

DELEGATED DETAILS DECISION

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE DCLG

Report of the Head of Planning, Building Control, Sport & Green Spaces

Address 1,2, 3 FREDORA AVENUE HAYES

Development: Details pursuant to conditions 3 (Site Levels), 4 (Materials), 5 (Sustainable Water Management), 6 (Code For Sustainable Homes) 7 (Landscape Scheme), 8 (Lifetime Home Standards), 9 (Parking Provisions) and 10 (Amendments to Crossover) of planning permission 63421/APP/2014/1271 dated 05/09/2014 (Single storey, detached self contained studio with associated parking and amenity space involving demolition of 3 existing garage units and alterations to vehicular crossover)

LBH Ref Nos: **63421/APP/2015/1457**

Drawing Nos: 102 Rev. D
101 Rev. B
Code for Sustainable Homes Interim Certificate
Proposed Site and Floor Plan
P-DER-966-01
P-DER-966-02
SUR1 Management of Surface Water Runoff Version 1.0 (Ref: EFRA 151)
SUR2 Flood Risk Assessment Version 1.0 (Ref: EFRA 151)
Drainage Calculations

Date of receipt: 28/04/2015

Date(s) of Amendment(s): 22/04/2015

1. MAIN PLANNING CONSIDERATIONS

The application seeks approval of details pursuant to discharge conditions No.3 (Site Levels), No.4 (Materials), No.5 (Sustainable Water Management), No.7 (Landscape Scheme), No.8 (Lifetime Home Standards), No.9 (Parking Provisions), No.10 (Amendments to Crossover) of planning permission 63421/APP/2014/1271 dated 05/09/2014 (Single storey, detached self contained studio with associated parking and amenity space involving demolition of 3 existing garage units and alterations to vehicular crossover).

Condition 3(Levels):- The levels are shown on the submitted drawing which are considered acceptable. This condition can be discharged.

Condition 4 (Materials):- The applicant proposes to use Redland Charcoal Grey Duoplian roof tiles with smooth white render and external facing brick of Jewson Hanson Village Sunglow brick which are considered acceptable materials in this location and this condition can be discharged.

Condition 5 (Sustainable Water Management) - The submitted details are considered acceptable and this condition can be discharged.

Condition 6 (Code For Sustainable Homes) - Interim certificates have been submitted confirming Code Level 4 and therefore this condition can be discharged.

Condition 7 (Landscape) - The landscape officer has raised no objection to the revised plan and this condition can therefore be discharged.

Condition 8 Lifetime Homes Standards - The submitted plans show compliance with the Lifetime Homes Standards. This condition can be discharged.

Condition 9:- Parking Provision - The highways officer has advised that the parking provision is acceptable and this condition can be discharged.

Condition 10:- Amendments to Crossover. - The highways officer has requested that the modified crossover layout should be amended to LBH standard for domestic crossover. An amended plan has been received to show this requirement and this condition can be discharged.

2. RECOMMENDATION

APPROVAL

INFORMATIVES

Contact Officer: Nicola Taplin

Telephone No: 01895 250230