NON MATERIAL AMENDMENT

ASSESSMENT SHEET

APPLICATION NO./ADDRESS:

WB/07/0605/NMA/1 – change from integral garage to habitable accommodation and erection of pergola style car port – Plot 5 within residential development of 7-9 Foxley Lane.

SITE AND SURROUNDINGS:

Although commenced the development is not complete. Plot 5 is on the southern boundary of the site. The Roundwood development lies to the south where close to the boundary sits a two storey house and a pair of garages.

THE APPROVAL

Permission was granted for the redevelopment of the site for five detached houses in July 2007.

PROPOSAL

The proposal to change the integral garage to habitable accommodation would enable the kitchen to be turned into a family room, a study to be formed and a larger lounge/dining room to be created. The front elevations of the main house and wing would be adapted with the insertion of matching windows.

RELEVANT CONSULTATION RESPONSES

None

REPRESENTATIONS:

None/na

HUMAN RIGHTS:

Article 8 (Right to Respect of a Private and Family Life) and Article 1 of the First Protocol (Protection of Property) of the Human Rights Act 1998 are relevant to this application. It is accepted that the proposal, if refused, would have some impact on the applicant's Rights. However, it is considered that the harm caused by the development outweighs these and that in the public interest the application should be refused. Accordingly, it is considered that the decision complies with the Human Rights Act 1998.

PLANNING ASSESSMENT:

The main issues are design, neighbour impact, parking and access.

The design changes to the approved buildings are in sympathy. The design of the simple pergola car port is minimal and has very little visual impact on the development and would enable this side area still to be perceived as part of a garden. Whilst ideally this area should be paved to look more like a patio paving slabs would not support the weight of a vehicle and would crack. Therefore Tegula block paving is accepted.

The proposal would not adversely impact on the neighbouring properties.

The proposal would result in the provision of two spaces, one more than approved. Having regard to the location and character of the area it would be difficult to criticise the provision of an extra space on sustainable transport grounds.

Access and tuning may be tighter but there is nothing to suggest that the revised layout would not enable vehicles to turn.

RECOMMENDATION:

Grant planning permission subject to the previous conditions without changes or additional conditions.

REASONS FOR RECOMMENDATION:

As a minor amendment the proposal would cause no harm to the general residential and visual amenities of the development and surrounding area.

IS RECOMMENDATION CONTRARY TO LETTER (S) OF REPRESENTATION?

No

DELEGATED

Case Officer
Sign..... [redacted] ...Date.....

Authorising Officer
Sign.....Date.....