



Rutland County Council

Catmose, Oakham, Rutland, LE15 6HP.

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Ladies and Gentlemen,

A meeting of the **PLANNING AND LICENSING COMMITTEE** will be held in the Council Chamber, Catmose, Oakham, Rutland, LE15 6HP on **Tuesday, 19th December, 2017** commencing at 7.00 pm when it is hoped you will be able to attend.

Yours faithfully

Helen Briggs
Chief Executive

Recording of Council Meetings: Any member of the public may film, audio-record, take photographs and use social media to report the proceedings of any meeting that is open to the public. A protocol on this facility is available at www.rutland.gov.uk/my-council/have-your-say/

A G E N D A

APOLOGIES

1) MINUTES

To confirm the minutes of the Planning and Licensing Committee held on 21 November 2017.

2) DECLARATIONS OF INTERESTS

In accordance with the Regulations, Members are invited to declare any disclosable interests under the Code of Conduct and the nature of those interests in respect of items on this Agenda and/or indicate if Section 106 of the Local Government Finance Act 1992 applies to them.

3) PETITIONS, DEPUTATIONS AND QUESTIONS

To receive any petitions, deputations and questions from members of the Public in accordance with the provisions of Procedure Rule 93.

Any petitions, deputations and questions that have been submitted with prior formal notice will take precedence over questions submitted at short notice. Any questions that are not considered within the time limit shall receive a

written response after the meeting and be the subject of a report to the next meeting.

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Requests to speak on planning applications will also be subject to the RCC Public Speaking Rules.

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The total time allowed for this item shall be 30 minutes.

4) PLANNING APPLICATIONS

To receive Report No. 221/2017 from the Director for Places (Environment, Planning and Transport)
(Pages 3 - 28)

5) APPEALS REPORT

To receive Report No. 222/2017 from the Director for Places (Environment, Planning and Transport)
(Pages 29 - 32)

6) ANY OTHER URGENT BUSINESS

To consider any other urgent business approved in writing by the Chief Executive and Chairman of the Committee.

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DISTRIBUTION

MEMBERS OF THE PLANNING AND LICENSING COMMITTEE:

Mr E Baines (Chairman)	
Mr A Stewart (Vice-Chair)	
Mr B Callaghan	Mr G Conde
Mr W Cross	Mr R Gale
Mr J Lammie	Mr A Mann
Mr T Mathias	Mr M Oxley

OTHER MEMBERS FOR INFORMATION

REPORT NO: 221/2017

PLANNING AND LICENSING COMMITTEE

19TH DECEMBER 2017

**PLANNING APPLICATIONS TO BE DETERMINED BY THE
PLANNING AND LICENSING COMMITTEE**

**REPORT OF THE DIRECTOR FOR PLACES
(ENVIRONMENT, PLANNING AND TRANSPORT)**

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Rutland County Council


Planning & Licensing Committee – 19th December 2017

Index of Committee Items

Item	Application No	Applicant, Location & Description	Recommendation
1	2017/0379/FUL	Swainpark Properties 5 Glaston Road, Wing Demolition of an existing bungalow and detached garage, and the erection of 2 no. two storey dwellings with detached single garages.	Approve
2	2017/0939/FUL	Mr Tosh Cooper Land To South Of 1, Crown Street, Oakham Demolish existing garage block and replace with a detached dwellinghouse.	Approve

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 <p>© Crown copyright and database rights [2013] Ordnance Survey [100018056]</p>	<p>Scale - 1:1250 Time of plot: 14:05 Date of plot: 06/12/2017</p> <p style="text-align: center;">7</p>	<p>Rutland County Council</p> <p>Catmose, Oakham, Rutland LE15 6HP</p>
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Application:	2017/0379/FUL	ITEM 1	
Proposal:	Demolition of an existing bungalow and detached garage, and the erection of 2 no. two storey dwellings with detached single garages.		
Address:	5 Glaston Road, Wing, LE15 8RU		
Applicant:	Swainpark Properties	Parish:	Wing
Agent:	Staniforth Architects	Ward:	Martinsthorpe
Reason for presenting to Committee:		Chairman referral	
Date of Committee:		19 December 2017	

EXECUTIVE SUMMARY

This is a minor scale of development in a Smaller Service Centre. Amended plans indicate an acceptable layout and design, in accordance with Development Plan policies

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: 1449 – P01, P03c, P04b, P05b, P06c, P07c, P09c, & P10b.
Reason – For the avoidance of doubt and in the interests of proper planning.
3. No development above ground level shall be commenced until precise details of the manufacturer and types and colours of the external facing and roofing materials to be used in construction have been submitted to and approved, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.
Reason – To ensure that the materials are compatible with the surroundings in the interests of visual amenity, and because insufficient such details have been submitted with the application.
4. Prior to residential occupation of any part of the development, a drainage scheme intended to prevent the discharge of surface water onto the highway shall be implemented in its entirety and shall be retained as such at all times.
Reason – To prevent flood risk to neighbouring properties caused by water flowing onto the highway and, in the interests of highway safety, to avoid the formation of ice on the highway. This condition is also required because such details were not submitted with the planning application.
5. No unbound material shall be used in the surface treatment of the vehicular access within 5 metres of the highway boundary, but the material and construction details used shall be porous.
Reason – To avoid displacement of loose material onto the highway in the interests of highway safety and to ensure that drainage is sustainable

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| 6. No development shall take place unless it is fully in accordance with the mitigation strategy, specified in Section 7 of the Bat Survey (Hillier Ecology Ltd: September 2017), submitted as part of the planning application. This shall include provision of the required bat boxes prior to first residential occupation of any part of the development.
Reason – In order to maintain an available bat habitat on the site, given that bats are a protected species. |
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Site & Surroundings

1. The application site is a detached bungalow located on the eastern side of Glaston Road, Wing. It is within the Planned Limits to Development of the village, but outside its conservation area. Ground levels rise gently southwards along Glaston Road, with a recently constructed row of four dwellings on lower ground at the north of the application site, close to the junction with Morcott Road. There is a detached one and a half storey dwelling on higher ground at the south.
2. On the opposite (west) side of the road is an area of public open space and playing fields, with a scheduled monument (maze) further south. Beyond the rear (east) of the site is agricultural land. A small allotment site is at the rear of the neighbouring properties at the north. Its boundary also runs partly along the rear garden boundary of the application site.

Proposal

3. The current application involves demolition of the existing bungalow and replacement with two new detached houses. These are one and a half storeys in height, with first floor accommodation in the roofspace, and additional single storey accommodation at the rear. Each dwelling has its own separate access, with on-site parking, including a detached single garage.

