

Item No: 12 Planning Committee 14/12/2017

Application No. - HH/2017/2580

Description of Development - Single storey extensions at the front and rear, two storey extension at the rear, and detached garden store

Site Address - 22 Wood Hill Rise

Recommendation

Planning committee are recommended to grant planning permission in accordance with the Local Plan 2016 to 2031 and subject to conditions below.

Policy

The Local Plan 2016 to 2031 was adopted by Full Council on 5 December (and was formalised on 6 December) and so will now act as the starting point when determining planning applications. The Policies in the CDP have now been superseded and therefore are no longer relevant in the determination of this application

Amended Conditions

1. The development hereby permitted shall begin no later than three years from the date of this permission.

To comply with Section 91 of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the following approved documents.

Location plan 1:1250 scale

Drg No 4371 - sh1

Drg No 4371 - sh2

For the avoidance of doubt and in the interests of proper planning.

3. No facing materials shall be used other than materials similar in appearance to those used in the construction of the exterior of the existing building.

To ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area in accordance with Policy DE1 of the Local Plan 2016 to 2031.

4. 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) no windows or openings (apart from any shown on the approved drawings) shall be formed in the east or west facing elevation of the extension hereby approved.

To ensure the amenities of adjoining properties are not detrimentally affected through overlooking or loss of privacy in accordance with Policy DE1 of the Local Plan 2016 to 2031.

5. The window opening to the bathroom on the eastern facing elevation of the building shall only be glazed or re-glazed with obscure glazing and any opening part of the window shall be at least 1.7m above the floor of the bathroom.

To ensure the amenities of adjoining properties are not detrimentally

affected through overlooking or loss of privacy in accordance with Policy DE1 of the Local Plan 2016 to 2031.