

5g 3/11/0370/FP - Separation of plots 7 and 8 (retrospective) shown as a pair of semi-detached dwellings on the approved scheme under ref. 3/09/1370/FP to provide 2no detached dwellings, Alterations and extensions to enable use of roof spaces for additional accommodation to include 2no additional bedrooms for each dwelling at Land at Gravelly Lane, Braughing for Linden Homes

Date of Receipt: 28.03.2011

Type: Full – Minor

Parish: BRAUGHING

Ward: BRAUGHING

RECOMMENDATION:

That planning permission be **GRANTED** subject to the following conditions:

1. Approved plans (2E10) – ‘p01 a ; p02 b; JBA 10/142-01 Q and JBA 10/142-TS02 D’
2. The landscape details as shown on drawing numbers JBA 10/142-01 Q, JBA 10/142-TS02 D and within the Hedge Management Plan dated August 2011 shall be implemented in accordance with those details within 3 months of the date of this permission.

Reason: To ensure the provision of amenity afforded by appropriate landscape design, in accordance with policy ENV2 of the East Herts Local Plan Second Review April 2007.

Summary of Reasons for Decision

The proposal has been considered with regard to the policies of the Development Plan (East of England Plan May 2008, Hertfordshire County Structure Plan, Minerals Local Plan, Waste Local Plan and the saved policies of the East Herts Local Plan Second Review April 2007 and in particular policies OSV1, ENV1, ENV2, ENV5, ENV6, BH5, IMP1 and TR7) and the National Planning Policy Framework. The balance of the considerations having regard to those policies and the planning permission that was granted for 17 dwellings under lpa reference 3/09/1370/FP is that permission should be granted.

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1.0 Background:

- 1.1 The application site is shown on the attached OS extract.

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- 1.2 This application was previously considered by Members at the 25 May 2011 Committee meeting and again at the 09 November 2011 meeting. A copy of that report is attached as Appendix A to this report. The application seeks permission to amend the original planning permission for 17 dwellings on the site, granted under reference: 3/09/1370/FP, by the separation of a pair of semi detached houses on the development and the provision in their place of two detached houses. Further alterations are proposed to provide additional space in the roof of the two dwellings for additional bedrooms.
- 1.3 At the November 2011 meeting Members resolved to grant planning permission for the development, subject to the signing of a S106 legal agreement. This agreement has now been signed and Officers are therefore in a position to issue the decision previously agreed by Members. However, in the intervening period, the development has been commenced and indeed is nearing completion. It has therefore been necessary to review the set of conditions that had previously been agreed by the committee and, as a result, Officers have recommended a revised list as set out at the head of this report.

2.0 Considerations:

- 2.1 The resolution by Members to grant permission on 09 November 2011 was subject to a number of conditions, some of which required details to be submitted prior to the commencement of the development. However, as the development of the wider site has progressed, and these dwellings are nearing completion, many of these conditions are no longer required.
- 2.2 For example, it is unnecessary now to attach planning conditions requiring the submission of details relating to materials of construction, protection of trees and landscape features and other conditions relating to construction works as these elements have already been satisfactorily achieved and therefore such conditions would serve no useful purpose.
- 2.3 It is, however, necessary and reasonable to attach a planning condition relating to the approved plans and it is also necessary and reasonable to require the provision of previously approved landscape details. These remaining conditions are therefore recommended at the head of this report.

3.0 Conclusion:

- 3.1 Accordingly, Officers recommend that Members now grant planning permission for the development subject to the conditions set out above.