

Planning Statement

Proposal – Full Application for the erection of 1 Dwelling on Land Adj The Bungalow, High Street, Kingsley

Overview

This application has been prepared to formally extend the period of time which the previous planning approvals can be implemented due to delays caused by the pandemic.

The site has previously been granted both Outline Approval on the 2nd February 2015 and subsequent reserved matters approval on the 10th July 2018. Furthermore condition discharge applications for both the Outline consent conditions and reserved matters conditions have also been submitted and reviewed by the council under applications DOC/2021/0026 and DOC/2021/0027 both of which remain undetermined at the time of writing this report.

Condition 2 of the outline decision notice states, *The development hereby permitted shall begin not later than two years from the date of approval of the last of the reserved matters to be approved*, the date on the reserved matters decision notice 10.07.18 which would require commencement on site by 10.07.20

Since the reserved matters application was permitted the site had been sold to the applicant, however due to the struggles caused by the pandemic was unable to progress the required information to discharge the planning conditions due to commissioned consultants subsequently shutting down their offices either temporarily or permanently.

In light of the pandemic planning permissions had been extended to the 1st May 2021. The information was eventually obtained by the applicant and submitted to the council in March 2021 with the intention that a decision would be made available prior to the 1st May, however there was also increased pressure on the council to assess a backlog of applications on an already substantial amount of submissions and it became clear that the applicant had 2 options.

- a. Begin on site without having formal discharge of the planning conditions
- b. Await formal discharge of the planning conditions but risk overrunning the 1st May due to the condition discharge applications still being outstanding albeit were already submitted

Having liaised with the council we have been advised that submitting the application again in full containing both outline, reserved matters and condition discharge information would suitably extend the period of time which the applicant can start on site.

The unfortunate timing of events leading to this re-submission has caused both financial and emotional stress to the applicant whom has been eager to begin work on the family home.

Planning History

SMD/2014/0270 – Outline Consent Approved 02/02/2015

Description of Development:

ERECTION OF 1 NO. DWELLING ON LAND OFF EXISTING ACCESS ROUTE

SMD/2018/0060 – Reserved Matters Approved 10/07/2018

Description of Development:

Reserved Matters: Erection of 1 dwelling on land off existing access route.

DOC/2021/0026 – Condition Discharge Application to Outline Consent Conditions – Awaiting Decision

Discharge of conditions 5,6,7,8,9 and 11 relating to SMD/2014/0270

DOC/2021/0027– Condition Discharge Application to Reserved Matters Conditions – Awaiting Decision

Discharge of conditions 3,4,5,6 and 8 relating to SMD/2018/0060

Conclusion

This application is seeking the re-approval of matters previously assessed and deemed acceptable by the council during the outline and reserved matters stage. The proposed property remains unchanged from the design submitted at RM stage and subsequently approved. The information later obtained and submitted as discharge of condition applications have been appended to this application to allow officers to review as a complete package and remove the requirement for further planning conditions.

19th August 2021