

PLANNING APPLICATIONS COMMITTEE

ADDENDUM 28 February 2023

Item

1. A discharge of condition application was submitted to discharge condition 6 of the original planning permission reference 037922.
This was discharged on the 22 February 2023 following consultation with WCC Highways and NBBC Environmental Health. Therefore, amend condition 6 to read:
6. No development shall commence other than in accordance with the approved Construction Management Plan (Construction Management Plan Revision B dated February 2023 and annotated response letter received 8/2/2023). The approved plan shall be adhered to through the construction period.

Amend the recommendation to read:

Planning Committee is recommended to grant planning permission, subject to the conditions printed within the agenda and addendum.

2. A further neighbour representation was received on 27th February 2023 which provides annotation of the submitted existing and proposed drawings. The annotation provided sets out both statements and questions relating to the scheme and the drawings submitted to support the application.

The key concerns raised within the annotations relate to:-

- Concerns relating to the accuracy of the drawings submitted;
- That the plans are not clear;
- That the plans fail to provide critical dimensions between boundaries and properties, and critical dimensions of the proposed extension;
- That the extension take up around 58% of the existing garden area;
- That the proposal would result in a window looking towards no.3 Salvia Way;
- That the drawings do not include all existing properties;
- That the proposal may damage existing fences;
- That the drawings fail to show the existing porch and bay window to the front elevation which add to the existing massing;
- That the OS outline provided on the proposed block plan does not match the existing and proposed plans (refer to the boundary between nos. 3 and 5 Jasmine Way);
- That the proposed front elevation fails to show the proposed flat roof behind the existing garage;
- That the proposed elevation facing no. 9 is not accurate as it fails to show the point at which the extension projects closer to the shared side boundary of the site.

Officer comments on additional information submitted:

It should be noted that the plans and elevations submitted have been provided at a recognised scale and can be measured. In addition,

there is no requirement set out by the Council which requires an applicant to provide critical dimensions within the drawings submitted to support an application. Further, there is no requirement to provide elevations of the adjacent properties on all sets of drawings.

Any concerns relating to the potential damage of existing fencing is not a planning matter which would be controlled as part of this planning application. This would instead be a private matter between the applicant and the owners of any existing boundary treatments.

There are some minor errors relating to the drawings submitted, to include the omission of the break in the eastern elevation of the proposed extension and the front elevation failing to show the flat roofed extension behind the existing garage. These are minor errors which would not materially change the scheme and do not affect the assessment of the proposal. Members may wish to ensure that these minor errors are addressed by the applicant through the submission of amended plans and elevations prior to the issue of a formal decision notice, should the committee be minded to resolve to grant planning permission.

Overall, the information submitted does not alter the original recommendation to approve the application, subject to the imposition of conditions.

Recommendation: No change to the original officer recommendation.