APPLICATION NO	**PA/2012/0909**
APPLICANT	Mr A Ransome
DEVELOPMENT	Application for non-material amendment to planning application 2008/1109 to install additional windows on the first floor east elevation
LOCATION	69 High Street, Bottesford
PARISH	**BOTTESFORD**
WARD	Bottesford
CASE OFFICER	Mark Simmonds
SUMMARY RECOMMENDATION	**Approve the amendment**
REASONS FOR REFERENCE TO COMMITTEE	Good Practice Guide (application by a senior officer of the council)

POLICIES

National Planning Policy Framework: No specific policies apply.

Regional Spatial Strategy for Yorkshire and the Humber: No specific policies apply.

North Lincolnshire Local Plan: Policies DS1 (General Requirements) and DS5 (Residential Extensions), and SPG1 (Design Guidelines for Home Extensions) apply.

North Lincolnshire Core Strategy: Policy CS5 (Delivering Quality Design in North Lincolnshire) applies.

TOWN COUNCIL

No objections.

PUBLICITY

Neighbouring properties have been notified. No comments have been received.

ASSESSMENT

This application seeks approval for amendments to a previous planning permission (PA/2008/1109).

The key considerations in the determination of this application are whether the proposed amendments would be acceptable in terms of design and any potential impacts upon the amenity of neighbours.

The fact that these amendments (the installation of additional first-floor windows in a previously approved extension) are considered to be ‘non-material’, and that the case is only being presented to committee due to the applicant’s position as a senior manager within the council, indicate that this is not a contentious set of proposals. Indeed, the only amendments being applied for are additional windows to bedrooms at first floor.

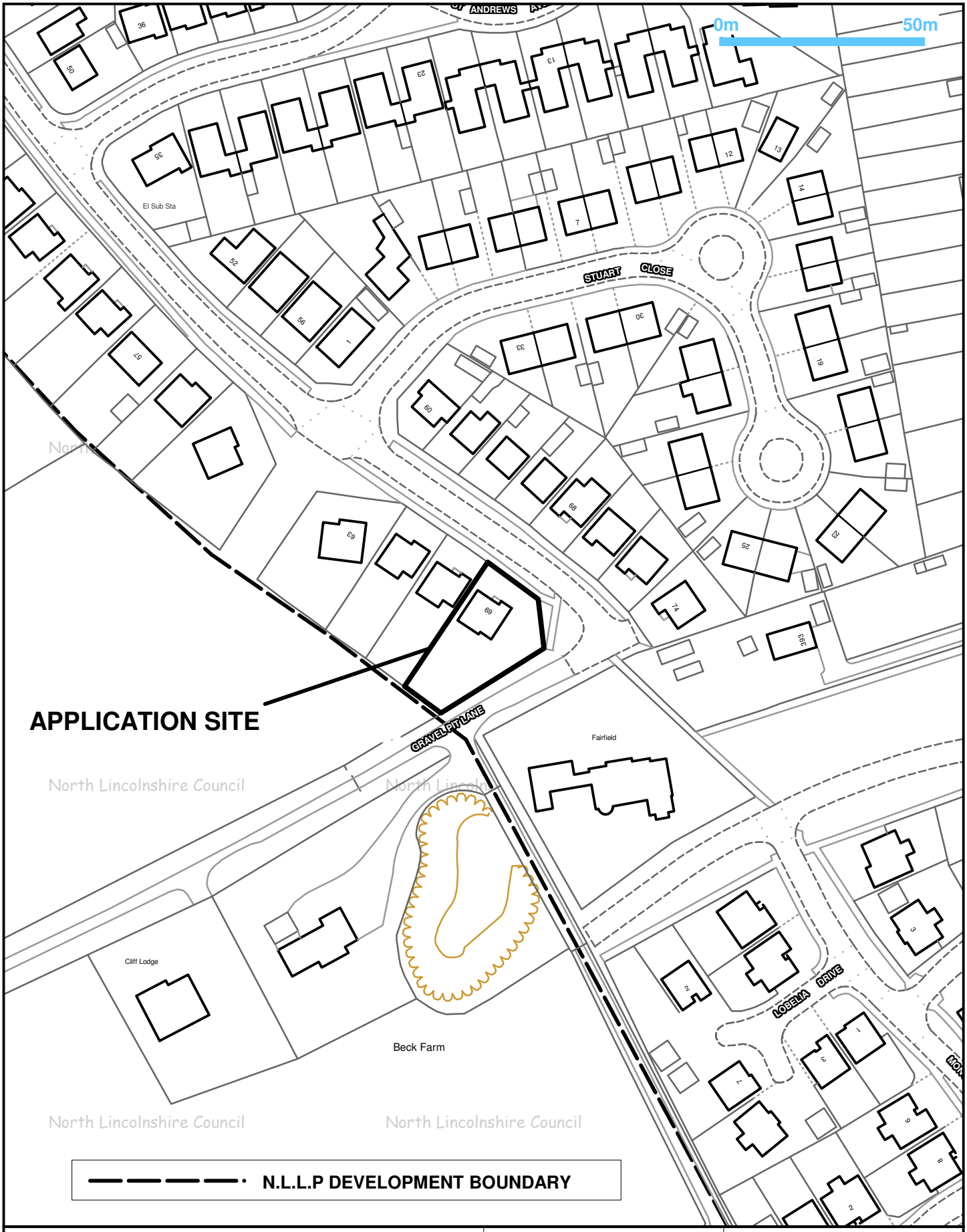
The property is at the end of a run of houses on High Street, and is a two-storey detached house on the corner of High Street and Gravel Pit Lane.

