

PLANNING DECISIONS - 04 DECEMBER 2017

RBC REF	DATE	APPLICANT	LOCATION	DETAILS	Dec.	Vote.	OBSERVATIONS
17/02419/FUL	01.11.2017	Mr Simon Poyser	6 Nursery Road, R-O-T NG12 2HH	Proposed single storey extension to existing outbuildings. Install window to landing and bedroom. Install velux roof light to existing kitchen roof	DNO	UNAN	
17/02544/FUL	07.11..2017	Mr Ankith Patel	7 Northfield Avenue, R-O-T NG12 2HX	Ground floor extension to rear, first floor extension to side and convert flat roof to pitched roof	DNO	7 FOR 1 OBJ	
17/02504/FUL	07.11.2017	Ms Rachel Hickling	5 Rushcliffe Avenue, R-O-T NG12 2AF	Two storey front extensions, single storey side and rear extensions, new mono-pitched roof to garage, new chimney, new raised patio	DNO	UNAN	
17/02581/FUL	13.11.2017	Sarah Mayfield and James McDonald	1 Manvers Grove, R-O-T NG12 2FT	Two storey and single storey side and front extensions, new vehicle access, and 2m high boundary fence to rear	DNO	UNAN	
17/02636/FUL	14.11.2017	Mr A Lawless	Adjacent to 26 Station Terrace, R-O-T, NG12 2AH	Demolition of garage and build new retail unit (A1 use)	OBJ	UNAN	• SEE NOTES BELOW
17/02433/FUL	16.11.2017	Mr and Mrs Hallam	82 Bingham Road, R-O-T NG12 2FU	Pitched roof to front dormers and single storey rear extension	DNO	UNAN	
17/02747/FUL	27.11.2017	Mr & Mrs Heggie	Tapsalteerie Glebe Lane, R.O.T NG12 2FR	Proposed alterations and 1.5 storey rear extension including mezzanine floor	DNO	UNAN	
17/02772/TPO	28.11.2017	K Yeadon	17 Westminster Drive, Upper Saxondale NG12 2NL	Fell lime (T) to ground level and reduce lime (T2) by 2m	DNO	UNAN	Subject to approval by the Tree Officer
17/02394/FUL	27.10.2017	Ms Ann Jacques	45 Cliff Way, R.O.T NG12 1AQ	Two storey side extension	DNO	UNAN	Extended to 5/12/17. On the 28/11/17, the RBC confirmed that plans are available on their website. (The PC did not previously make any decision due to lack of information)
17/02756/FUL	27.11.2017	Mr & Mrs Appleby	25 Covent Gardens, Upper Saxondale NG12 2NF	Demolition of existing ground floor bow window and new single storey rear extension	DNO	UNAN	

- OBJECT ON THE GROUNDS THAT IT DOES NOT COMPLY WITH THE FOLLOWING POLICIES OF THE NEIGHBOURHOOD PLAN:
- POLICY 14: 5.33 Radcliffe on Trent contains a number of listed assets, non-designated heritage assets (as set out in the Historic Environment Register) and a Conservation Area, as well as an attractive and unique townscape. The community wants to protect these assets and to ensure that new development which takes place makes a positive contribution to the identity of the parish. The Neighbourhood Plan seeks to achieve this through both protecting and preserving existing assets and character but also by prompting high quality design in any new development.
- POLICY 15: Local Architectural Styles Development which proposes creation, replacement or alteration to a shop frontage (including installation of grilles or shutters), applicants must demonstrate how they have considered surrounding architectural styles, used proportionate fascias and windows. Solid shutters, overbearing signs and obscure windows are to be avoided.
- POLICY 15: 5.36 This policy seeks to ensure that new residential and non-residential developments including new and alterations to shop frontages, in the village reflect and respect the existing vernacular, making a positive contribution and reinforcing the settlements distinctiveness. The items set out within this policy are based on a vernacular study of the parish and in consultation with local residents.
- THE PC HOWEVER WILL BE SYMPATHETIC TO THE SUBMISSION OF A REVISED PLANNING APPLICATION FOR THE LOCAL RETAIL UNIT THAT IS A MORE SUITABLE PROPOSAL