

Item 6

DC/23/3110/FUL
28 Saxon Way, Melton, IP12 1LG

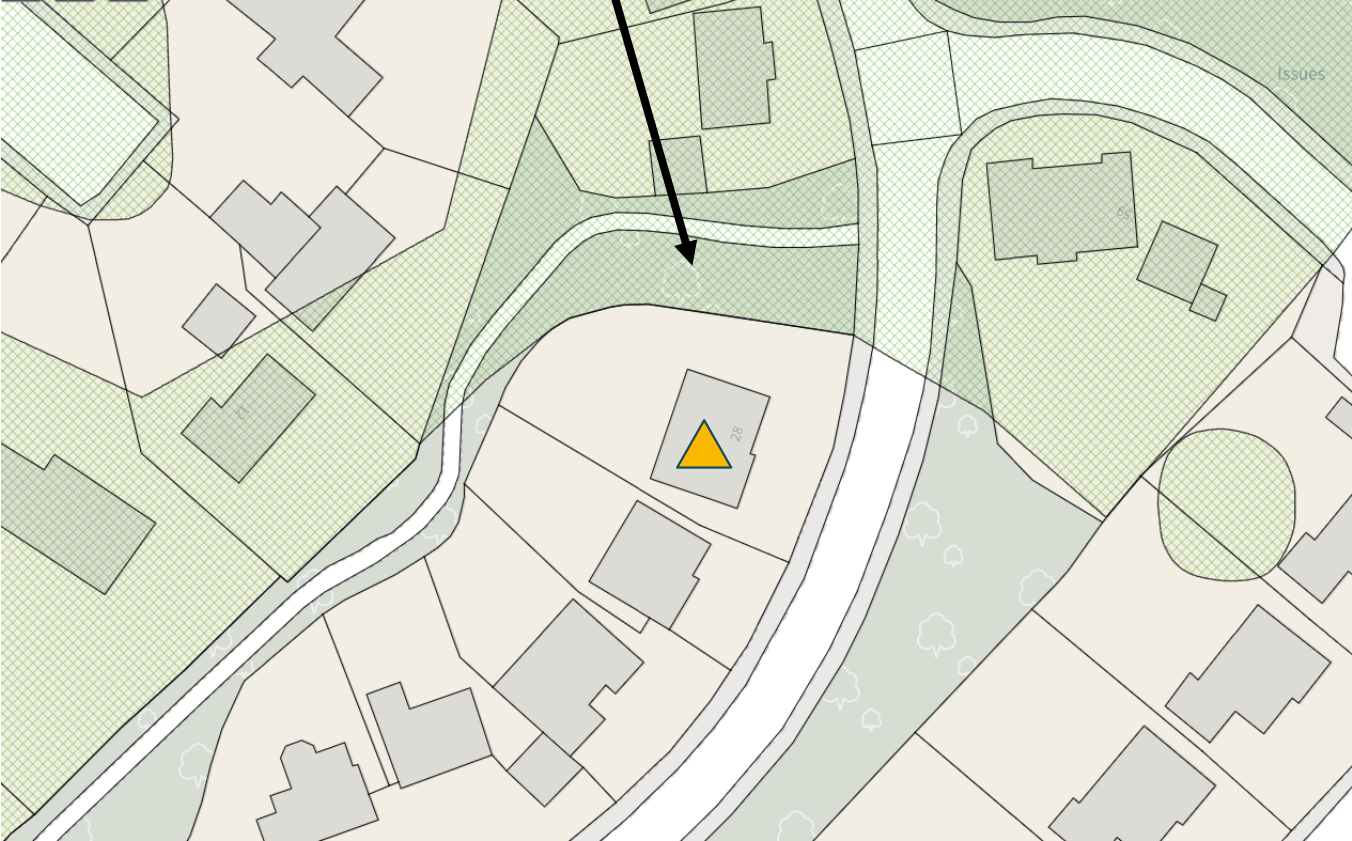
Construction of a single storey side extension