Relevant Planning History

Application	Description	Decision
75/0280	Extension, garage and altered access	Approved 10-09-1975

Planning Guidance and Policy

National Planning Policy Framework

Introduction:	Achieving Sustainable Development
Section 6	Housing
Section 7	Design
Section 11	Natural Environment
Section 12	Historic Environment

The Rutland Core Strategy (2011)

CS1	Sustainable Development
CS3	Settlement Hierarchy
CS4	Location of Development
CS19	Design

CS21 Natural Environment
CS22 Historic Environment

Site Allocations and Policies DPD (2014)

SP1 Sustainable Development
SP5 Build Development within Towns and Villages
SP15 Design and Amenity
SP19 Biodiversity
SP20 Historic Environment

Draft Local Plan

The Consultation Draft Rutland Local Plan completed its consultation stage on 25 September 2017.

Although it is a material consideration, it has not been subject to any post-consultation examination, and therefore carries only limited weight at this stage. It does not outweigh the current development plan.

Consultations

4. Two rounds of consultation were undertaken; firstly on receipt of the application and then on receipt of amended plans. The following responses have been received.
5. Wing Parish Council (First only)
Object to:
 - Disproportionately high roof
 - Poor architectural style, with no evidence of sustainable principles
 - Layout does not address the sloping nature of the site
 - No on-site turning, resulting in cars reversing out onto Glaston Road
 - Out of keeping with the area and not an improvement on the existing bungalow
 - Setting of the maze and village green should be considered
6. Highway Authority (Second only)
No objections, subject to proceeding with the revised site layout plan, and subject to conditions regarding surfacing materials and surface water drainage.
7. Historic England (Both)
Does not wish to offer comment
8. Ecology Consultant (Both)
Initial response that a bat survey is required, due to the available bat habitat in the immediate area, and potential for bats to be roosting in the roofspace. Subsequent response that the submitted bat survey is satisfactory, subject to a condition requiring the proposed mitigation strategy to be implemented.

Neighbour Representations

9. Again, two rounds of consultation were undertaken; firstly on receipt of the application and then on receipt of amended plans.

10. The first round of consultation resulted in two responses. One objector, on lower ground on Morcott Road, is concerned about surface water run-off from Glaston Road onto Morcott Road and then into their property. They suggest that this has worsened since the four new dwellings were constructed adjacent to the current application site. They object to the current proposal as it would worsen this situation.
11. The other objector is concerned at the height of the proposed dwellings, the loss of open aspect for neighbouring dwellings and additional noise nuisance.
12. The second round resulted in two further objections, raising the following concerns:
 - Overdevelopment of the site, causing overlooking and overshadowing of neighbouring properties
 - Inappropriate design for this location (including its scale, form and design details)
 - No attention given to how the proposal fits in to a village scene that includes a “historic site almost directly opposite and also one of the only green spaces on the village”
 - Inadequate on-site turning space
 - Flood risk from surface water run-off

Planning Assessment

13. The main issues are:
 - Principle of Development
 - Layout, Design and Landscaping
 - Residential Amenity
 - Access and Parking
 - Historic Environment
14. Other matters are then addressed together at the end of the report.

Principle of Development

15. Policy SP3 identifies Wing as a Smaller Service Centre, with Policy CS4 then specifying that such centres can accommodate a minor scale of development such as infill sites.
16. Consequently there is no concern with the principle of replacing one existing dwelling with two new dwellings, subject to the other detailed considerations discussed below.

Layout, Design and Landscaping

17. The replacement of a detached bungalow with two larger detached dwellings is a more efficient use of available land within the Planned Limits to Development. However, as initially submitted, the layout and design (particularly the excessive height) had an unacceptable impact on the street scene and character of the area.
18. The amended plans have reduced the height and depth of both dwellings and introduced a staggered frontage with the northern dwelling located slightly forward of the southern dwelling. The proposed front elevations have also been redesigned, particularly via replacement of the previous twin gable features, with dormer features. This is more in keeping with the new dwellings at the north.

19. The proposed materials are brick and slate, which are acceptable in the context of the neighbouring dwellings and the wider area at this end of the village. A condition is recommended, however, to ensure that exact specifications/samples are agreed
20. The amended plans also provide more detail on how the sloping ground level will be addressed. Some existing tree cover would be lost, but this would not have a significant public impact, so a replacement planting condition is not necessary.
21. The amended plans have therefore addressed the layout and design comments raised during the consultation period.

Residential Amenity

22. The amended plans have limited impact on the residential amenity of the neighbouring dwelling at the south (7 Glaston Road). As the new development is at the north of no.7, there are no concerns regarding overshadowing or loss of light. There is one proposed first floor window facing the front elevation of no.7, but no concerns regarding any loss of privacy given that this window partly serves a staircase and landing area. The garage for the new dwelling adjacent to no.7 has been adjusted in response to comments from the neighbour.
23. The property at the north of the application site warrants closer scrutiny because of its northerly location, lower ground level and small rear garden area. The impact of the proposal, as initially submitted, would have been unacceptable.
24. However, despite the northerly location, the distance between the nearest proposed dwelling and the common boundary reduces any overshadowing impact, now that the amended plans have reduced the bulk of the new dwellings.
25. On initial consideration, it could be accepted that such impact on the garden of no. 4 is also reduced because the existing garage located along the common boundary is proposed for demolition, with the proposed new garage located further to the rear. However, this opens up a concern about loss of privacy, given that the proposed driveway is now adjacent to the neighbour's garden, potentially causing a loss of privacy when new residents are accessing their car. The amended plans have therefore introduced a two metre high close boarded fence in this location. This has been assessed on-site by the case officer, particularly to ensure that the fence doesn't cause either an over dominant impact on the street scene or an overbearing impact on no.4, beyond that currently resulting from the existing garage. Given that the fence is not much higher than the eaves of the existing garage, it is concluded that this does not cause any significant additional impact.
26. There is a first floor window in the proposed side elevation facing no.4, but this is acceptable for the same reason as for no.7 at the south.
27. The proposal raises no other residential amenity concerns.

Access and Parking

28. For both proposed dwellings there is only limited on-site vehicular turning space, so it is most likely that vehicles would have to reverse off the premises. This is not a concern on Glaston Road due to low traffic volumes, and given that the four properties at the north do not have any on-site turning space. Furthermore, the Highway Authority has not objected to the current application.

29. The three on-site parking spaces for each proposed dwelling is in accordance with Policy SP15 (l) and the associated Appendix Two.

