

UPDATE REPORT 15th JANUARY 2018

**FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 16th JANUARY
2018**

B2 2017/0511 – Land adj. No. 22 Whittle Street, Rawtenstall

Since publication of the Committee report, the applicant has provided an amended site plan showing the proposed ownership boundary of the area of woodland to the south (rear) of the site, and showing gates providing access to the land from each of the proposed gardens for maintenance. It is considered that the proposed ownership and maintenance arrangements are acceptable, and as such, it is proposed to remove proposed condition 5.

It is also now necessary to update condition 2 (approved plans) to include the new plan. Condition 2 would now read as follows:

The development shall be carried out in accordance with the following:

- Application Form date stamped 1st November 2017 by the Local Planning Authority.
- Site Location Plan date stamped 1st November 2017 by the Local Planning Authority.
- Proposed Floor Plans date stamped 1st November 2017 by the Local Planning Authority.
- Proposed Front Elevations date stamped 1st November 2017 by the Local Planning Authority.
- Proposed Front and Rear Elevations date stamped 1st November 2017 by the Local Planning Authority.
- Tree Protection Plan (Drawing Number 1031/TPP/001) date stamped 1st November 2017 by the Local Planning Authority.
- Proposed Site Plan and Landscaping date stamped 10th January 2018 by the Local Planning Authority.

Reason: For the avoidance of doubt.

Upon further consideration of the proposed scheme, officers consider it necessary to include a further two conditions as follows:

1. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of either of the dwellings hereby approved or the completion of the development, whichever is the earlier, and any trees or plants which within a

period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species..

Reason: In the interest of the appearance of the locality

2. No development shall take place until full details of the proposed finished floor levels of the dwellings, the existing and proposed levels of the immediately adjacent land, and the existing levels of immediately adjacent properties have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved levels.

Reason: In the interests of visual and neighbour amenity.

It is considered that the above conditions are necessary to ensure that the proposed dwellings are set at an appropriate level so that they will not appear incongruous in the street scene or cause harm to neighbour amenity, and to ensure that the development is properly landscaped and maintained as such.