

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

22nd June 2016

This is information that has been received since the committee report was written. This could include additional comments or representation, new information relating to the site, changes to plans etc.

ITEM 7B) 16/03151/FUL & 16/03350/LBC Pickwick Cottage, 17 Pickwick, Bath Road, Corsham, SN13 0JD

Late observations

Additional details have been received in respect of the damp issues affecting the existing lean-to roof and a structural engineer's report having suggested, based on a visual inspection, that the structure is capable of supporting a first floor extension without major rebuilding/reinforcement. Structural drawings indicate how a first floor addition would be achieved in practice.

Officer Response

The Council's Senior Building Control Officer has reviewed the information and is broadly in agreement with the likely physical properties of the lean-to; a matter which is not disputed in the Committee report. However, the Officer has ratified the view that there are far less intrusive means of addressing the current issues through, for instance, revisiting the existing roof covering.

ITEM 7C) 15/10659/FUL - Ashley, Common Road, Malmesbury

Late observations

A revised site plan has been submitted and has been included in the Council's Presentation to Committee. Local residents have also submitted a number of plans to demonstrate the impact of the development upon neighbouring properties which has also been included within the Council Presentation to Committee.

It should be noted that the officer report states that there have been 45 objections to the application. This should be further clarified by stating that objections were received from 17 different households across the various consultation periods.

Late Representation

Tree Officer – The Council tree officer has reviewed the plans and has raised no objection to the application subject to a condition relating to the protection of retained trees.

Conditions

It is suggested that following condition be added:

The bathroom windows in the first floor of the south elevation shall be glazed with obscure glass only and fixed with a ventilation stay restricting the opening of the window prior to the first occupation of the development hereby permitted and shall be permanently maintained in perpetuity.

REASON: In the interests of residential amenity and privacy.

Following the submission of the revised site plan Condition 14 needs amending as follows:

The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

P048-50 Location Plan
P048-62 Plot 1 - Bin and Cycle Stores
Received on 26/10/2016

P048-53 Rev A Plot 2 Basement
Received on 23/11/2016

P048-54 Rev A Plot 2 Ground Floor
P048-57 Rev D Elevations - Plot 2 (Sheet 1)
P048-58 Rev D Elevations - Plot 2 (Sheet 2)
Received on 21/04/2016

P048-55 Rev D Plot 2 First Floor
P048-59 Rev C Elevations - Plot 1
Received on 10/05/2016

P048-SK51 Rev C Site Plan
Received on 20/06/2016

REASON:

For the avoidance of doubt and in the interests of proper planning.