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| **Report to be read in conjunction with the Decision Notice.** | | | | | | | | | | | | | |
| **Signed:** | **Officer:** | **LE** | | | | **Date:** | **07.09.21** | **Manager:** | |  | | **Date:** |  |
| **Site Notice displayed** | **Y** | **Photos uploaded** | | | | **Y** |  | | | | | | |
|  | | | | | | | | | | | | | |
| **Application Ref:** | | | 3/2021/1141 | | | | | |  | | | | |
| **Date Inspected:** | | |  | | | | | |
| **Officer:** | | | **LE** | | | | | |
| **DELEGATED ITEM FILE REPORT:** | | | | | | | | | **Decision** | | **APPROVE** | | |
|  | | | | | | | | | | | | | |
| **Development Description:** | | | | | Variation of Condition 2 (Drawings) 3 (Materials) of planning application 3/2021/0549. The materials to be used in the development shall be natural stone for the walling materials and aluminium finished in a dark brown. Resubmission of application 3/2021/0781. | | | | | | | | |
| **Site Address/Location:** | | | | | **Riverside 5 Browgate Sawley BB7 4NB** | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Parish/Town Council** | | | | | | | | |
| No comments | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Highways/Water Authority/Other Bodies** | | | | | | | | |
| **LCC Highways:** | | | | |  | | | | | | | | |
| No comments but have had no objections to previous 2 proposals | | | | | | | | | | | | | |
| **CONSULTATIONS:** | | | | | **Additional Representations.** | | | | | | | | |
| None | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **RELEVANT POLICIES AND SITE PLANNING HISTORY:** | | | | | | | | | | | | | |
| **Ribble Valley Core Strategy:**  **Policy DS1: Development Strategy**  **Policy DS2: Sustainable Development**  **Policy DMG1: General Considerations**  **Policy DMG2: Strategic Considerations**  **Policy DME4: Protecting Heritage Assets**  **Policy DMH4: The Conversion of Barns and Other Buildings to Dwellings**  **Policy DMH5: Residential and Curtilage Extensions** | | | | | | | | | | | | | |
| **Relevant Planning History:**  21/0549 - Proposed erection of gates and wall - APPROVED  21/0781 - Variation of Condition 2 (Drawings) 3 (Materials) of planning application 3/2021/0549 - REFUSED | | | | | | | | | | | | | |
|  | | | | | | | | | | | | | |
| **ASSESSMENT OF PROPOSED DEVELOPMENT:** | | | | | | | | | | | | | |
| **Site Description and Surrounding Area:**  The application property is a detached dwelling located on a quiet unadopted residential cul-de-sac on the edge of Sawley. It is within a relatively modern development of detached properties within generous plots. The development is bounded by the River Ribble to the north and A59 to the South. | | | | | | | | | | | | | |
| **Proposed Development for which consent is sought:**  The application seeks to vary conditions 2 and 3 of planning approval 21/0549 to amend the layout of the boundary wall and proposed materials. | | | | | | | | | | | | | |
| **Principle of Development:**  An application can be made under section 73 of the Town and Country Planning Act 1990 to vary or remove conditions associated with a planning permission.  Permission granted under section 73 takes effect as a new, independent permission to carry out the same development as previously permitted subject to new or amended conditions. The new permission sits alongside the original permission, which remains intact and unamended. It is open to the applicant to decide whether to implement the new permission or the one originally granted. | | | | | | | | | | | | | |
| **Observations/Consideration of Matters Raised/Conclusion:**  The original application was for a new boundary wall which abutted the grass verge that is highway land but the applicants have agreed that they will maintain this verge.  A proposed variation was previously refused as it showed an awkward zig-zag arrangement which was considered to be unacceptable in terms of design.  The proposed variation seeks to form a gentle curve to the wall to follow the natural boundary line and existing vegetation. This is considered, in the context of the development to not be significantly different to what was previously approved, and it is considered that it would not be an incongruous feature in the street scene.  With regard to the change in materials (condition 3) to natural stone with dark brown aluminium would be considered acceptable as the original details specified steel and this change would have no impact on the finished appearance. | | | | | | | | | | | | | |
| **RECOMMENDATION**: | | | | To Approve | | | | | | | | | |