

Planning, Taxi Licensing and Rights of Way Committee Report

UPDATE REPORT (2)

Application No: P/2016/0953 **Grid Ref:** 324093.02 302462.76

Community Council: Forden with Leighton and Trelystan **Valid Date:** 10/11/2016 **Officer:** Louise Evans

Applicant: Mr Steve Jennings, Primesave Properties, C/O Agent

Location: Land adjacent to Heritage Green, Kingswood, Powys, SY21 8LH

Proposal: Application for outline planning permission for a residential development and formation of new access with some matters reserved.

Application Type: Application for Outline Planning Permission

Development Management Officers have had further opportunity to consider the proposed development and would suggest an additional condition be attached to any permission granted to ensure that the development does not have an unacceptable impact on residential amenity over the lifetime of the development. The layout proposed does detail compliance with the Powys Residential Design Guide but it is noted that permitted development rights for householders could permit situations where amenity would be unacceptably affected and could not be controlled by the Local Planning Authority. In light of the above, it is suggested that the following condition be applied to any approval given for the scheme.

Notwithstanding the provisions of schedule 2, part 1, class E of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), the dwellings detailed at plot numbers 19 to 23 inclusive of plan HG-GA-200 shall not be subject to extensions, roof alterations or the provision of outbuildings beyond their rear elevations (north east elevation) other than those expressly authorised by the reserved matters approval.

Case Officer: Louise Evans- Planning Officer
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