

Recommendation: **GRANT PERMISSION**

|     |                                                                  |
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| AL1 | (Presumption in Favour of Sustainable Development)               |
| AL2 | (Urban Area Boundaries and Undeveloped Gaps between Settlements) |

Listed Building Grade: Not applicable.  
Conservation Area: Not applicable.

## **5 Statutory and Non Statutory Consultations**

None

## **6 Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 0

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 0

## **7 Planning Considerations**

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact of proposed changes
- (iii) Parking

(i) Principle of development

7.2 The application site is located outside of the built up area and the proposal is for a non-material amendment to a previous application for extensions to the existing building which is considered acceptable in principal subject to the usual development control criteria.

(ii) Impact of the proposed changes

7.3 It is considered that the proposed removal of the integral garage along the front (south) elevation of Cranbrook Villa would not result in a significant material alteration to the visual impact of the development. The proposal will replace the originally permitted garage door with a window that matches the existing size and position of the others on the elevation. There would also be other minor alterations to the ground floor with window replacing a door on the rear elevation, door replacing a window and new window side elevation and window replacing garage doors. It is considered that this proposal would create a balanced visual appearance to Cranbrook Villa and as such the amendments can be accepted as being non-material and a further planning application would not be required.

(iii) Parking

7.4 The proposal involves the loss of the integral garage however there is considered to be sufficient space onsite to accommodate the required three parking spaces as

indicated on the plans submitted which should ensure that the development accords with the Council's Parking Standards SPD.

## **8 Conclusion**

- 8.1 The new plans are considered to be acceptable and can be considered as an acceptable non-material minor amendment.
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## **9 RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00395 subject to the following conditions:-

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans:  
Proposed Ground Floor, First Floor, Elevation, Section and Site Layout Plan:  
Drawing No 7013.14.60 Rev D  
**Reason:** - To ensure provision of a satisfactory development.