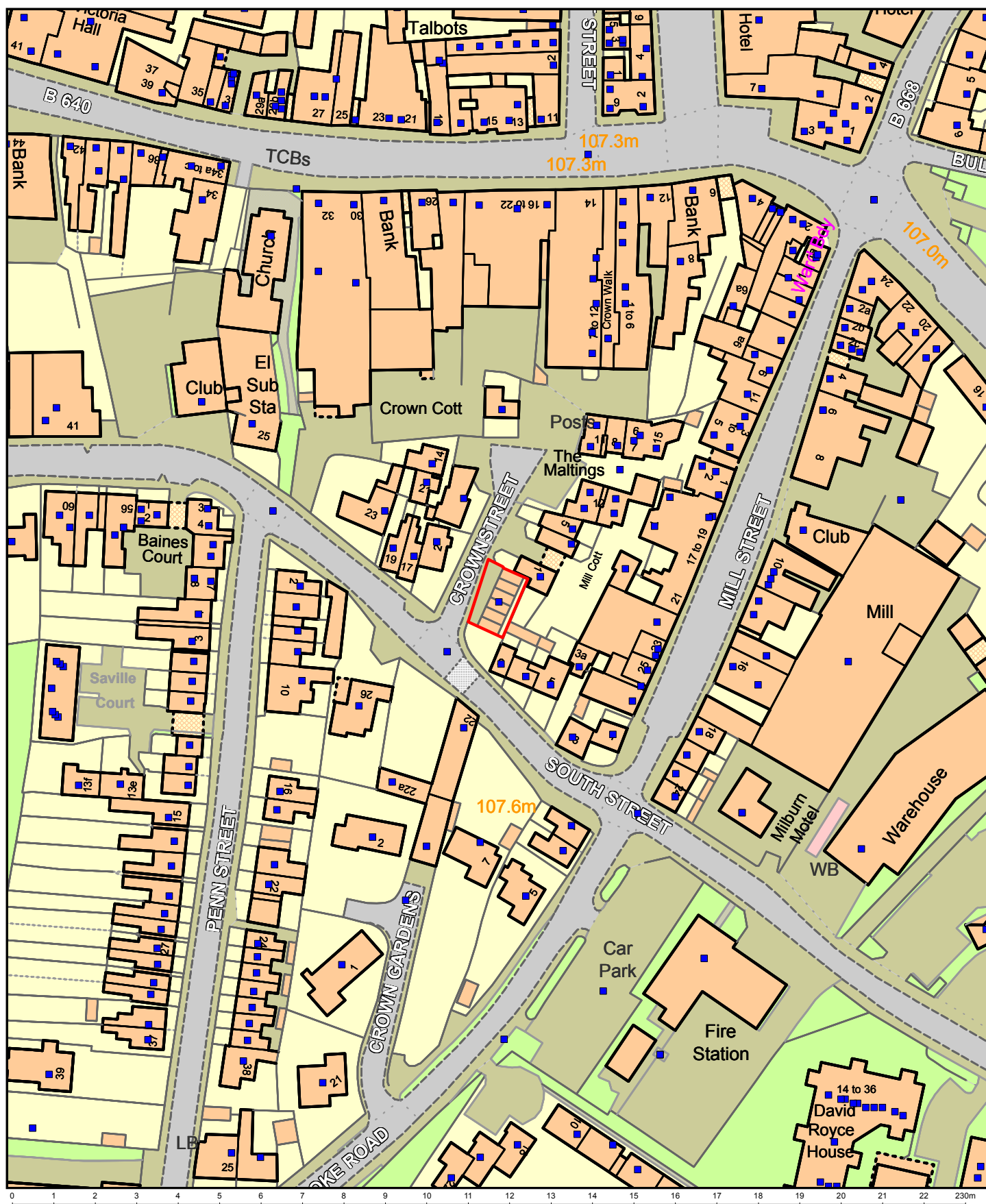
Historic Environment

30. The application site is not adjacent to any listed buildings and is also some 130 metres from the nearest part of Wing Conservation Area. Consequently it has no impact on such heritage assets.
31. The Parish Council and other objectors have drawn attention to the potential impact on the public open space on the opposite side of Glaston Road, specifically that it is one of the only green spaces in the village. However, it is not a heritage asset and does not require further discussion here.
32. The same objectors have also drawn attention to the scheduled monument (maze) located some 40 metres further south, on the opposite side of Glaston Road. However, given the size and limited height of this feature, its value is not compromised by the proposed development. Furthermore, Historic England has advised that it does not wish to offer a comment.
33. The Council's Conservation Advisor accords with the comments offered in this part of the report.

Other Matters

34. A bat survey has been submitted, in response to the initial advice of the Council's Ecology Consultant. This has indicated that no bats were present in the roofspace. A condition is recommended, however, to secure compliance with the suggested mitigation strategy set out in the survey report.
35. A resident on Morcott Road has objected to increased flood risk from surface water run off onto the highway. The Highway Authority has reviewed this and advised that a surface water condition (intended to prevent run-off onto the highway) should be imposed on any planning permission. This is recommended above.

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Date of plot: 06/12/2017



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2017/0939/FUL	ITEM 2	
Proposal:	Demolish existing garage block and replace with a detached dwellinghouse.		
Address:	Land To South Of 1, Crown Street, Oakham		
Applicant:	Mr Tosh Cooper	Parish:	Oakham
Agent:	Mr Tony Ansell, Rutland Planning	Ward:	Oakham North East
Reason for presenting to Committee:		Referred by Chairman and a Ward Member (Mr Dale)	
Date of Committee:		19 December 2017	

EXECUTIVE SUMMARY

The scheme for a small dwelling on previously developed land has attracted objections on the grounds of loss of residential amenity and impact on a listed building. The scale and design of the house together with its orientation to the north of adjacent properties meets the relevant planning policies and constitutes sustainable development.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
Reason – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan number TC/PL/01A/2017.
Reason - For the avoidance of doubt and in the interests of proper planning.
3. No development shall take place until details of the facing and roofing materials to be used in the construction of the external surfaces of the buildings hereby permitted have been submitted to and approved in writing by the local planning authority. The discharge of this condition shall include a sample panel of the stone and mortar to be used in the scheme being built on site for the approval of the local planning authority. The development shall be carried out in accordance with the approved details.
Reason – To ensure that the materials are compatible with the surroundings in the interests of visual amenity and because no details have been submitted with the application.
4. No unbound material shall be used in the surface treatment of the vehicular access within 5 metres of the highway boundary, but the material and construction details used shall be porous.
Reason – To prevent surface water and debris spilling onto the highway, in the interests of highway safety.

Site & Surroundings

1. The site extends to approximately 0.128 hectares and comprises a mundane detached row of 6 garages, which front onto Crown Street, outside the designated town centre, but within the Oakham Conservation Area.

