

Telephone: 01733 453471
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Please ask for: Mrs D Horton
Mr A P Cundy
Our Ref: 05/00886/FUL
Your Ref:

PETERBOROUGH



Environmental Services

**Bridge House
Town Bridge
Peterborough
PE1 1HB**

**DX 12310 Peterborough 1
Telephone: 01733 747474**

Mrs P Waller
C/o Mr J S Dadge
Barker Storey Matthews
37 Priestgate
Peterborough
PE1 1JL

3 August 2006

Dear Sir/Madam

Planning Application: Erection of two dwellings and conversion of coach house to residential at 11 Park Crescent Peterborough PE1 4DX

We are pleased to enclose your formal notice of planning permission for the above development and we ask for your co-operation to develop in line with your approved plans. This will avoid the need for any enforcement action.

We would like to draw your attention to 'precedent conditions' which must be complied with. Please check your Decision Notice carefully and familiarise yourself with its requirements, allowing plenty of time for the conditions to be complied with before work commences. If these conditions are ignored you will invalidate your consent and you will need to resubmit a further planning application.

You should also be aware that the applicant has the right to appeal against a condition, please see www.planning-inspectorate.gov.uk for details. If you are concerned about any condition you should contact the case officer Mr A P Cundy in the first instance for advice.

Yours faithfully


PP Head of Planning Services



Environmental Services
Bridge House, Town Bridge, Peterborough, PE1 1HB
DX 12310 Peterborough 1

NOTICE OF PLANNING PERMISSION

Town and Country Planning Act 1990

Reference: **05/00886/FUL**

Decision Date: **3 August 2006**

Proposal	Erection of two dwellings and conversion of coach house to residential
At	11 Park Crescent Peterborough PE1 4DX
Applicant	Mrs P Waller

PERMISSION IS GRANTED for this application in accordance with the following plans, drawings and documents:

Application received: 3 June 2005

Plan/Drawing Nos/Documents: Supporting statement, Location Plan, Photos, 73604/100-03
73604/100-02RevG, 73604/100-03RevD
73604/100-04RevC, 73604/100-06RevC, Tree Survey

Reason for decision:

Subject to the imposition of the attached conditions, the proposal is acceptable having been assessed in the light of all material considerations, including weighing against relevant policies of the development plan and specifically:

- a) The principle of residential development is appropriate on this allocated site and therefore complies with policies H3 of the Replacement Peterborough Local Plan (Adopted 2005).
- b) The density, design and layout will, on balance, not harm the residential amenities of any neighbouring properties and is therefore consistent with policies H12a, H12b and DA2 of the Replacement Peterborough Local Plan (Adopted 2005).
- c) The design of the dwellings and conversion of the coach house will not adversely impact upon the character of the Conservation Area and therefore complies with policies CBE3 of the Replacement Peterborough Local Plan (Adopted 2005).
- d) The access and car parking provision are acceptable and therefore in accordance with policies T1 and T10 of the Replacement Peterborough Local Plan (Adopted 2005).
- e) The development is acceptable in terms of its impact on surrounding landscape and subject to the imposition of conditions is in accordance with policies LNE4 and LNE9 of the Replacement Peterborough Local Plan (Adopted 2005).

Permission is granted subject to the following conditions and reasons:

- C 1 The development hereby permitted shall be begun before the expiration of five years from the date of this permission.

Reason: In accordance with the provisions of Section 91 of the Town and Country Planning Act 1990.

- C 2 No development shall take place until details of all materials to be used in the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: For the Local Authority to ensure a satisfactory external appearance, in accordance with Policies DA2 and DA3 of the Peterborough Local Plan (First Replacement).

- C 3 In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars; and paragraphs (a) and (b) below shall have effect until the expiration of twelve months from the date of the occupation of the building for its permitted use.

