

REPORT TO DEVELOPMENT MANAGEMENT COMMITTEE 19TH NOVEMBER 2024

Application Ref: 24/0494/HHO

Proposal: Full: Erection of a two-storey side extension and a single storey rear extension.

At: 2 Wharfdale Avenue, Reedley

On behalf of: Mr Manzoor Ahmed

Date Registered: 25/07/2024

Expiry Date: 19/09/2024

Case Officer: Neil Watson

Officer Comments

The application was referred to Committee due to highway safety concerns resulting from the extension taking away the available car parking on site.

Amended plans have been received showing 2 off street parking spaces. The number of bedrooms has not increased so the status quo remains in terms of off street parking.

The location of the access is on the corner of a road. It is in an area where traffic would not travel quickly and would have full visibility out of the access.

The development would be acceptable in terms of highway safety and the **recommendation is now for approval.**

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: 2301/01, 2301/002, 2301/003A

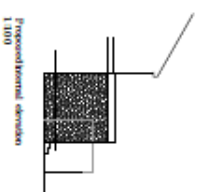
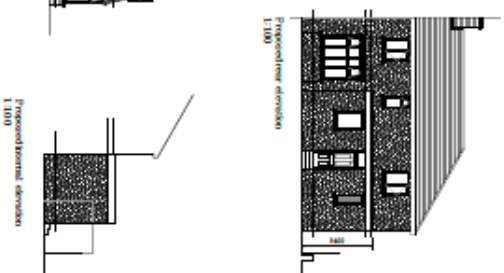
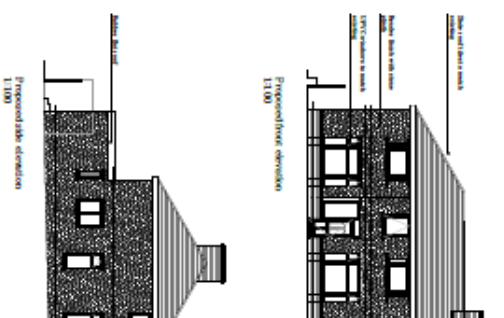
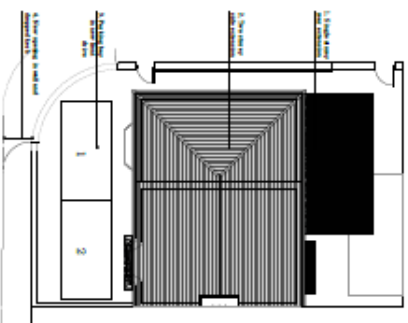
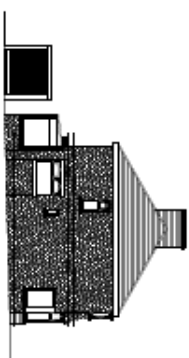
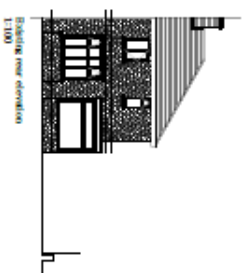
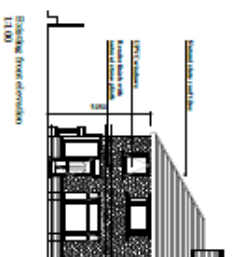
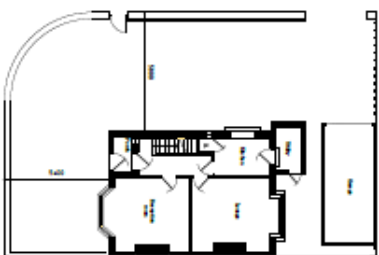
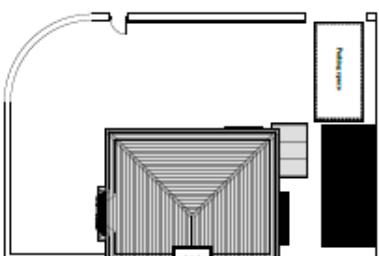
Reason: For the avoidance of doubt and in the interests of proper planning.

3. The development hereby permitted shall not be brought into use unless and until the car parking has been provided as set out on approved drawing “Existing and proposed drawing” – Revision E submitted n 19/11/2024. The car parking shall at all times thereafter be available solely for the parking of domestic cars associated with the dwelling. Any fencing around the site that is higher than 1m shall be removed prior to the first use of the development.

Reason: In order to ensure the site is served by adequate and safe off street parking in order to safeguard highway safety.

4. 4 The facing materials to be used externally on the development hereby authorised shall at all times be as stated on approved drawing “Existing and proposed drawing” – Revision E submitted n 19/11/2024. The colour of the render shall be agreed in writing with the Local Planning Authority prior to it being applied.

Reason: These materials are appropriate for the design of the property.

[illegible]