2. The area has a mix of commercial and residential uses with a modern residential development to the immediate east and north of the application site and a listed building to the west, directly opposite the site. There are retail units at the end of the street, associated with Crown Walk.
3. The rear wall of the garages forms the physical boundary of the garden to 1 Crown Street, although the legal boundary is undefined on the ground, allowing the occupier of 1 Crown Street an approximate 1 metre strip of land within the garden which belongs to the application site. The rear and southern end walls also form part of the boundary to the garden to 9 South Street with existing vegetation in the garden screening the end wall. A high privet hedge forms the remaining boundary around the corner of South Street and Crown Street. 1 Crown Street has a garden of approximately 42m² with an open car park to the rear (south east)
4. There is a row of outbuildings in the gardens of 5-9 South Street which partly form the boundary with the garden of 1 Crown Street. These are mono pitched and 3 metres high on 1 Crown Street side.
5. The agent confirms that none of the garages is currently occupied.

Proposal

6. The proposal is to replace the garages with a 1½ storey house with 2 bedrooms and a bathroom at first floor level. The house would only have a 5 metre wide gable and a steep 50° pitched roof with parapet gables to give a ridge height of 6.2 metres and eaves height of 3.1 metres. There would be a single storey element on the northern end, 4.1 metres to the ridge and 2.3 metres to the eaves.
7. There would be 2 small dormers and a small rooflight over a bathroom on the front and a single rooflight over a stairwell on the rear roof slope. Sections show the rooflights would be a minimum of 1.8 metres above floor level.
8. Materials would be stone and slate with brick for the single storey extension on the northern end.
9. The building would be sited between 0.8 and 1.8 metres back from the rear of the pavement. The building would be sited further forward than the existing garages resulting in a 3 metre deep garden with patio, planting bed and bin storage. There would be a back door and a patio door on the rear elevation.
10. 2 parking spaces would be provided at the northern end of the site. Details are shown in the Appendix.

Relevant Planning History

Application	Description	Decision
2013/0989/FUL	Conversion of garages into 2 shops	Refused – Appeal dismissed July 2014

Planning Guidance and Policy

National Planning Policy Framework

- Overall - Promotes sustainable development
- Section 6 – Delivering a wide choice of quality homes
- Section 12 - Conserving and enhancing the historic environment

The Rutland Core Strategy (2011)

CS4 – Location of Development – Oakham will be the key focus for new development, consider dot be the most sustainable location for new development.

CS19 – Promoting Good Design

CS22 – The Historic and Cultural Environment

Site Allocations and Policies DPD (2014)

SP5 – Built Development in the Towns and Villages

- Need to protect the environment and amenity
- Development on previously used land particularly encouraged.

SP15 – Design & Amenity

SP20 – Historic and Cultural Environment

Consultations

11. Oakham Town Council
The members felt they were unable to comment due to insufficient information but have concerns what the restrictions will have on the town's improvements and resident parking
12. RCC Highways
No objection if built in accordance with Plan TC/PL/01/2017 and subject to conditions on surface material and drainage.

Neighbour Representations

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|-----|--|---|
| 13. | Owners of 9 South Street | Rear wall of the proposed house is too high will block much needed light from the kitchen and garden and reduce views from the top floor windows, totally obscuring the view of the church. The build is on the boundary line, and will invade our tenants privacy and damage the roots of established hedging and plants. Security issue while our garden is exposed during building work. House will dominate the small garden. Over development in search of profit. |
| 14. | Marrons Planning, on behalf of Owner of 1 Crown Street | Object: Lack of a suitable heritage statement. Impact upon residential amenity. Impact upon a designated heritage asset. It is the opinion of Marrons Planning that planning permission should be refused for the proposed development. If Officers are minded to approve the application, we request that the application is referred to planning committee. |
| 15. | Owner of 1 crown Street | Garden will be in shade from 2pm. South facing garden that relies on light to front door and bathroom windows. Loss of light to kitchen from 2pm. Loss of light to bedroom from 2pm. Loss of privacy from dormer to rear. Over development of the plot. |
| 16. | Tenant of 9 South Street | Chose to live here because of the privacy and security. Development will require access to my garden. Impact on quality of life, security and privacy. The proposed gable wall is very high and will block out all light in my garden and kitchen as well as take away any view from the upstairs room, resulting in a very hemmed in. Garden is very small, proposal will result in a lack of light affect plants etc.. Potoential oss of |

well established hedgeThe proposed wall will also only be a few yards away from my top floor (bathroom) window and exceedingly close to the kitchen. Chimney close to upstairs windows.

Planning Assessment

17. The main issues are policy, design, residential amenity, impact on the conservation area and setting of the listed building opposite and parking.

Policy

18. The site is within the Planned Limit to Development where residential development is acceptable in principle. The Development Plan supports sustainable development on previously used land. The principle of development is thereby acceptable. The details need to comply with the other policies of the Development Plan, as set out above.

Design

19. At pre-application stage the design was amended in line with the conservation advisor's comments to reflect better proportions and appearance in the conservation area. This resulted in more rear garden space and a gable profile of only 5 metres and a steep pitched roof, both appropriate to the historic setting in the Conservation Area. The materials and window design are appropriate to the location. The scheme complies with the relevant parts of Policy SP15, SP20 and CS22.

Residential Amenity

20. This is the main issue that has been raised by the objectors. The plot is small but in town centres, development is often found at a higher density. This is part of the character of many urban conservation areas. The critical test is whether the erection of a dwelling here will have such a negative impact on the amenities of the neighbours as to make it unacceptable and outweigh the policy presumption in favour of redeveloping a brownfield site for housing.
21. The house would be located on the north-west side of 1 Crown Street and due north of the garden to 9 South Street. Consequently there would be little loss of sunlight from the proposal. Any impact would be limited to late evening in the summer to the rear garden of 1 Crown Street.
22. There would be no overlooking of any property from the scheme as all windows at first floor face the street. It would not be possible to see out of the rooflight above the stairwell.
23. The highest part of the roof would be 5.6m from the boundary with 1 Crown Street and 6 metres from the nearest part of the dwelling at 9 South Street.
24. There is a bedroom rooflight in the side slope of 1 Crown Street which would be 6.7 metres from the main end gable of the proposal. This may result in loss of sunlight late in the evening in summer but would not have a detrimental impact in terms of the use of a bedroom.
25. The building would be clearly visible from the windows of 9 South Street and would block a distant view of the Church spire. However, there is no right to a view over third party land and again the limited height of the eaves means that the overall impact on the neighbouring property is limited and not sufficient to refuse planning permission. Access

to adjoining property for construction is not a planning consideration and third party hedges and plants cannot be removed without approval of the owner.

26. The low eaves height and the fact that the ridge is further from either boundary than the walls of the building means that there is limited over-dominance.
27. The scheme complies with SP15.

