

Town Planning Decision Notice

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (Development Management Procedure) (England) Order 2015

GRANT OF PLANNING PERMISSION

This permission does not carry any approval or consent which may be required under any enactment, byelaw, order or regulation (eg in relation to Building Regulations or the Diversion of Footpaths etc) other than Section 57 of the Town and Country Planning Act, 1990.

Application No: **7-2020-27710**

Location of Development:

Description of Development:

Alterations and single storey extension to dwellinghouse

In pursuance of their powers under the above mentioned Act, The Local Planning Authority, **HEREBY GRANT PLANNING PERMISSION** for the development described above in accordance with the details given in the application numbered above,

Subject to the following standard condition:

- a) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed by Section 91 of the Town and Country Planning Act, 1990.

and to the following condition(s):

1. The development hereby permitted shall be carried out in accordance with the following approved plans:

Block & Site Plans

GA-1603-PGF V2

GA-1603-PFF V3

GA-1603-PFE V2

GA-1603-PRE V3

GA-1603-PRSE V2

GA-1603-PLSE V2

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

TO: Studio Charrette
FAO Mr M Strawbridge
c/o Apt 49, No.1 Fletcher Gate
Adams Walk
Nottingham
NG1 1QP

(T J & S Fox)

Signed

A handwritten signature in black ink that reads 'Nick Perrins'.

Head of Planning & Building Control

(DEL)

PLEASE REFER TO NOTES ENCLOSED

Dated: 30 June 2020

2. The materials to be used on the external surfaces of the proposed development shall be as specified on the application form/plan unless otherwise agreed in writing by the Local Planning Authority.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy CS41 of the Bournemouth Local Plan: Core Strategy (October 2012).

3. INFORMATIVE NOTE: The applicant is advised that there should be no storage of any equipment, machinery or materials on the footway/highway this includes verges and/or shrub borders or beneath the crown spread of Council owned trees.
4. INFORMATIVE NOTE: The proposal is for a single storey extension to the rear of the property and involves the removal of a loggia and infilling two windows at first floor. The existing balcony above the porch on the front elevation and a small utility room on the side elevation are also proposed to be removed. The neutral contribution of the dwelling to the Conservation Area will not be affected since the removal of the balcony is considered to be an improvement on the appearance of the property, whilst the proposed extension at the rear will not have any impact on the significance of the Conservation Area or its character and appearance. There are no trees affected by the proposal.

The proposed rear extension will be inset from the side elevations and is considered to be of an appropriate size, height and design and would not adversely affect visual amenities or neighbour amenities. As such the proposal is considered acceptable and is in accordance with the Bournemouth Local Plan Core Strategy policies (CS41, 4.4).

In accordance with paragraph 38 of the revised NPPF the Council, as Local Planning Authority, takes a positive and proactive approach to development proposals focused on solutions. The Council works with applicants/agents in a positive and proactive manner by offering a pre-application advice service, and as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this instance the application was acceptable as submitted and no further assistance was required.