



regulation orders. There is unrestricted public parking allocated on the west side of The Street which is for the use of residents. This bay is approximately 30m long.

- 3.5 The application, in increasing the number of bedrooms from 2 to 3, does not result in the need for additional off road parking provision when assessed against the standards adopted following the last Planning and Transportation Advisory Board in Interim Guidance Note 3 – Residential parking.
- 3.6 Any further issues arising from the MSI, or amended plans/additional information received, shall be reported in the Supplementary Report.

#### **4. Recommendation:**

- 4.1 **Grant Planning Permission** as detailed in Design and Access Statement dated 11.11.2009, Location Plan 2.24.05/P/100 dated 11.11.2009, Site Plan 2.24.05/E/101 dated 11.11.2009, Existing Plans 2.24.05/E/102 dated 11.11.2009, Elevations 2.24.05/E/103 dated 11.11.2009, Plan 2.24.05/E/104 dated 11.11.2009, Landscape Layout 2.24.05/E/105 dated 11.11.2009, Site Plan 2.24.05/P/101 dated 11.11.2009, Floor Plan 2.24.05/P/102 dated 11.11.2009, Floor Plan 2.24.05/P/103 dated 11.11.2009, Proposed Roof Plan 2.24.05/P/104 dated 11.11.2009, Elevations 2.24.05/P/105 dated 11.11.2009, Elevations 2.24.05/P/106 dated 11.11.2009, subject to the following:

#### **Conditions**

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

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990.

2. No development shall take place until details and samples of materials to be used externally have been submitted to and approved by the Local Planning Authority, and the development shall be carried out in accordance with the approved details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or the visual amenity of the locality.

3. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order amending, revoking and re-enacting that Order), no windows or similar openings shall be constructed in the first floor side (southwest) elevation(s) of the building other than as hereby approved, without the prior written consent of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control any such further development in the interests of amenity and privacy of adjoining property.

4. No development shall take place until details of slab level and retaining walls to the rear garden have been submitted to and approved by the Local Planning Authority, and the work shall be carried out in strict accordance with those details.

Reason: To ensure that the development does not harm the character and appearance of the existing building or visual amenity of the locality.

5. No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

6. The window on the first floor flank (south-west) elevation shall be fitted with obscured glass and, apart from any top-hung light, shall be non-opening. This work shall be effected before the room is occupied and shall be retained thereafter.

Reason: To minimise the effect of overlooking onto adjoining property.

### **Informatives**

1. The applicant is reminded that planning permission is required for the creation of any parking space within the front garden of The Nook due to the necessary engineering works which would be required to provide for such a space.
2. Construction work by its nature can easily destroy or remove buried archaeological remains. While a formal programme of archaeological investigation is not required as a condition of this permission, it is important that an appropriately experienced archaeologist inspects below ground trenches and records archaeological evidence, whether structures or finds. This should normally be possible within the construction process and should not hold up construction works.

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