

NORTHERN AREA PLANNING COMMITTEE ADDITIONAL INFORMATION

13th June 2018

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.

7b 17/1250/FUL Common Road Ashley

Late Representation

Typographical error:

Paragraph 6 within the section titled Impact on Residential Amenity contains a typographical error and should read first floor 'on the side elevation' to Plot 1.

Additional representations received:

Following the re-consultation and publication of the committee report the following additional representations have been received.

St Paul Without Parish Council – Objection (summarised):

- The proposals change little to the overbearing and intrusive nature of the proposals as far as The Birches is concerned
- Currently 'Ashley' is orientated at an angle to the proposed dwellings
- Overbearing impact on properties to opposite side of road
- Impact on landscaping with new access
- Design and materials completely out of character
- Discordant feature in street scene

9 no. letters of objection/comments have been received which raise a number of issues set out in the officer assessment – specific issues related to the revised plans include:

- Heights of buildings 10m above road is harmful to property's opposite
- No safeguards to ensure no changes to height
- No plans on how access to The Birches will be maintained during construction
- Request that PD rights are removed for further development within the site including any new windows, extensions and alterations
- Request a condition for additional screening and landscaping between The Birches and proposed development
- Too much weight given to separation distance of 23m
- Windows in new dwellings appear higher than other properties nearby at a similar ground level which increases overlooking and overbearing effects of the development
- Revised plans retain a considerable number of windows at upper floor level
- The plans illustrate that 2 metres of garden has been grabbed to provide a tree lined edge to the driveway for plot 1. (Ref: Drawing number 3237.03 site section C and drawing number 3237.10 contextual elevation)
- Question assumptions that previous permissions can be used to justify a development
- Common Road is an ancient track and houses along it have been designed to complement and blend into historic landscape
- Lack of clarity on how PV panels will be mounted
- Revisions not addressed concerns

- Insufficient details of floor heights and window heights
- Insufficient details of obscure glazing
- Any new landscaping to front compromised by new access to Plot 2

Officer comments:

Clarification has been sought on the support comments received for the proposals. Both comments received are from an Architect who designed a contemporary proposal within Malmesbury.

Application site/red line boundary

The agent has provided clarification on the proposals related to the tree lined edge to the driveway of plot 1 further to the objections received. He has confirmed that the 2m wide tree lined boundary already exists and is within the applicants' ownership and is not changed or affected by the proposals. For the sake of clarity the application relates to the area indicated in red only.

Photovoltaic details

For clarification, the agent has provided details of the solar photovoltaics and it is intended to install film solar cells approx. 1.5mm thick which are adhered directly to the roof membrane. Permitted development rights are also removed for any further works to the property which would necessitate a revised planning application submission.

Ancient track:

The site does not fall within a designated historic setting such as Conservation Area or within the setting of a listed building that is afforded statutory protection. Furthermore redevelopment of the site has been accepted in principle in previous proposals both by the Planning Inspector and by officers' within the extant permission under planning ref. 17/09119/FUL.

Revised wording/new conditions:

- Condition No.13 –

OBSCURE GLAZING: Before the development hereby permitted is first occupied all windows at first floor in the Northern elevation of Plot 1 **and west elevation of plot 2** shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- A condition for elevated roof mounted PV panels -

A condition request has been received for no roof mounted PV panels other than solar cell details submitted this is covered by the approved plans condition and is not considered necessary.

- Condition for management of access and construction works required

This is covered in Condition no.14.

- Condition for building heights

This is covered by the standard slab levels and approved plans condition to ensure that the development is implemented in accordance with the approved details.

- Condition for use of flat roof as a balcony or terrace

This is not considered reasonable or necessary as new access and openings would be required to enable access to the roof which would require permission. Permitted development rights are removed in all other respects.