

**Case Officer:** Wayne Campbell

**Recommendation:**

**Applicant:** Mr Henry Squire

**Proposal:** Discharge of Condition 8 (proposed parking provision plan for construction workers vehicles) of 21/02366/F

**Expiry Date:** 2 June 2022

**Extension of Time:**

## **1. APPLICATION SITE AND DESCRIPTION OF APPROVED DEVELOPMENT**

- 1.1. The application relates to a large, detached dwelling set back from the road frontage in its own plot. The dwelling is linear in form and constructed from ironstone with a slate roof.
- 1.2. Planning permission was granted for the demolition of the existing dwelling and the erection of a replacement dwelling on essentially the same footprint. The proposal also includes areas of extension to the footprint as well as extension in height to elements of the new dwelling.

## **2. CONDITIONS PROPOSED TO BE DISCHARGED**

- 2.1. This application seeks to discharge condition 8 (proposed parking provision plan for construction works vehicles). The condition was required by OCC Highways.

## **3. RELEVANT PLANNING HISTORY**

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

21/02366/F: Demolition of the existing dwellinghouse and the erection of a replacement dwellinghouse. - Permission

## **4. RESPONSE TO CONSULTATION**

- 5.1. STEEPLE ASTON PARISH COUNCIL: No comments received at the time of writing
- 5.2. OCC HIGHWAY: No objections

## **5. APPRAISAL**

- 6.1. Condition 8 attached to the permission requires details of access / parking provision for construction works vehicles. The condition requires due to the restricted access arrangements to the site and the narrow access lane leading down to the site and hence the lack of on street parking areas available for vehicles.
- 6.2. The details submitted showed the temporary construction access into the site to be constructed from Terram mat and Type 1 gravel build up. Within the centre of the site, and to the front of the existing dwellings, the Terram mat and gravel will form a central area to be used by construction vehicles and an area allocated for 11 parking spaces for construction works.

6.3. The local highway authority is content with the submitted detail, and the planning officer has no reason to disagree – the details are considered acceptable..

**6. RECOMMENDATION**

That Planning Condition(s) 8 of 21/02366/F be discharged based upon the following:

Condition 8

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Case Officer: Wayne Campbell

DATE: 16 May 2022

Checked By: Nathanael Stock

DATE: 19.05.2022

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