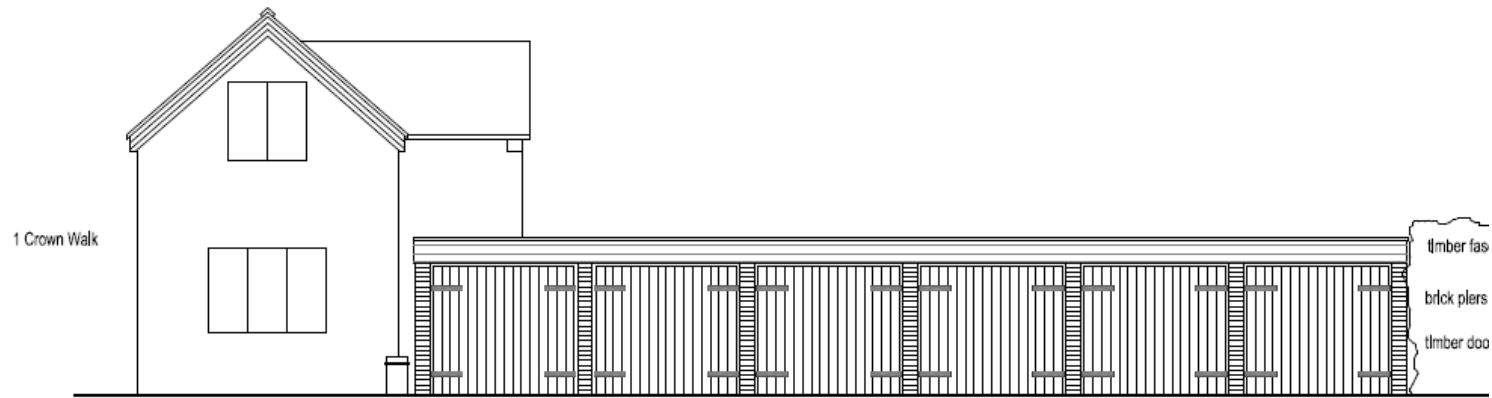
Impact on Conservation Area and Listed Building.

28. At the Statutory level, Sections 16 (2) and 66 (1) of The Planning (Listed Buildings and Conservation Areas) Act 1990 require the decision maker to have special regard to the desirability of preserving the setting of a listed building.
29. As the site also lies within a conservation area, there is a requirement to pay special attention to the desirability of preserving or enhancing the character or appearance of the area, in accordance with Section 72 (1) of The Act.
30. In the 2013 Appeal decision, the Inspector noted:
The appeal building is single storey and mono pitched, for garaging vehicles. It is constructed of brick, with timber doors. Although of little architectural merit, it is low key in design and blends in relatively unobtrusively with the dominant residential character of the street. It may be regarded as neutral in terms of its impact upon the appearance of the area.
31. The current design evolved at pre-application stage from a bulky design set further back on the plot to the more traditionally proportioned building for consideration now. The proportions, materials and design are all appropriate for this setting and would not detract from the character of the conservation area or the setting of the listed building opposite. The current garages do not make a positive contribution to the character of the area and the proposal is an enhancement of the overall setting.
32. A revised heritage impact assessment has been received. Whilst this is not a major piece of work, such statements need to be proportionate to the proposal and this is now considered adequate in relation to this development.
33. The proposal complies with CS22 and SP20.

Parking issues

34. The scheme provides 2 parking spaces which comply with policy SP15 and the requirements set out in the Appendix to the Site Allocations and Policies DPD. Bin storage is also provided to the rear and is accessible from the street at the side of the dwelling. The access is flat so there is no need to impose a condition on drainage to the highway.
35. With regard to the use of the garages for parking, the agent states that his client bought the garages in June 2017 and 3 were being used for storage purposes only. They were all vacant within 4-6 weeks.
36. He further states that they haven't been used as garages for a few years. They are very tight for modern cars. You can park two cars across the front of the garages at a push.
37. There is correspondence on the 2013 appeal file which states that one garage was then used by a tenant for parking and all others were used for storage. In dismissing that appeal, the Inspector made no mention of loss of potential parking in reaching his

decision. As this was not a reason for refusal in 2013 it would be difficult to raise it as an issue now.

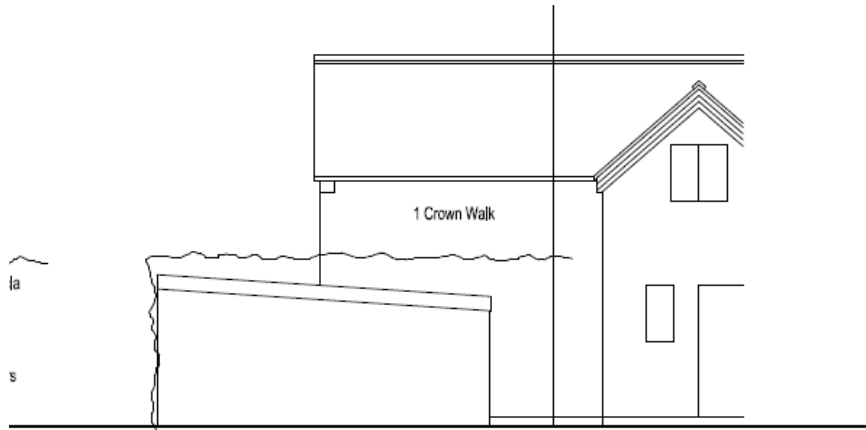


Existing Crown Street Elevation 1:100

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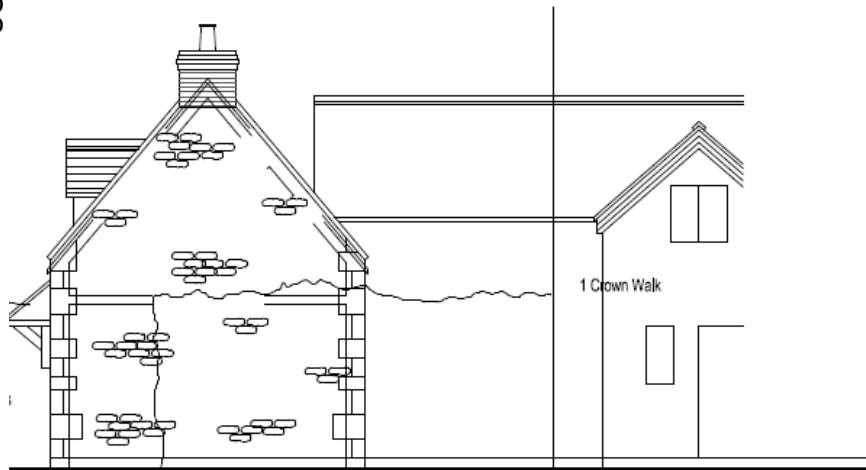


