

Case Officer: Bob Neville

Recommendation: Approval

Applicant: Jonathan Blackwell

Proposal: Discharge of Condition 2 (landscape plan) of 20/01748/F

Expiry Date: 11 November 2020

Extension of Time:

## 1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT

- 1.1. The application site comprises of a dwelling (barn conversion) and garage located in a field accessed off the B4035. The site sits in a remote rural location in open countryside. The wider field which the site sits in is bounded by existing hedgerows along all the field boundaries with some existing mature trees. The barn conversion has been completed and site occupied.
- 1.2. Application 20/01748/F was made in retrospective looking to regularise both the issues in relation to the access track and also address an expansion of the residential curtilage from that as approved under the original consent for the barn conversion.

## 2. CONDITIONS PROPOSED TO BE DISCHARGED

- 2.1. Condition 2 (landscape plan) - Drawing number 213\_03\_320/P2 with Hedge specification details submitted in support of the application.

## 3. RELEVANT PLANNING HISTORY

- 3.1. The following planning history is considered relevant to the current proposal:

**Application: 12/00141/F** Permitted 29 March 2012

Conversion of barn to dwelling

**Application: 13/00158/DISC** Permitted 7 August 2013

Clearance of conditions 3, 4, 6, 8, 13 & 14 of 12/00141/F

**Application: 13/01552/F** Permitted 14 November 2013

Resubmission of 13/00865/F - Alterations/extension to approved garage 12/00141/F.

**Application: 14/00892/F** Permitted 8 August 2014

Retrospective: Variations to approved planning consent 13/01552/F

**Application: 20/01748/F** Permitted 21 August 2020

Retrospective - Change of use of land and associated works to form a vehicular access and extension to residential curtilage associated with Heath Barn

#### **4. RESPONSE TO CONSULTATION**

4.1. LANDSCAPE OFFICER: **No objections.**

#### **5. APPRAISAL**

5.1. Given the retrospective nature of permission 20/01748/F Condition 2 requires that within 2 months of the date of the decision that a landscaping is submitted and approved. In this respect the applicants have submitted drawing number 213\_03\_320/P2 which details the proposed landscaping layout and planting schedule. The submitted details were considered acceptable by the Council's Landscape Officer as a natural hedgerow planting scheme that would delineate the residential curtilage, preventing any further residential creep, whilst the screening of the wider the site being achieved by existing field boundaries which the applicant has previously reinforced with additional planting.

5.2. The submitted details are considered to represent an acceptable landscaping scheme in the interests of the sustaining the character and appearance of the area, and to ensure the creation of a pleasant environment for the development.

#### **6. RECOMMENDATION**

That Planning Condition 2 of 20/01748/F be discharged based upon the following:

Condition 2: Landscaping scheme in accordance with drawing number 213\_03\_320/P2 submitted with the application

Case Officer: Bob Neville

DATE: 9 November 2020

Checked By: Nathanael Stock

DATE: 11.11.2020

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