recreational Fishing including Excavation of Pools.	Approved	12.05.94

Consultations:-

No consultations.

Development Plan Policies:-

BE1 - Siting and Design
NE5 - Development in the Countryside

Appraisal:-

As the amendments propose alterations to the rear of the approved dwelling, they will not be visible from any public vantage point or surrounding dwellings, thus there will be no additional impacts in terms of overlooking or visual amenity. Further as the site will be screened by vegetation there will be no material impacts on the character of the surrounding countryside. As the alterations proposed are small scale they are not considered to compromise the design or layout of the approved dwelling.

In summary, the minor changes proposed will have no further impacts on residential or visual amenity, on the character of the countryside or on the design of the dwelling, and thus the changes are considered non material in nature and acceptable .

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: Drg Nos:- 01A, 02A, SK20 received by the Local Planning Authority on the 8/6/10

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:- Eleanor Shaw Ext 5691 Date Printed: 28 June 2010