Proposed Crown Street Elevation 1:100

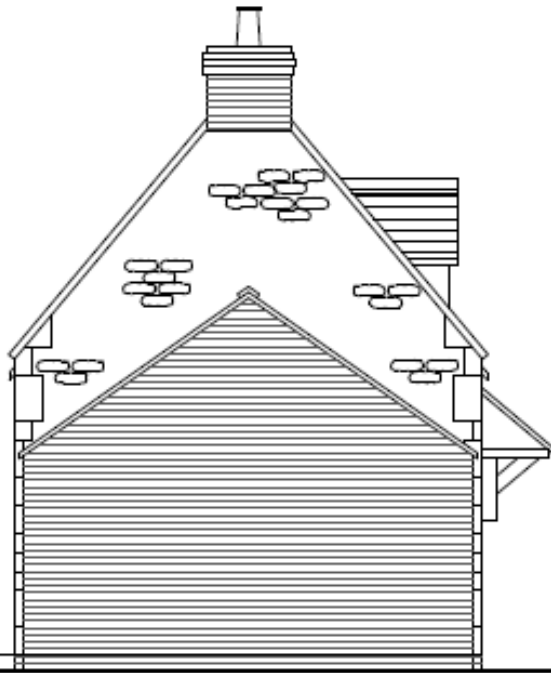


Existing South Street Elevation 1:100

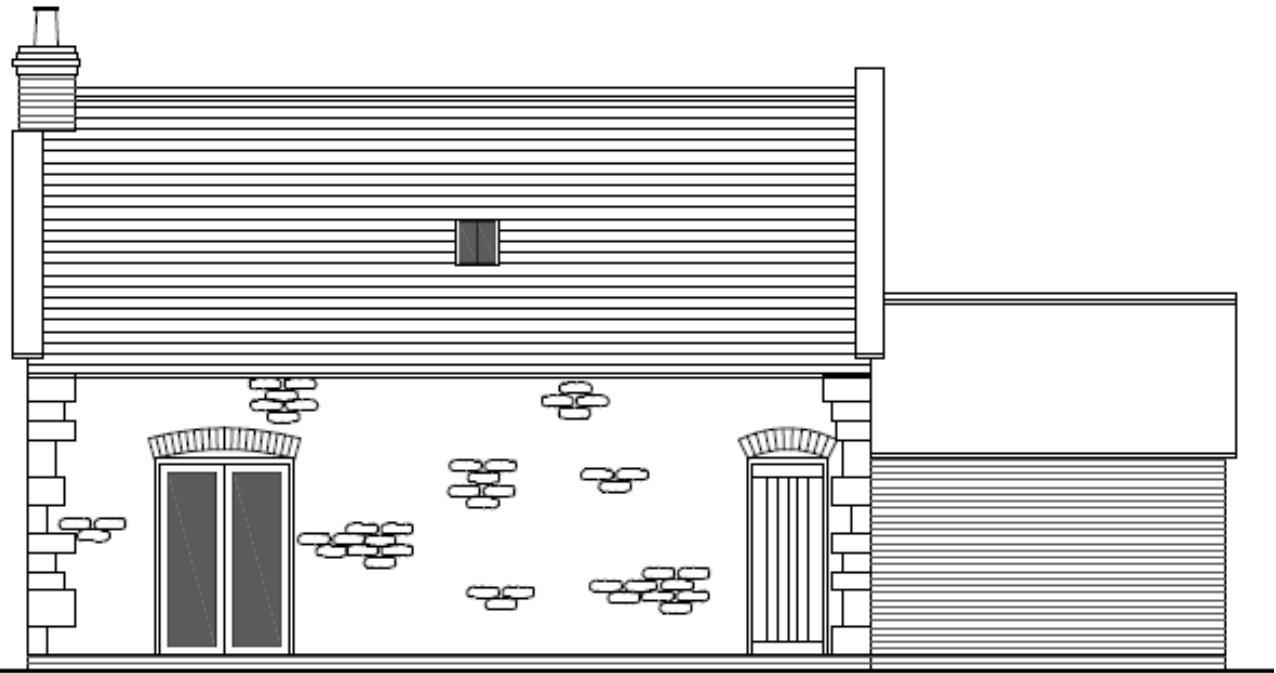
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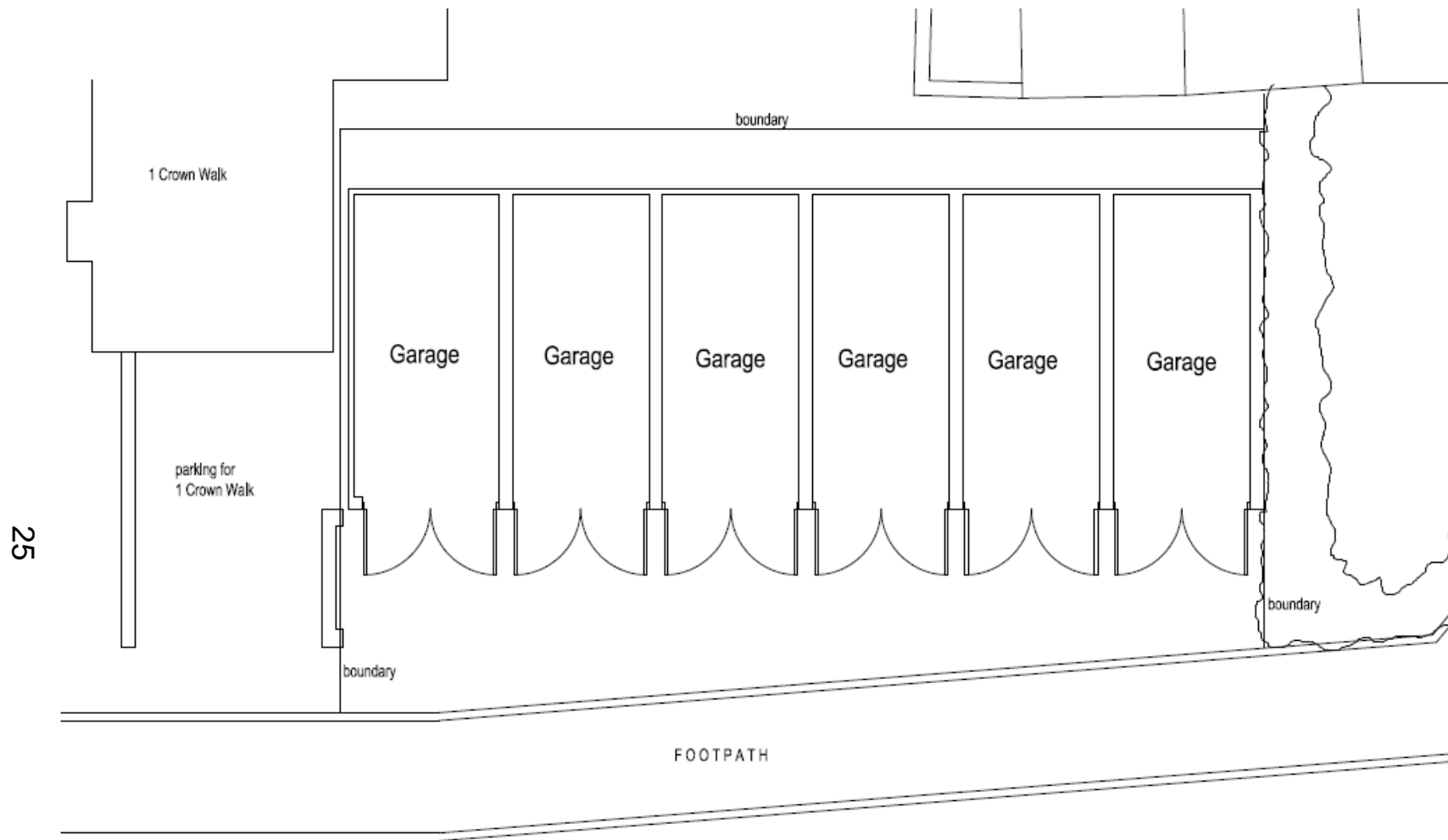
Proposed South Street Elevation 1:100 (West Elev)



