

**Blaby District Council
Planning Committee**

Date of Meeting 25 July 2024
Title of Report **Recommended conditions in respect of planning application reference 24/0317/FUL for: Single storey side extension, along with change of side elevation window to a french door (Part Retrospective)**
Report Author Stephen Dukes, Development Services Team Leader

1. What is this report about?

- 1.1 The purpose of this report is to advise Members of recommended conditions to attach to planning permission 24/0317/FUL

2. Recommendation(s)

- 2.1 That Members resolve to grant planning permission, subject to the imposition of the following conditions:-

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

REASON- To prevent the unnecessary accumulation of unimplemented permissions, to encourage early implementation and to enable the District Planning Authority to review the consent if a further application is made.

2. The development hereby approved shall be built in strict accordance with the following approved plans:

- Proposed Layout Drawing No. 624-01 Rev G (received by the District Planning Authority on the 11 April 2024)

REASON: For the avoidance of doubt.

3. No above ground construction shall take place until details of the materials to be used on the external elevations (including windows, downpipes and doors); have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the materials used and the appearance of the building when completed, in the interest of visual amenity.

4. No above ground construction shall take place until details of the brick bonding have been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the brick bonding used and the appearance of the listed building when completed, in the interest of visual amenity.

5. No above ground construction shall take place until details of the methodology for the extension to the existing building has been submitted to and agreed in writing by the District Planning Authority.

REASON: To ensure that the District Planning Authority can exercise proper control over the methodology for the building work, to ensure that the proposal would not cause harm to the existing listed building.

6. The rear door as shown on the approved plan (Proposed Layout Drawing No. 624-01 Rev G only be used as an emergency fire escape and shall not otherwise be left open.

REASON: In the interests of the amenity of neighbouring residents.

3. Reason for Decision(s) Recommended

- 3.1 The proposed conditions outlined above are considered necessary to ensure the development is carried out satisfactorily. The conditions have been suggested in light of Members' decision to resolve to grant planning permission for this proposal by overturning the Officers recommendation of refusal, subject to the imposition of the conditions recommended in paragraph 2.1.

4. Matters to consider

4.1 Background

At the Planning Committee on 13 June 2024, Members resolved to grant planning permission for the single storey side extension, along with change of side elevation window to a french door (Part Retrospective) at 1A George Street, Enderby, under planning application reference 24/0317/FUL. As part of this decision it was resolved that suggested conditions be reported back to this Committee to be agreed by Members.

Paragraph 2.1 outlines the recommended conditions to attach to this planning permission which will seek to control the proposed development with regards

to the materials to be used, finishes, construction methodology and to prevent the rear door being used other than as a fire escape. On the basis of the above facts, Officers advise Members to accept the recommended conditions to attach to this planning permission.

4.2 Relevant Consultations

None

4.3 Significant Issues

None

5. What will it cost and are there opportunities for savings?

5.1 N/A

6. What are the risks and how can they be reduced?

6.1 N/A

7. Other options considered

7.1 Members have resolved to grant planning permission for this development and as such, there are no alternative options to consider.

8. Other significant issues

8.1 In preparing this report, the author has considered issues related to Human Rights, Legal Matters, Human Resources, Equalities, Public Health Inequalities, and Climate Local and there are no areas of concern.

9. Background paper(s)

Planning Committee report in respect of planning application 24/0317/FUL.

10. Report author's contact details

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