

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 6th June 2018

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
18/00145/FUL	Lyndsey Hayes	8 (c)	103-120

THE PROPOSAL

Erection of 8 apartments following demolition of existing residential dwelling

Additional Representations

One additional representation has been received.

One letter of objection raising concerns on the grounds of:

- Density, scale, mass and style of building will be imposing and out of character to the area
- Inadequate car parking spaces which are un-useable
- Highway issues
- Overlooking onto neighbouring garden and property (No.146) as well as overbearing and loss of light
- Contrary to saved policy SP14, the Council's SPG for New Housing Layouts and the NPPF

Officer Response: No new issues are raised that have not already been addressed in the main committee report, which provides a detailed assessment of the impact on residential amenity and why, subject to conditions, no unacceptable impacts are identified.

Point of clarification

The main committee report refers to No.13 Newton Drive East (the closest building to the application site which lies beyond the south-west boundary of the site) as being a residential property. Whilst it does have an extant planning permission for a change of use from an office to a residential dwelling (and therefore the assessment in the report of the impact of the proposed development on the residential amenity of this property remains relevant) it is in fact a commercial property at this present time. This property will be pointed out to Members on their site visit.