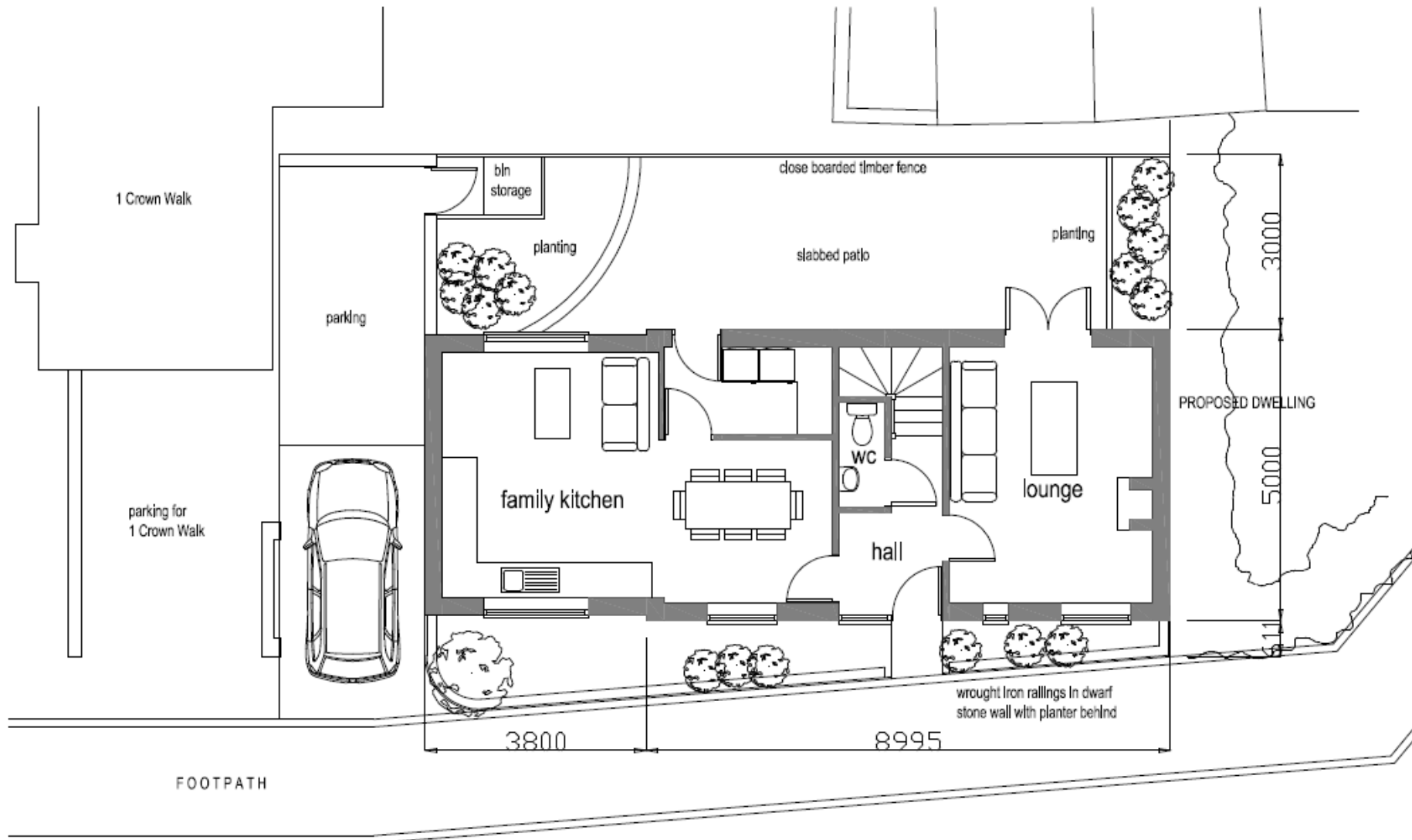
Proposed Side (East) Elevation

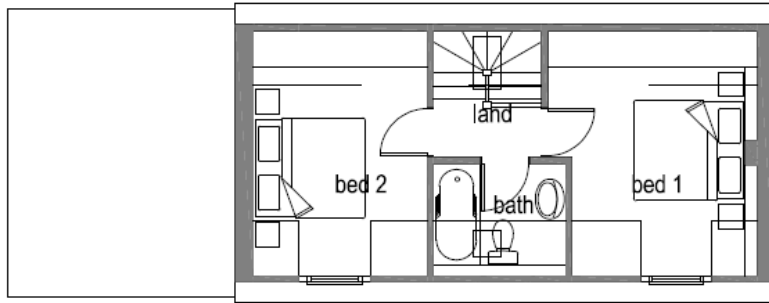


Proposed Rear Elevation



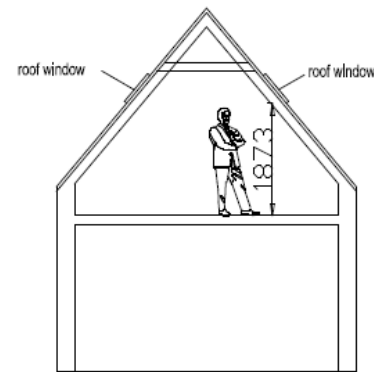
Existing Site Layout



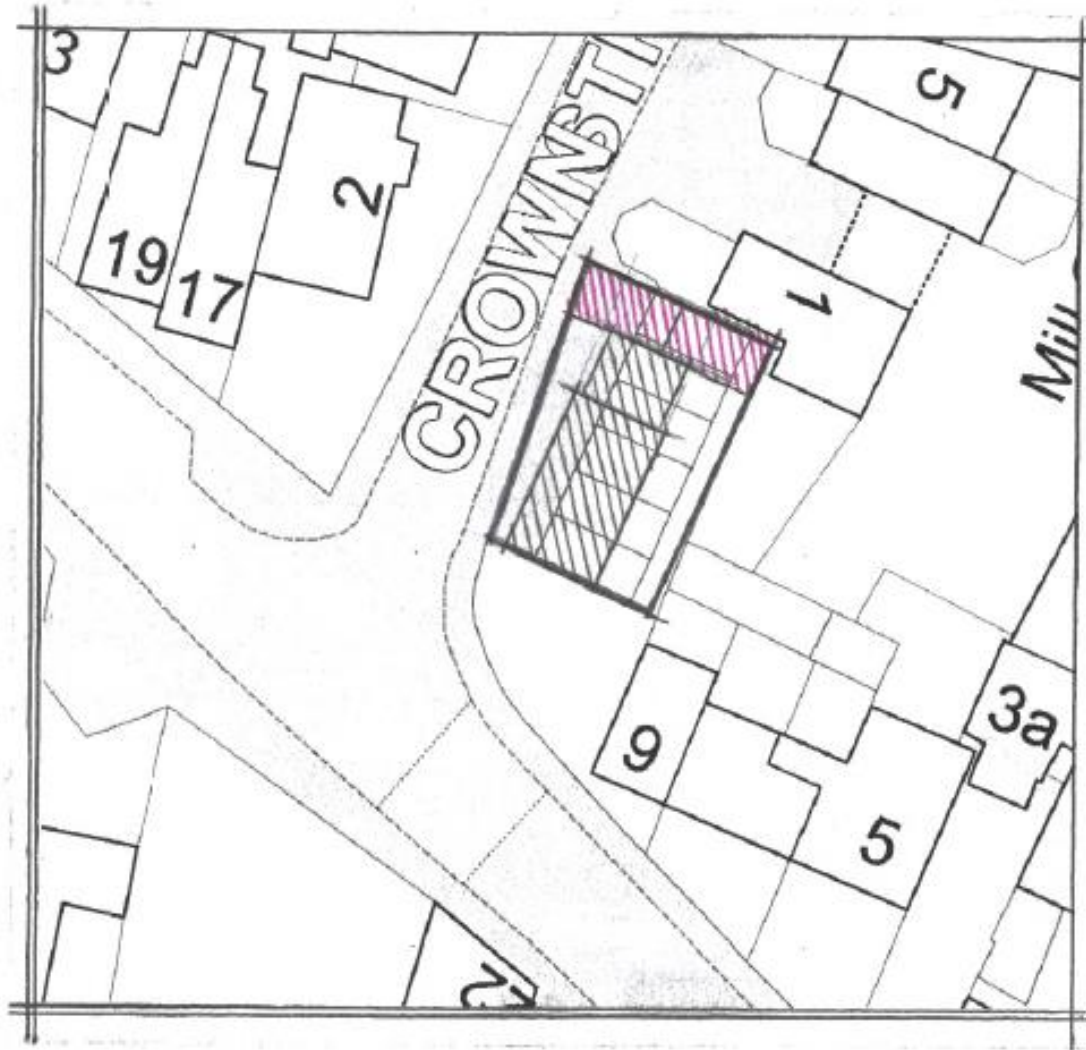


27

Proposed First Floor Plan 1:100



Section Showing Roof Windows 1:100



Key.



prop dwelling



prop parking

REPORT NO: 222/2017

PLANNING AND LICENSING COMMITTEE

19th December 2017

APPEALS

Report of the Director for Places (Environment, Planning and Transport)

Strategic Aim:	Ensuring the impact of development is managed	
Exempt Information	No.	
Cabinet Member Responsible:	Councillor Oliver Hemsley, Portfolio Holder for Places (Development) and Finance	
Contact Officer(s):	Dave Brown, Director for Places (Environment, Planning and Transport)	Tel: 01572 758461 dbrown@rutland.gov.uk
	Gary Pullan, Development Control Manager	Tel: 01572 720950 gpullan@rutland.gov.uk
Ward Councillors	All	

DECISION RECOMMENDATIONS

That the Committee notes the contents of this report

1. PURPOSE OF THE REPORT

1.1. This report lists for Members' information the appeals received since the last meeting of the Planning & Licensing Committee and summarises the decisions made.

2. APPEALS LODGED SINCE LAST MEETING

- 2.1 **APP/A2470/D/17/3187472 – Mr John Mills - 2017/0553/FUL**
Church View, 7 Croft Lane, Ashwell
Proposed new roof over existing garage and proposed carport area.
Delegated Decision
Would cause harm to the setting of the adjacent listed building.

