

Conditions

1. The development must be begun not later than three years beginning with the date of this permission.
2. The existing detached outbuilding located to the North of the dwellinghouse, shall only be used for purposes ancillary to the main dwellinghouse.
3. The window fronting onto the public highway shall not open out over the adopted footway.
4. The development hereby permitted shall be carried out in accordance with the submitted plans, named 'Proposed plans and elevations', drawing no. 0002 deposited on the 20th January 2015.

Reasons

1. In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. No opening windows/structures should open over the adopted highway/footway.
4. For the avoidance of doubt.

Reasons for Decision

In the opinion of the Borough Council the change of use to residential would not have a significant impact on community facilities in the area. The proposed renovations to the property, to maintain the fabric of the building in a prominent location within the Conservation Area would, on balance, outweigh the harm to the Community with the loss of a hairdressing salon. The proposal therefore accords with Policy ENV1, ENV15, ENV30, C4 and H11 (Development Criteria) of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2008).

Notes to Applicant

The Borough Council has worked positively and proactively with the applicant, in accordance with paragraphs 186 and 187 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised in letters of representation submitted in connection with the proposal. Amendments have been made to the proposal, addressing the identified adverse impacts,

thereby resulting in a more acceptable scheme and a favourable recommendation.

316 APPLICATION NO. 2015/0043- 214 OAKDALE ROAD, CARLTON

Loft conversion to form room in roofspace.

The Planning Service Manager informed the Committee that two further objections to the planning application had been received.

Mrs Iffat Iqbal, applicant, spoke in favour of the application.

RESOLVED to GRANT PLANNING PERMISSION SUBJECT TO CONDITIONS.

Conditions

1. The development hereby permitted shall be completed in accordance with the deposited details as amended by the revised plans received on the 11th March 2015 showing a reduction the size of the rear gable window, correcting an inaccuracy in the front elevation drawing and reducing the size of the side dormer by setting it further toward the rear of the roof slope.
2. The materials to be used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwelling.
3. The window on the dormer facing No. 212 Oakdale Road and within the gable end of the rear elevation shall be obscure glazed. Obscure glazed windows shall be installed within the dormer and gable end within 1 month from the date of this decision and shall be retained thereafter for the lifetime of the development. The window on the dormer shall have a single opening light only, as shown on the approved drawing received on the 11th March 2015, at all times.
4. No works permitted under Class A, B, C or E of Part 1 Schedule 2 of the Town & Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or in any provision equivalent to that Class in any Statutory Instrument revoking and re-enacting that Order) shall be undertaken without the prior express consent of the Local Planning Authority.

Reasons

1. For the avoidance of doubt.

2. To ensure a satisfactory development, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
3. To prevent the overlooking of the adjoining properties, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).
4. To protect the visual amenity of the area, in accordance with the aims of Policy 10 of the Aligned Core Strategy (September 2014).

Reasons for Decision

In the opinion of the Borough Council the proposed development is visually acceptable, results in no significant impact on neighbouring residential properties or highway safety. The proposal therefore accords with Policy 10 (Design and Enhancing Local Identity) of the Aligned Core Strategy 2014 and saved Policies H10 (Extensions) and ENV1 (Development Criteria) of the Gedling Borough Replacement Local Plan.

Notes to Applicant

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning Policy Framework. In particular the Council has sought revisions to try to improve the impact of the proposal on the street scene.

That the information be noted.

318 FUTURE PLANNING APPLICATIONS

RESOLVED:

That the information be noted.

319 ANY OTHER ITEMS WHICH THE CHAIR CONSIDERS URGENT.

None.

The Chair thanked members of the committee for all that had been achieved over the past year. A special thank you was conveyed to officers from the Legal, Planning and Member Services Team.

The meeting finished at 6.30 pm

Signed by Chair:
Date: