

**Case Officer:** Wayne Campbell

**Recommendation:**

**Applicant:** Mr Henry Squire

**Proposal:** Discharge of Condition 7 (landscaping scheme) of 22/01444/F

**Expiry Date:** 8 December 2022

**Extension of Time:**

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

- 1.1. The application site relates to a single dwelling. The existing dwelling was positioned on an east-west axis at the far northern edge of the site with the front of the dwelling facing towards the south and the property's private gardens and grounds.
- 1.2. The application sought and obtained permission to demolish the existing and re-building a new dwelling on the site.
- 1.3. The dwelling was locally listed as a non-designated heritage asset and positioned within the Steeple Aston Conservation Area.

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

- 2.1. This application seeks to discharge condition 7 (landscaping scheme). The description of development has been amended to refer to the varied consent, at the request of the applicant's agent.

## **3. RELEVANT PLANNING HISTORY**

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

11/00115/CAC: Demolition in part of existing main house and outbuildings. Application Withdrawn

11/00114/F: Demolition in part of existing main house and outbuildings and the erection of a new residential dwelling. Application Withdrawn

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

22/01444/F: Variation of Conditions 2 (plans) and 4 (stone sample panel) and removal of Condition 8 (proposed parking provision plan) of 21/02366/F. Permission

## **4. RESPONSE TO CONSULTATION**

- 4.1 CDC Landscape Officer: No objections.

## **5. APPRAISAL**

- 5.1 The submitted landscape strategy seeks to provide a net gain of planting and make good the entrance area where trees have been removed for the construction works, as per the approved AIA (10897\_AIA.001). A more generous site entrance would be

formed to meet the access requirements of the fire brigade and provide a more suitable turning circle for vehicles entering and leaving the property. The revised details now show that in terms of hard landscaping Quorn Stone Monte Carlo limestone tiles are proposed for the patio areas to compliment the limestone finishes used elsewhere on the project. The existing gravel drive would be retained and extended along the garden boundary to allow for a more suitable access route into the garden. Any additional gravel would match the existing.

The Council's landscape officer has advised that the submitted details are acceptable for this type of development.

**6. RECOMMENDATION**

That Planning Condition(s) 7 of 22/01444/F be discharged based upon the following:

Condition 7

Document titled Landscaping (Condition 07) by Squire & Partners reference 20064 dated February 2023

Case Officer: Wayne Campbell

DATE: 07/03/2023

Checked By: Nathanael Stock

DATE: 14.03.2023

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