

19/0140/FUL – 11 Thorneyholme Square, Barley New Road, Roughlee

Amended plans have been submitted altering the materials of the walls of the proposed first floor extension to natural stone to match the existing.

This acceptably resolves the reason for refusal given in the Committee report. The recommendation is therefore changed to approval.

Reason for Decision

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that applications be determined in accordance with the development plan unless material considerations indicate otherwise. The development is acceptable in terms of design, amenity and highway safety. The development therefore complies with the development plan. There is a positive presumption in favour of approving the development and there are no material reasons to object to the application.

RECOMMENDATION: 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 accordance with the following approved plans: 1:2500 Location Plan, 1:500 Site Plan, 219-2A.

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

3. No above ground works shall commence unless and until details of stone coursing and samples of the external materials to be used in the construction of the development hereby approved (notwithstanding any indication in the approved plans, forms or supporting information) 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 details.

Reason: In order to ensure the materials are appropriate to the locality and in order to allow the Local Planning Authority to control the external appearance of the development.

4. Prior to the commencement of the use of the first floor extension hereby approved the first floor window in the north facing elevation shall be glazed in obscure glazing of an obscurity level of, or equivalent to, Pilkington Level 3 or greater and the window shall be hung in such a way so as to prevent the effect of obscure glazing being negated by way of opening. The window shall at all times thereafter be maintained in accordance with the above requirements.

Reason: To preserve the privacy of the adjacent dwelling.