(a) No retained tree shall be cut down, uprooted or destroyed, nor shall any retained tree be topped or lopped other than in accordance with the approved plans and particulars, without the written approval of the Local Planning Authority. Any topping or lopping approved shall be carried out in accordance with British Standard 3998 (Tree Work);

(b) If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted at the same place and that tree shall be of such size and species, and shall be planted at such time, as may be specified in writing by the Local Planning Authority;

(c) The erection of fencing for the protection of any retained tree shall be undertaken in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written consent of the Local Planning Authority.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C 4 The routes of all underground services must be shown accurately on a site plan and be agreed in writing by the Local Planning Authority before development commences. No service trenches shall pass through the tree protection zones defined by protective fencing.

Reason: To ensure proper planning for tree protection where underground infrastructure is to be installed, in accordance with Policies U1, LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C 5 No development shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; other vehicle and pedestrian access and circulation areas; hard surfacing materials; minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting, etc.); proposed and existing functional services above and below ground (e.g. drainage power, communications cables, pipelines, etc., indicating lines, manholes, supports, etc.); retained historic landscape features and proposals for restoration, where relevant.

Reason: In order to improve the visual amenity of the areas, in accordance with Policies DA1, DA2, LNE9 and LNE10 of the Peterborough Local Plan (First Replacement).

- C 6 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the buildings are occupied. Development shall be carried out in accordance with the approved details.

Reason: In order to protect and safeguard the amenity of the area, in accordance with Policies DA2 and DA11 of the Peterborough Local Plan (First Replacement).

- C 7 The approaches to all the dwellings shall be level not exceeding 1:20.

Reason: To ensure adequate access for the disabled. This accords with policy DA7 of the Replacement Peterborough Local Plan (Adopted 2005)

- C 8 Temporary facilities shall be provided clear of the public highway for the parking, turning, loading and unloading of all vehicles visiting the site during the period of construction. These facilities shall be in accordance with details which have been approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

- C 9 The building shall not be occupied until a means of vehicular access has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

- C10 The vehicular access hereby approved shall be un gated

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

- C11 The gradient of the access shall not exceed 1 in 10 for a distance of 5 metres from the edge of the carriageway

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

C12 Visibility splays clear of any obstruction over a height of 600mm above footway level shall be provided on either side of the junction of the proposed access road with the public highway. The minimum dimensions to provide the required splay lines shall be 2.4m measured along the centre line of the proposed access road from its junction with the channel line of the public highway, and 90m measured along the channel line of the public highway from the centre line of the proposed access road. (N.B. The channel line comprises the edge of the carriageway or the line of the face of the kerbs on the side of the existing highway nearest the new access). 10. The visibility splays of 2.4m x 90m at the junction of the access road with the public highway shall be provided before the commencement of the development.

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

C13 Before the dwellings are occupied or the modified access is brought into use, visibility splays shall be provided on both sides of the access and shall be maintained thereafter free from any obstruction over a height of 600mm within an area of 1.5m x 1.5m measured from and along respectively the back of the footway.

Reason: In the interests of highway safety, in accordance with policies T1 of the Replacement Peterborough Local Plan (Adopted 2005).

C14 Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re enacting that Order with or without modification), no garage, carport or domestic enlargement to the dwelling(s) shall be constructed other than as those expressly authorised by this permission.

Reason: In order to protect the amenity of the area, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

C15 An enclosed space for refuse bins shall be provided prior to first occupation of the dwellings in accordance with details to be agreed with the Local Planning Authority before development commences.

Reason: In order to protect the amenity of the area, in accordance with Policy DA2 of the Peterborough Local Plan (First Replacement).

C16 No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back in any way or removed without the prior written consent of the Local Planning Authority: No tree surgery shall be carried out to trees shown on the approved plan as being retained until appropriate permissions under the Tree preservation Order and Conservation Area legislation have been obtained from the Local Planning Authority. Any trees, shrubs or hedges removed without such consent, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: In order to protect and safeguard the amenities of the area, in accordance with Policies LNE9 and LNE10 of the Adopted Peterborough Local Plan (First Replacement).

The notes on the following sheet should be read in conjunction with this decision notice.


