
**Non-material amendment to planning permission
12/00229/FULM to allow for revised garage position, enlarged
rear gardens for plots 1-4, additional windows to plots 12 and
14 and amended landscaping and boundary treatments**

**Report Item No
A11**

Land Rear Of 27 The Crescent Breedon On The Hill

**Application Reference
14/00928/NMA**

**Applicant:
Melbourne Property Company**

**Date Registered
9 October 2014**

**Case Officer:
James Mattley**

**Target Decision Date
6 November 2014**

**Recommendation:
PERMIT**

Site Location - Plan for indicative purposes only



Reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the controller of Her Majesty's Stationery Office
©copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Licence LA 100019329

EXECUTIVE SUMMARY OF PROPOSALS AND REASONS FOR APPROVAL

Proposal

An application has been submitted for a non-material amendment to planning permission 12/00229/FULM to allow for revised garage position, enlarged rear gardens for plots 1-4, additional windows to plots 12 and 14 and amended landscaping and boundary treatments on land to the rear of 27 The Crescent in Breedon on the Hill.

The application is to be determined by the Planning Committee as the applicant is Melbourne Property Company and Councillor Richard Blunt has a financial and employment interest with this company.

Consultations

No publicity or consultations have been carried out as the application relates to a proposed non-material amendment.

Planning Policy

The development is considered to comply with the relevant policies of the North West Leicestershire Local Plan as well as guidance contained within the National Planning Policy Framework.

Conclusion

The report below indicates that the proposed changes are considered to be non-material in relation to the original scheme. The proposal would not adversely affect the character and appearance of the surrounding area, be significantly detrimental to highway safety or impact upon the amenities of nearby residents. It is therefore recommended that the application be permitted.

RECOMMENDATION - PERMIT, subject to conditions.

Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation responses, planning policies, the Officer's assessment and recommended conditions, and Members are advised that this summary should be read in conjunction with the detailed report.

MAIN REPORT

1. Proposals and Background

An application has been submitted for a non-material amendment to planning permission 12/00229/FULM on land to the rear of 27 The Crescent in Breedon on the Hill. The proposal seeks for the creation of a ground floor side window to plot 12 and plot 14, the relocation of the garage to plot 2 and the erection of a new close boarded timber fence in order to allow for the rear gardens of plots 1-4 to increase in size by around 4.0 metres. The relocation of this boundary treatment would result in the loss of a boundary hedge and the proposal includes for the planting of an additional hedge to mitigate this loss.

The application is to be determined by the Planning Committee as the applicant is Melbourne Property Company and Councillor Richard Blunt has a financial and employment interest with this company.

Relevant Planning History:

11/00507/FULM - Erection of 14 dwellings with new access - void

12/00229/FULM - Erection of 14 dwellings with new access (Revised scheme) - permitted

2. Publicity

No neighbours have been notified.

3. Consultations

No consultations required

4. Summary of Representations Received

No publicity or consultations have been carried out as the application relates to a proposed non-material amendment.

5. Relevant Planning Policy

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development. It states that local planning authorities should:

- approve development proposals that accord with statutory plans without delay; and
- grant permission where the plan is absent, silent or where relevant policies are out of date unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The policies of the North West Leicestershire Local Plan as set out in more detail in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application. In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change National Policy but provides practical guidance as to how such policies should be applied.

The following policies of the North West Leicestershire Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

North West Leicestershire Local Plan

The North West Leicestershire Local Plan forms the development plan and the following policies of the Local Plan are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded weight in the determination of this application:

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings.

Policy E4 seeks to achieve good design in new development.

Policy T3 requires development to make adequate provision for vehicular access and circulation and servicing arrangements.

Policy T8 seeks to ensure that parking provision in new developments will be kept to the necessary minimum.

Submission Core Strategy (April 2012)

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

Other Policies

6C's Design Guide (Highways, Transportation and Development) - Leicestershire County Council

Paragraphs 3.171-3.176 set out the County Council's guidance in relation to parking standards for residential development. This document also provides further info in relation to motor cycle/cycle parking, the design of on/off-street parking and other highway safety/design matters.

6. Assessment

In the assessment of the approved scheme (12/00229/FULM) it was considered that the overall development both in terms of its scale and design and its impact upon neighbouring properties was acceptable. Therefore the main consideration in the determination of this submission is as to whether the proposed alteration affects this conclusion.

The proposal seeks for the creation of a ground floor side window to plot 12 and plot 14, the relocation of the garage to plot 2 and the erection of a new close boarded timber fence in order to allow for the rear gardens of plots 1-4 to increase in size by around 4.0 metres. The relocation of this boundary treatment would result in the loss of a boundary hedge and the proposal includes for the planting of an additional hedge to mitigate this loss.

These alterations are considered to be relatively minor in nature and would not have any significant visual amenity impacts, would not result in any significant overlooking, overbearing or overshadowing impacts upon surrounding residential amenities or result in any highway safety or car parking issues.

Accordingly, no objections are raised to the proposals.

RECOMMENDATION - PERMIT, subject to the following condition;

- 1 The development shall be carried out strictly in accordance with the conditions set out in planning permission 12/00229/FULM.

Reason - For the avoidance of doubt.

- 2 Notwithstanding Condition 1 above, nor Condition 2 of planning permission ref. 12/00229/FULM, the development shall be carried out in accordance with the plans as listed under Condition 2 of that approval and as amended by the following plans:

- _ Drawing number 2106 - 051 deposited on 9 October 2014;
- _ Drawing number 2106 - 001 G deposited on 9 October 2014;

submitted in respect of application 14/00928/NMA.

Reason - For the avoidance of doubt.