3. DECISIONS

- 3.1 **APP/A2470/D/17/3180418 – Mr Peter McNally – 2016/1162/FUL**
Garden House, The Avenue, Exton
First Floor roof extension
Appeal Decision – Allowed – 09/11/2017
Costs Decision – Awarded – 09/11/2017

4 APPEALS AGAINST ENFORCEMENTS LODGED SINCE LAST MEETING

- 4.1 **APP/A2470/17/3178770 – Mrs Martin Sharman**
45 Main Street, Caldecott
Alleged unauthorised provision of a hard surface.

5. ENFORCEMENT DECISIONS

- 5.1 None

6. CONSULTATION

- 6.1 None

7. ALTERNATIVE OPTIONS

- 7.1 Alternatives have not been considered as this is an information report

8. FINANCIAL IMPLICATIONS

- 8.1 None

9. LEGAL AND GOVERNANCE CONSIDERATIONS

- 9.1 As this is only a report for noting it has not needed to address authority, powers and duties.

10. EQUALITY IMPACT ASSESSMENT

- 10.1 An Equality Impact Assessment (EqIA) has not been completed for the following reason; because there are no relevant service, policy or organisational changes being proposed.

11. COMMUNITY SAFETY IMPLICATIONS

- 11.1 There are no such implications.

12. HEALTH AND WELLBEING IMPLICATIONS

12.1 There are no such implications

13. CONCLUSION AND SUMMARY OF REASONS FOR THE RECOMMENDATIONS

13.1 This report gives details of decisions received since the last meeting for noting.

14. BACKGROUND PAPERS

14.1 There are no such implications

15. APPENDICES

15.1 None

A Large Print or Braille Version of this Report is available upon request – Contact 01572 722577.

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