

PLANNING COMMITTEE UPDATE SHEET

COMMITTEE DATE: 2 November 2022

APPLICATION NO.	TEAM LEADER	ITEM NO.	PAGE NOS.
22/00773/FUL	Karl Glover	01	39-47

Additional Neighbour Representations

Since the publication of the committee report two additional letters of objection have been received. The primary (planning) concerns set out relate to the following matters:

- Design – Surrounding properties are all built from red Accrington brick, the design of the property is not in keeping with the character of the neighbourhood
- Residential Amenity – Overlooking and loss of privacy from side door entrance
- Noise and disturbance
- Loss of light
- Inaccuracies on plans in relation to distances to boundary
- Planning history fails to list a refused housing development where it was considered that the proposal constituted Inappropriate development in an area at risk of flooding
- Existing properties experience flooding
- A builders store and dog room are not in keeping with the residential area

Officers Response:

The observations received are acknowledged. Many of the points raised are matters that have already been addressed in the main committee report. However, in response to new matters raised:

- *Planning History - There is no planning history related to the subject property. Reference has been made to a housing development which was refused to the east (rear) of the site. This is not relevant to the nature of this householder planning application which is why it has not been included.*
- *Inaccuracies in plans and distances to boundaries – All distances set out have been checked and are considered to be accurate*
- *The application does not propose a builders store and the dog room is incidental to the main dwelling house as stated in the main report*

Additional Condition (6)

Since the publication of the committee report it has been considered necessary to add an additional condition to require the new windows proposed in the northern elevation that would serve the proposed en-

suites/bathrooms and walk-in wardrobe, to be obscure glazed to safeguard the future privacy of the neighbouring property at no.193 Fleetwood Road South.

Condition 6 :-

Prior to the first occupation or use of the development hereby approved, the three first floor windows in the northern elevation shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy CDMP3 of the Wyre Local Plan (2011-31).