

**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** LAND ADJACENT TO 1E YEW AVENUE YIEWSLEY

**Development:** Details pursuant to condition 5 of Planning Permission 68151/APP/2011/2658 dated 04/07/2012 (Two storey detached building comprising of 2 x 1-bed and 1 x 2-bed dwellings with associated parking, amenity space with the installation of new vehicular crossovers)

**LBH Ref Nos:** 68151/APP/2013/2573

**Drawing Nos:** 2730-LR-02  
2730-LR-03 Rev. A  
2730-10  
Photographs x 2

**Date of receipt:** 16/09/2013 **Date(s) of Amendment(s):**

### 1. MAIN PLANNING CONSIDERATIONS

Planning permission was granted under ref: 68151/APP/2011/2658 dated 4th July 2012 for the development of this site by the erection of a two storey detached building comprising of 2x one-bedroom and 1x two-bedroom dwellings with associated parking, amenity space and vehicular crossovers.

Accordingly, details have been provided with the application which seeks to discharge the following condition attached to the permission:

#### CONDITION 5 (Parking Allocation):

No unit hereby approved shall be occupied until a parking allocation scheme has been submitted to, and approved in writing by, the Local Planning Authority. Thereafter the parking shall remain allocated for the use of the units in accordance with the approved scheme and remain under this allocation for the life of the development.

An off-street vehicle parking arrangement has been submitted which shows a row of three suitable sized parking bays. Those allocated for Nos. 1 and 2 The Spindles (the new one bedroom houses) would be situated either side of the footpath to the side door entrance of these two dwellings. The parking space for the larger two bedroom dwelling (No. 3 The Spindles) would be to the left (south) of these as the application site is closely abutted by 1e Yew Avenue beyond the new building on its opposite north boundary.

The relevant consultee, the Council's Highways (Traffic/Transportation) Officer is satisfied with the proposals and has raised no objection on any of the above matters.

### 2. RECOMMENDATION

#### APPROVAL

## **INFORMATIVES**

**Contact Officer:** Daniel Murkin

**Telephone No:** 01895 250230