

Planning Reference No:	10/3558N
Application Address:	6 Aldersey Way, Bunbury, Tarporley, Cheshire, CW6 9GN
Proposal:	Extension to time limit – Ref: P07/1241 Loft conversion with two new rear dormers, two rear rooflights and a side second floor window.
Applicant:	Mr & Mrs Melia
Application Type:	Extension to time limit
Grid Reference:	356315 357916
Ward:	Cholmondeley
Earliest Determination Date:	7 th October 2010
Expiry Dated:	2 nd November 2010
Date of Officer's Site Visit:	29 th September 2010
Date Report Prepared:	29 th September 2010
Constraints:	N/A

SUMMARY RECOMMENDATION

Approve with conditions

MAIN ISSUES

Principle of development – has there been any material change in policy/circumstances since the previous application?

1. REASON FOR REFERRAL

This application is referred to Southern Planning Committee as the development relates to the extension in time to an application decided by the former Crewe and Nantwich Borough Council Planning Committee.

2. DESCRIPTION OF SITE AND CONTEXT

The application site is a large detached house situated on the residential cul-de-sac of Aldersey Way, Bunbury.

3. DETAILS OF PROPOSAL

The proposal is for the insertion of two new rear dormers at either end of the roof slope, two rooflights on the rear roof slope and a second floor gable window facing number 5 Aldersey Way.

4. RELEVANT HISTORY

P02/0091 – Nine detached dwellings and garages - approved with conditions 2002

P07/1241 – Loft conversion with 2 dormers, 2 roof lights and a second floor side window – approved with conditions 2001.

5. POLICIES

Crewe & Nantwich Borough Council Local Plan Policy

BE.1 – Amenity

BE.2 – Design Standards

RES.11 – Improvements and Alterations to Existing Dwellings

Other Material Considerations

SPD – Extensions and Householder Development.

6. CONSULTATIONS (External to Planning)

None

7. VIEWS OF THE PARISH / TOWN COUNCIL

None received at time of writing report

8. OTHER REPRESENTATIONS

None received at time of writing report

9. APPLICANT'S SUPPORTING INFORMATION:

None received

10. OFFICER APPRAISAL

Principle of Development

Extensions to the time limits for implementing existing planning permissions was brought into force on 1 October 2009. The new system was introduced in order to make it easier for developers to keep planning permissions alive for longer during the economic downturn. It includes provisions for a reduced fee and simplified consultation and other procedures.

The Government's advice is for Local Planning Authorities to take a positive and constructive approach towards applications that improve the prospects of sustainable development being brought forward quickly. It is the Government's advice for Local Planning Authorities to only look at issues that may have changed significantly since that planning permission was previously considered to be acceptable in principle.

In short, it is not intended for Local Planning Authorities to re-open debates about principles of any particular proposal except where material circumstances have changed, either in terms of development plan policy or national policy or other material considerations such as Case Law.

Has there been any material changes in policy/circumstances since the previous application?

The original application was determined under the Borough of Crewe and Nantwich Replacement Local Plan 2011 which is still the prevailing Development Plan for the area. There has been no material change in circumstances.

All conditions attached to the original approval are still considered to be appropriate and are therefore replicated in the recommendation.

11. CONCLUSIONS

It is considered that there have not been any significant, material changes since application P07/1241 was permitted. Therefore, it is recommended that the application to extend the period of permission should be approved, subject to conditions.

12. RECOMMENDATIONS

APPROVE subject to the following conditions:

- 1. Standard 3 year time limit**
- 2. In accordance with approved plans**
- 3. Materials to match existing dwelling as closely as possible**
- 4. No new windows/dormers**

Location Plan:

