

Planning Committee – Tuesday 31st May 2022

Update Report of the Head of Service

The main report and this update report have been checked on behalf of Legal Services by Sherrie Grant

Item 5.1

Application No: P/2020/00323

Erection of two detached dwellings and alterations to existing vehicular access and parking arrangements

160 Newton Road, Burton upon Trent, Staffordshire, DE15 0TR

Additional Information

An amended site layout has been received from the agent, making some minor changes to the boundary details indicated on the plan, and more clearly identifying land levels. The amendments are summarised below :-

- In respect of land levels, the dwellings at Hanchurch Close sit approx. 2.7m – 3.4m higher than the application site, rather than 3m – 3.8m previously indicated.
- The notes relating to the height of the front boundary wall have been updated, indicating a wall height of 0.9m maximum.
- Confirmation received that the side and rear boundaries of the application site are to remain as existing.
- Bin collection points for the proposed two new dwellings added to the site layout plan to the front of the existing HMO.

Officer Comment

The revised plan makes revisions to the land levels, front boundary and bin presentation points.

The amendment indicating the correct land levels within and surrounding the site, does not have an impact on the separation distance requirements between the existing and proposed dwellings, and it is considered that the issues surrounding this matter are already covered thoroughly in the officer report.

The front boundary wall height has been annotated on the site plan and is in accordance with the requirements set out by the Highway Authority in order to maintain a visibility splay in both directions along Newton Road.

The bin presentation point to the front of the existing HMO is considered to be appropriate.

Recommendation:

No change to recommendation in main report. List of approved plans to be updated to:

Condition 2 - Approved Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents subject to compliance with other conditions of this permission:

001 NR, Rev J, 1:1250 Location Plan and 1:200 Site Plan including site sections dated as received on 20th May 2022

002 NR Rev E, 1:100 Proposed Floor Plans and Roof Plan Plot 2 dated as received on 23rd February 2022

003 NR Rev E, 1:100 Proposed Elevations Plot 2 dated as received on 23rd February 2022

004 NR Rev E, 1:100 Proposed Floor Plans and Roof Plan Plot 1 dated as received on 23rd February 2022

005 NR Rev E, 1:100 Proposed Elevations Plot 1 dated as received on 23rd February 2022

SU2086_2D-1, 1:200 Topographical Survey dated as received on 2nd June 2020

Preliminary Ecological Appraisal by Midland Ecology dated as received on 2nd June 2020

Arboricultural Impact Assessment and Method Statement by AT2 Tree Surveys dated as received on 21st July 2021

Tree Survey by AT2 Tree Surveys dated as received on 2nd June 2020

Tree Protection Plan Rev A by AT2 Tree Surveys dated as received on 21st July 2021

Reason: For the avoidance of doubt to ensure the development will not adversely affect the appearance of the locality, the amenities of neighbouring properties, or the safe and efficient use of the adjoining highway in accordance with East Staffordshire Local Plan Policies SP1, SP2, NP1, SP16, SP24, SP25, SP26, SP27, SP29, SP35, DP1, DP3, DP5, DP7 and DP8, Winshill Neighbourhood Plan Policies 6, 7, 8, 11 and 14, the East Staffordshire Design Guide, the Separation Distances and Amenity SPD, the Parking Standards SPD and the National Planning Policy Framework.