

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 4th November 2020

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
20/00618/FULMAJ	Lyndsey Hayes	2	47-70

Amendment to report Section 9.15

Paragraph 9.15 describes the external physical changes in comparison to the previous permission. In addition to the ones listed in the report Members should also be aware of the following changes:

- 2 new windows would be added in to the ground floor gable on the north east elevation
- The tallest section of the parapet wall on the north east elevation (behind the retained gable of the original building) would be slightly higher (0.2 metres) than previously approved and would taper down at a shallower angle to the lower parapet roof section. In addition the parapet wall is shown as being clad in the same rendered material as the main building wall underneath, whereas the previously approved plan showed this as a contrast material;
- 4 pairs of double doors would be added into the south east (rear) elevation leading to internal storage rooms at ground floor.

The proposed additional ground floor windows in the side gable would not result in harm to neighbouring residential amenity as they would face towards a blank gable of the adjacent property and towards existing hedgerow screening. The design of the windows would match those at first floor and therefore it is considered the addition of these windows would be acceptable both visually and in terms of neighbour amenity.

The proposed increase in height and change in shape of the parapet wall on the north east elevation is not considered to significantly alter the general arrangement of the building design and massing on this elevation. Whilst there would be a marginal increase in bulk and massing which would have a greater impact on the neighbour, this change is not considered so significant to make the scheme unacceptable. There is however concern about the proposed continuation of render to the upper section of this wall, as the committee report on the original application (ref: 16/00550/FULMAJ) acknowledged that the contrast provided by tile cladding of the upper section would help to make it look more like part of the roof when viewed on the approach towards the town centre along Lancaster Road. It would also help to visually break up the massing. Therefore an additional condition is suggested to require materials to be agreed for this section notwithstanding the detail shown on the plan.

The proposed four pairs of double doors at the rear would be installed on the elevation facing the residential parking area, essentially the rear elevation,

and would be uniform in their positioning within this elevation. One pair of doors was proposed on this elevation previously. It is considered the addition of these further sets of double doors would be acceptable in terms of design and appearance and would not cause harm to the character and appearance of the building being installed in what was previously a blank elevation.

Addition of condition (No. 27)

27. Notwithstanding the submitted plans showing a fully rendered side wall from ground floor level to the top of the parapet wall on the north east elevation, full details of the external facing materials to be used on this side parapet wall shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of this wall. The parapet wall shall be constructed and retained thereafter in accordance with the approved details.

Reason: For the avoidance of doubt and to ensure a satisfactory standard of appearance of the development in accordance with Policies CDMP3 and CDMP5 of the Adopted Wyre Local Plan 2011-31.