The windows would face towards ‘Fairfield’, a relatively new, large detached property built at the end of High Street facing up the road.

The windows would be over 20 metres from Fairfield, and that property is set at a somewhat oblique angle from the applicant’s property. The occupiers of that property have been consulted and have made no comments.

It is considered that no material harm would be caused to the amenity of any neighbouring property, that the design of the windows is in keeping with the host building and that approval for the amendments should be granted.

RECOMMENDATION Approve the amendment.



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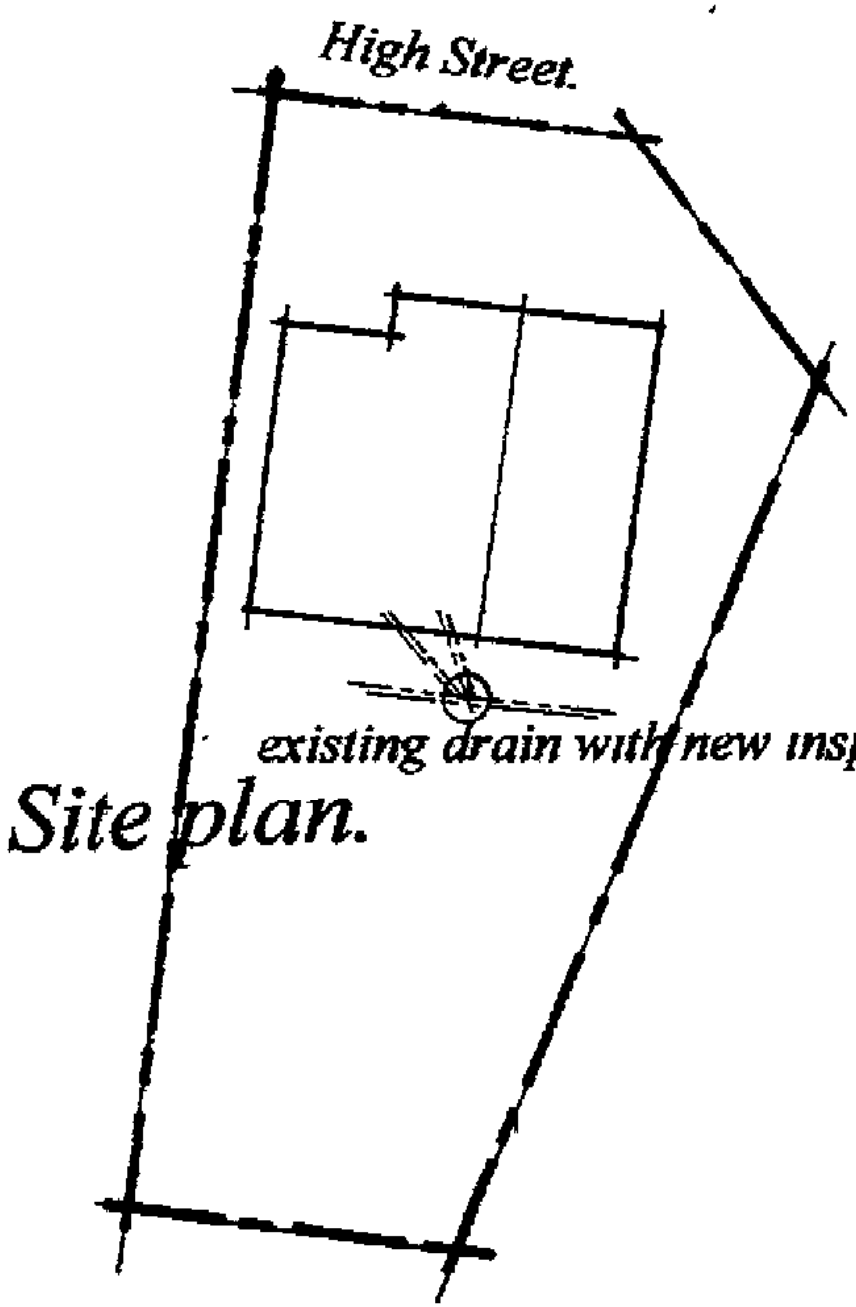
Director of Places
Peter Williams
BSc,DMS,CEng,MEI,MCMI,AMIMechE

2012/0909 - LAYOUT



existing drain with new inspection chambers and new branch drains.

Site plan.