

CHILTERN DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACT 1990

Town and Country Planning (General Permitted Development) Order 1995

In pursuance of their powers under the above-mentioned Act and Order, Chiltern District Council, as Local Planning Authority, **HEREBY PERMITS** the following:

Proposal: Single storey side/rear/front extensions and replacement pitched roof over existing flat roof

Location: The Lee Cricket Club, Lee Clump Road, The Lee, Buckinghamshire, HP16 9QH

For: The Lee Cricket Club

in accordance with your application received on **22.08.2008** and the plans and particulars accompanying it subject to the following conditions and reasons set out on the following page(s).



Carol Castle
Head of Planning Services
On behalf of the Council

Date: 17 October 2008

Mr Nigel Phelps
2 Tintern Street
London
SW4 7PZ

SCHEDULE OF CONDITIONS AND REASONS RELATING TO THIS PERMISSION

1 The development to which this permission relates must be begun before the expiration of three years from the date of this permission.

Reason: To prevent the accumulation of unimplemented planning permissions, to enable the Local Planning Authority to review the suitability of the development in the light of altered circumstances and to comply with the provisions of Section 91 (1) of the Town & Country Planning Act 1990, as amended.

2 The exterior of the development hereby permitted shall only be constructed in the materials specified on the plans hereby approved or in materials which shall previously have been approved in writing by the Local Planning Authority.

Reason : To ensure that the external appearance of the development is not detrimental to the character of the locality.

3 This permission is granted on condition that none of the trees within 5 metres of the clubhouse, at the date of this permission, shall be felled, topped, lopped or uprooted without the prior approval in writing of the Local Planning Authority for a period of five years from the date of implementation of this permission. Furthermore, the existing soil levels around the boles of the trees so retained shall not be altered.

Reason : In order to maintain, as far as possible, the character of the locality.

4 Notwithstanding the details of the disabled access ramp shown on the plans hereby approved, no development shall take place until full details of the disabled access ramps to the north west side of the resulting building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. The details shall include the extent of any excavation work, including elevations and a cross section showing the proposed ramp together with any changes in existing ground levels. The proposed ramps shall only be constructed using a 'no-dig' method of construction. The work shall then be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In order to ensure adequate protection for the horse chestnut tree located to the north west of the clubhouse.

1 **INFORMATIVE:** The applicant is advised that the horse chestnut tree located to the NW of the clubhouse has been incorrectly plotted on the submitted plans. As a result, one of the proposed disabled access ramps in the location shown on the plans conflicts with the actual position of the trunk of the tree. However, as no elevations have been submitted of the access ramps, it is not clear how they will appear or how they will be constructed. Condition 4 above therefore requires details of the ramps to be submitted prior to any work commencing on site, and care should be taken to avoid the location of the tree, if necessary reorientating the ramp to run parallel to the side of the building.

REASONS FOR APPROVAL

Having regard to the existing development in the area, the relevant provisions of the Development Plan together with all other material considerations, it is considered that subject to the conditions of this approval, the proposed development accords with the Development Plan, and would not significantly affect the character or appearance of the area or the residential amenity of neighbouring occupiers.

For full details of the Council's reasons for allowing the development including the relevant Development Plan policies please see the officer's report which is available on the Council's Website or at the Council offices.

YOUR ATTENTION IS DRAWN TO NOTES 1 – 4 ON THE ATTACHED LEAFLET

This permission does not operate for the purpose of the Building Regulations or exempt you from obtaining any approval which may be required under those Regulations or compliance with any other statutory requirements. For advice please telephone 01494 732249.