

West Craven Committee Update Report – 4th December 2018

18/0700/HHO - Full: Erection of two-storey side extension at 4 Earlham Street, Earby.

The Agent has submitted revised Floor Plans (Drawing Number 2809 – Revision D). The amended existing floor plan now shows a downstairs bedroom, this area was initially labelled as a dining room. In addition the two bedrooms proposed as part of the extension have now been merged into a single bedroom.

The revised floor plans ultimately demonstrate that the development would not alter the parking requirements of the site. Both the existing and proposed floor plans now show three bedrooms and this is acceptable. The Agent has confirmed that a condition can be added to any approval that limits the layout of the property to that which is shown on Drawing Number 2809 – Revision D.

The amended plan does not change the planning balance of the application in terms of external design, impacts on neighbours and the conservation area, through use of appropriate conditions. A further condition is attached that would prevent privacy impacts being created from the proposed ground floor gable window.

The reason for refusal cited in the Officers Report refers only to insufficient off-street parking and the amended plan has acceptably addressed that issue.

Recommendation to **APPROVE** subject to the following conditions;

1. The proposed development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in strict accordance with the following approved plan: Proposed Site, Floor and Elevation Plans (Drawing Number 2809 – Revision D).

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

3. Prior to the commencement of any above ground works on site, samples of the materials to be used in the construction of the walls and roof, together with samples showing the colour and finish of the windows and doors to be installed as part of the development hereby approved, shall have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in strict accordance with the approved materials.

Reason: To ensure a satisfactory form of development in the interest of the historical significance of the conservation area.

4. A solid boundary treatment no lower than 1.8 metres, or no higher than 2.0 metres shall at all times be maintained along the shared boundary with 2 Duxbury Street, from a point starting in line with the front elevation of the house to a minimum point of 7.5m to the south.

Reason: To safeguard residential amenity and prevent overlooking.

5. The internal layout of the development hereby approved shall be as shown on amended plan 'Drawing Number 2809 – Revision D'. There shall be no more than 3 rooms in the property used as bedrooms at any point.

Reason: The applicant has altered the design to reduce the number of bedrooms in order to make the highway impacts acceptable and the number of bedrooms needs to be limited to three in order not to lead to additional on street parking which would be inimical to highway safety.