Site Location Plan



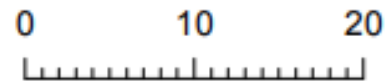
Tree Preservation Order (TPO) 25



Aerial Photograph



Proposed Block Plan

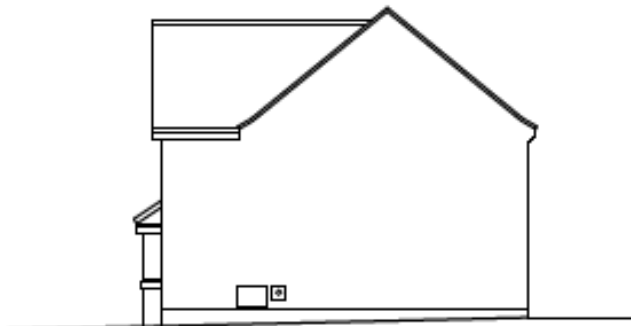


1:500 SCALE BLOCK PLAN

Existing and Proposed Elevations



EAST ELEVATION



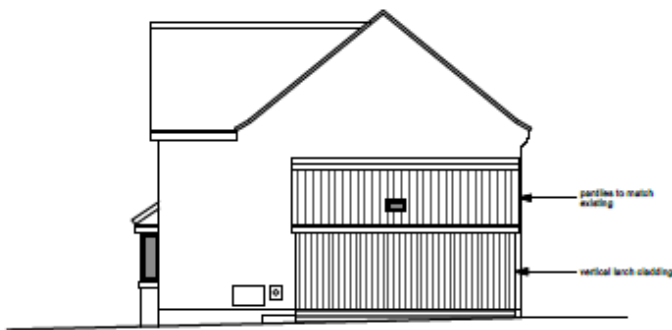
NORTH ELEVATION



WEST ELEVATION



EAST ELEVATION

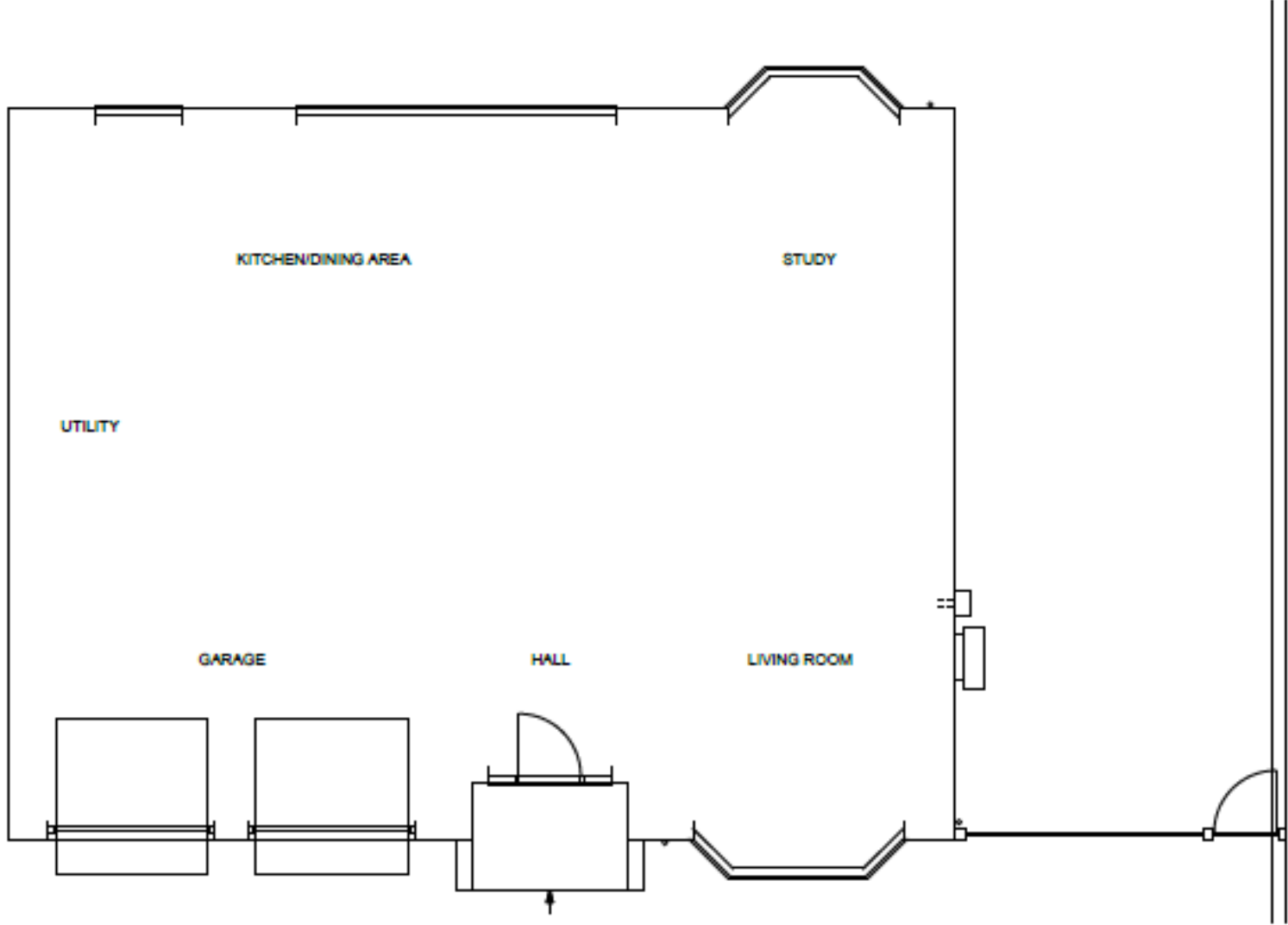


NORTH ELEVATION

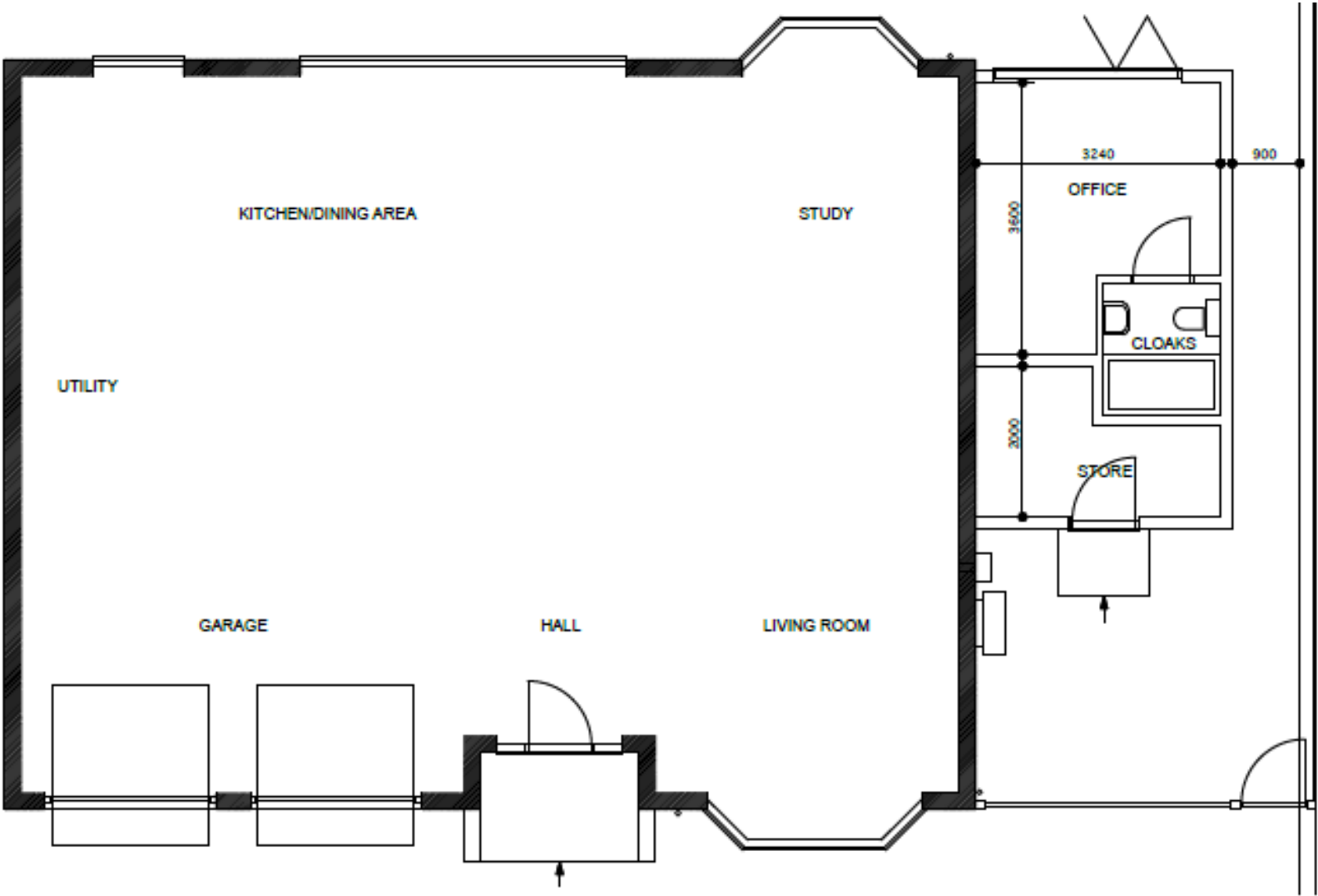


WEST ELEVATION

Existing Ground Floor Plan



Proposed Ground Floor plan



Street View



View looking north along Saxon Way



View looking south along Saxon Way

 28 Saxon Way

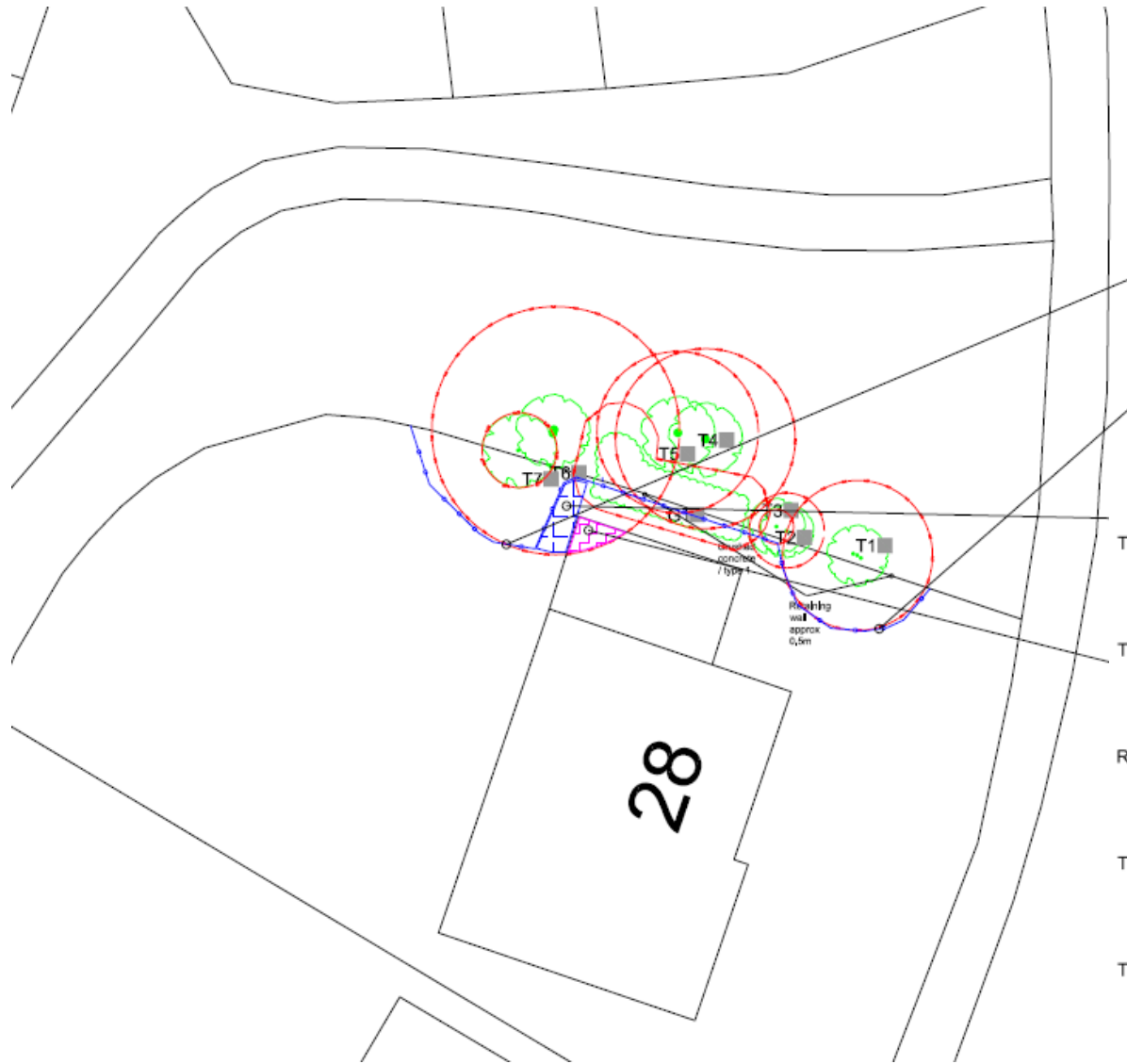
Site Photos

Trees protected
by TPO



Location of proposed
extension

Tree Protection



