

## Item No. 10

<b>APPLICATION NUMBER</b>	<b>CB/15/02991/FULL</b>
<b>LOCATION</b>	<b>Land adjacent to 11 Albert Place and rear of 37 to 49 High Street, Albert Place, Houghton Conquest</b>
<b>PROPOSAL</b>	<b>Erection of a new dwelling</b>
<b>PARISH</b>	<b>Houghton Conquest</b>
<b>WARD</b>	<b>Houghton Conquest &amp; Haynes</b>
<b>WARD COUNCILLORS</b>	<b>Cllr Mrs Barker</b>
<b>CASE OFFICER</b>	<b>Samantha Boyd</b>
<b>DATE REGISTERED</b>	<b>17 August 2015</b>
<b>EXPIRY DATE</b>	<b>12 October 2015</b>
<b>APPLICANT</b>	<b>Mr Juffs</b>
<b>AGENT</b>	<b>Mr Stephen R Everitt</b>
<b>REASON FOR COMMITTEE TO DETERMINE</b>	<b>Cllr Call-in. Cllr A Barker. Large dwelling for small plot, overbearing two storey building, private access overcrowding area, parking on site not to good level, site needs development but not to this scale.</b>
<b>RECOMMENDED DECISION</b>	<b>Full Application - Granted</b>

### **Recommendation:**

That Planning Permission be granted subject to the following:

### **RECOMMENDED CONDITIONS / REASONS**

- 1 The development hereby permitted shall begin not later than three years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 **No development shall take place until details of the existing and final ground and slab levels of the buildings hereby approved have been submitted to and approved in writing by the Local Planning Authority. Thereafter the site shall be developed in full accordance with the approved details.**

**Reason: This condition is required prior to any works commencing on the foundations of the dwelling to ensure that an acceptable relationship results between the new development and adjacent buildings and public areas. (Policy DM3)**

- 3 No works on the construction of the external walls of the dwelling hereby approved shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.

Reason: To control the appearance of the building in the interests of the visual amenities of the locality.  
(Policy DM3)

- 4 A scheme shall be submitted for approval in writing by the Local Planning Authority indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed in accordance with the approved scheme [before the use hereby permitted is commenced / before the building(s) is/are occupied] and be thereafter retained.

Reason: To safeguard the appearance of the completed development and the visual amenities of the locality.  
(Policy 43, DSCB)

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) the garage and parking space hereby permitted shall be kept permanently available for the parking of motor vehicles.

Reason: To ensure that off-street parking is retained in the interests of highway safety and neighbouring amenity. (Policy DM3)

- 6 The vehicular access door of the garage hereby approved shall be fitted with a roller shutter configuration and shall be retained as such thereafter.

Reason: To ensure that off-street parking is retained in the interests of highway safety and neighbouring amenity. (Policy DM3)

- 7 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, number SE2689/A

Reason: To identify the approved plan/s and to avoid doubt.

### **Notes to Applicant**

1. This permission relates only to that required under the Town & Country Planning Acts and does not include any consent or approval under any other enactment or under the Building Regulations. Any other consent or approval which is necessary must be obtained from the appropriate authority.
2. In accordance with Article 35 (1) of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the reason for any condition above relates to the Policies as referred to in Core Strategy and Development Management Policies Document (2009).
3. The Council does not accept materials are their offices. Where there is a

requirement for materials to be submitted to and approved in writing by the Local Planning Authority, please contact the Case Officer to arrange for them to be viewed, usually this will be on site.

**Statement required by the Town and Country Planning (Development Management Procedure) (England) Order 2015 - Part 5, Article 35**

The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015.

[Notes:

1. In advance of consideration of the application the Committee received representations made under the Public Participation Scheme.
2. In advance of consideration of the application the Committee were advised of additional consultation / publicity responses as detailed in Late Sheet as follows:
  - a. Cllr Angela Barker provided a statement objecting to the planning application.
  - b. The Parish Council provided no objections to the application upon seeing the revised plan. However they did request robust conditions for parking of trade vehicles and deliveries and the times of construction.]