

APPENDIX TO AGENDA (LATE REPRESENTATIONS)

Planning and Highways Committee 20 September 2018

Item No. 14

Application Number 119450/FO/2018

Ward Old Moat Ward

Description and Address

Erection of 12 no. four-bed, three-storey dwelling houses (Class C3) with associated parking, landscaping and boundary treatment following demolition of existing, vacant, public house

1) Local Residents

Four further representations have been received from local residents. These re-iterate issues reported within the printed report and assessed within it, the matters raised are summarised as:

- Highway safety impacts of the introduction of 12 driveways along this section of Burton Road;
- The rear first floor planters could be used as balconies.
- Question the legitimacy of the daylight assessment carried out by the applicant and that this should not be relied upon the Council;
- The proximity of the new development to Newton Avenue is too close. A case cannot be made to defend against a loss of privacy by considering the distance between two facing walls with no windows;
- Insufficient provision parking and the development being significantly stepped forward from the line of Burton Road are my other two main issues.
- 12 houses is an overdevelopment of that site;
- The proposed development is clearly not in keeping with the vast majority of the immediate surrounding area of Burton Road;
- The Developer has consulted us but fails to say they have in essence taken no notice of what any of us have said.
- None of concerns put forward by Committee for refusing the application have been addressed in the updated report and there is no reason for the Committee to alter their earlier decision.

2) Head of Planning further observations

If members are minded to refuse the application for the privacy reason provided within the printed report the applicant has confirmed that they would be willing to accept a condition to be attached to approval for a scheme to obscurely glaze the rear bedroom windows.

Such a condition could be worded in the following manner:

Before the first occupation of the residential units hereby approved a scheme to provide obscure glazing to the rear first floor bedroom windows of the residential units shall be submitted to and approved in writing by the local planning authority, and the agreed scheme shall be implemented and retained as such thereafter.

Reason – In the interests of residential amenity and to reduce overlooking and loss of privacy to occupiers of numbers 1 – 10 Newton Avenue pursuant to policy DM1 of the Core Strategy.

The Head of Planning considers that the imposition of such a condition would overcome the reason included within the report for refusing the application on loss of privacy. The recommendation of the Head of Planning remains to **approve** the application.