Tree reference

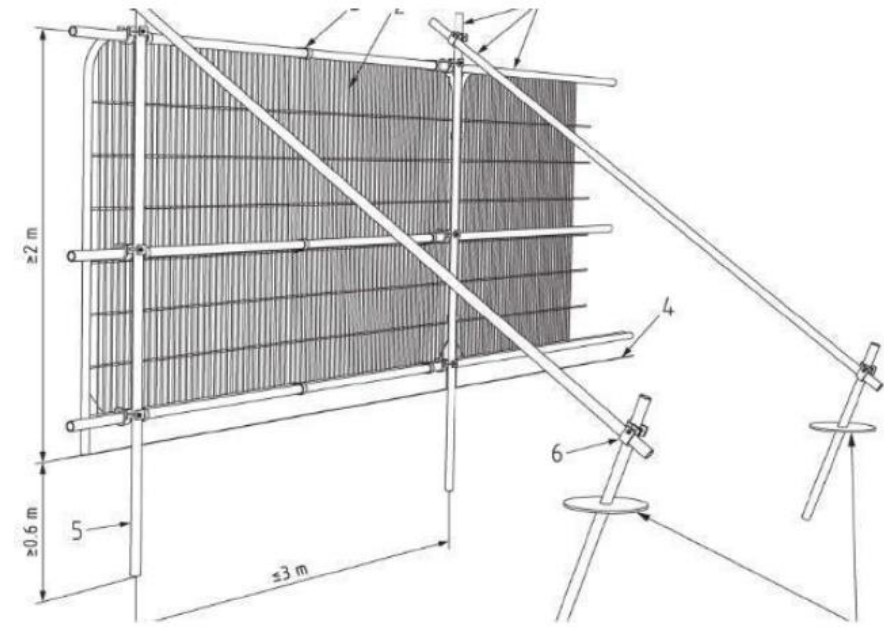
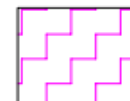
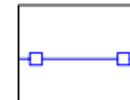
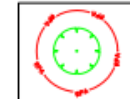
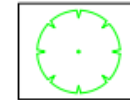
Tree and crown spread

Root protection area

Temporary barrier protection

Temporary ground protection

Hand excavation



Material Planning Considerations and Key Policies

SCLP 10.4- Landscape Impacts (TPO): Arboricultural assessment received with mitigation recommendations.

SCLP 11.1- Design and Visual Amenity

SCLP 11.2- Residential Amenity

SPG16- Householder Extensions and Alterations

NPPF



Recommendation and Conditions

Recommendation of Approval subject to the below conditions:

1. **Time Limit-** The development hereby permitted shall be begun within a period of three years beginning with the date of this permission.

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

2. **Plans-** The development hereby permitted shall be completed in all respects strictly in accordance with drawing numbers 64521RevA received on 07.08.2023 and Arboricultural Impact Assessment (AIA) received on 02.10.2023 for which permission is hereby granted or which are subsequently submitted to and approved by the Local Planning Authority and in compliance with any conditions imposed by the Local Planning Authority.

Reason: For the avoidance of doubt as to what has been considered and approved.

3. **Materials-** The materials and finishes shall be as indicated within the submitted application and thereafter retained as such, unless otherwise agreed in writing with the local planning authority.

Reason: To ensure the satisfactory appearance of the development in the interests of visual amenity

4. **Arboricultural Impact Mitigation-** No development shall commence, or any materials, plant or machinery be brought on to the site until the tree protection works as detailed within the 'Tree protection method statement' of the Arboricultural Impact Assessment (AIA) received on the 02.10.2023 have been carried out in full. The protective measures shall comply with BS.5837 and be retained throughout the period of construction unless otherwise agreed in writing by the local planning authority.

Reason: To protect the trees/hedgerow during the course of development in the interest of visual amenity.