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Head of Planning Services

The following notes should be read in conjunction with decision notice 05/00886/FUL

Notes Relating to this Decision

- 1 Recommended that any proposed surfacing of the access road is designed along the lines of Arboricultural Advisory Information Services (AAIS) Practice Note 1, 'Driveways close to trees' It is also recommended that a construction specification is provided for these activities and that of the services to the properties. Recommend that these details are worked up and approved prior to permission be granted.
- 2 This development involves the construction of a new or alteration of an existing vehicular crossing within a public highway. These works **MUST** be carried out in accordance with details specified by Peterborough City Council. Prior to commencing any works within the public highway, a Road Opening Permit must be obtained from the Council on payment of the appropriate fee. Contact is to be made with the Transport & Engineering - Development Team on 01733 453421 who will supply the relevant application form, provide a preliminary indication of the fee payable and specify the construction details and drawing(s) required.
- 3 The development is likely to involve works within the public highway in order to provide services to the site. Such works must be licensed under the New Roads and Street Works Act 1991. It is essential that, prior to the commencement of such works, adequate time be allowed in the development programme for; the issue of the appropriate licence, approval of temporary traffic management and booking of road space. Applications for NR & SWA licences should be made to Transport & Engineering - Street Works Co-Ordinator on 01733 453467.
- 4 This permission should be read in conjunction with, and the development is subject to, the Planning Obligation under Section 106 of the Town and Country Planning Act 1990 and associated legislation between Allan Austin Waller and Penelope Jane Barkham and Peterborough City Council dated 2nd August 2006

General Notes

- 1 Planning permission does not constitute approval under the Building Regulations or Bye-law approval relating to new streets and buildings.
- 2 It is an offence under Section 171 of the Highways Act 1980 to temporarily deposit building materials, rubbish or other things on the public highway or make a temporary excavation on it without the written consent of the Highway Authority. The Highway Authority may give its consent subject to such conditions as it thinks fit.

Legal Notes

Notes Relating to Appeals to the Secretary of State

- 1 The applicant has a **right to appeal** to the Secretary of State against any conditions of this planning permission, under Section 78 of the Town & Country Planning Act 1990. The appeal must be made on a form which may be obtained from: The Planning Inspectorate, Temple Quay House, 2 The Square, Temple Quay, Bristol. BS1 6PN (Tel 0117 372 6372) or web site www.planning-inspectorate.gov.uk.
- 2 If you want to appeal, then you must do so within six months of the date of this notice.
- 3 The Secretary of State can allow a longer period for giving notice of an appeal, but he will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal.
- 4 The Secretary of State need not consider an appeal if it seems to him that the local planning authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

Purchase Notices

If the Local Planning Authority or the Secretary of State grants permission subject to conditions the owner may claim that he/she can neither put the land to a reasonably beneficial use in its existing state nor render the land capable of a reasonably beneficial use by the carrying out of any development which has been or would be permitted. In these circumstances the owner may serve a purchase notice on the Council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

UK Ceed

Peterborough's UK Centre for Economic & Environmental Development (UK CEED) is researching aspects of the disposal, segregation & recycling of waste from construction and demolition activities. This is taking place at the Ecotrade Centre, Welland Road, Dogsthorpe, which is testing new approaches to material reuse and recycling. You can participate in the research at this facility by bringing waste material, and at the same time benefit from cost savings, and ensuring compliance with legislation. For more information contact Cristina Royo , UK CEED, 48 Broadway, Peterborough PE1 1SB; telephone 01733 311644 or e-mail c.royo@ukceed.org.

Starting Work too Soon

If you start work on this development before complying with conditions that require to be met before work starts, your action has made this planning permission invalid. A fresh planning application will then be required, with the associated cost and delay.

Street Naming and Numbering

If your proposal requires an address, it is imperative that you contact the Highway Infrastructure Group who are the Naming and Numbering Authority for the Peterborough Area. This includes the sub-division of premises, which will provide multiple occupancy for both residential and commercial buildings.

Please note this is not a function covered by your planning application but is a statutory obligation of the Local Authority, and is not chargeable and must be dealt with as a separate matter.

Please contact the Technical Support Team Manager on 01733 453461 for more information.