

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 June 2021

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
21/00113/FUL	LYNDSEY HAYES	2	41 - 55

REPRESENTATIONS

One additional representation has been received since the main committee report was published raising the following issues:-

- The visual impacts of the proposed fence must be considered.
- Issues previously raised still not addressed - the cill heights for the windows are still not referenced and still an issue with waste disposal arrangements.
- The development is not suitable at this site.

Officers Response: These points are addressed in 9.2, 9.6, 9.14, 9.19 and 9.23 of the main committee report.

ASSESSMENT

Further to paragraph 9.12 of the main committee report, which assesses the issue of overlooking towards properties to the south, the following additional information is provided from the previously refused planning application (19/00769/FUL):

The Planning Inspector upheld the Council's refusal reason on overlooking for three projecting windows to be positioned at first-floor level stating 'due to their close proximity and height, the windows would significantly overlook the private amenity space and rear elevations of properties to the south, causing loss of privacy to the occupiers. Whilst the panes of glass would be angled, given the close proximity this wouldn't lessen my concerns'.

Whilst the position of the projecting windows to this side (southern elevation) have been altered in the current application which members are now considering, they remain in close proximity to No. 39 High Street and, as set out in paragraph 9.12, officers consider they would still result in unacceptable overlooking to No. 39.

The applicant's agent has recently informed the officers that the applicant owns No. 39 and would be willing to make further alterations to the glass (e.g. obscure glass or blocking up the window, if required). Land owned by an applicant (other than the application site) is required to be indicated by a blue edge on the location plan submitted with an application. The location plan submitted does not include No. 39 within the blue edge. Nonetheless, even if this were the case and the applicant were to submit a revised location plan, given that the windows in both the proposed development and No 39 serve habitable rooms, it is not considered that making them obscure glazed or blocking term up would be an appropriate solution. Whilst this may overcome the overlooking issue into a habitable room, it is considered to result in poor levels of amenity for future/existing occupants because of there being insufficient outlook/natural light. Overlooking issues into the rear garden area of No. 39 would also likely remain.

The officer's conclusion on the impact on No.39 therefore remains unchanged and is still considered unacceptable.