

Planning Applications Committee: 23rd August 2012

Updates to reports for consideration.

Application No: 12/00744/U

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Further representations:

- A letter of objection relating to increased traffic, noise and loss of a family home
- Further comments from objector reinforcing concerns over road safety particularly in relation to children, increase in traffic, noise, loss of a family home and precedent to future applications.
- Comments that Council has a policy against subdivision of properties in the Golden Triangle.
- CNC Building Control has confirmed they may not be able to enforce retrospective Building Regulations as use may have been in place for more than 12 months. Therefore a condition relating to sound insulation between floors and between partition walls is recommended in addition to existing recommended conditions.

Response:

- Concerns relating to increased traffic, road safety, noise, loss of a family home and precedent for future applications considered in committee report.
- Council has no policy relating to subdivisions in Golden Triangle. There is a policy to prevent the subdivision of two storey terraced dwellings, in relation to over-intensive development (HOU17).
- Recommend a condition is added in relation to sound insulation to other recommended conditions.

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Further representations:

- Further comments from objector on width of proposed extension, pre-determination of case and inaccuracies in plans

Response:

- Proposed width of extension is 4.8m, not 4.3m as stated in report
- Pre-application advice given on the development, with usual caveat that this was only the informal opinion of case officer
- Proposed plans were amended following on from email from objector raising concerns over accuracy. Only minor amendments which did not

affect the ability of people to understand or comment on the plans as these related to what was previously approved on site and inaccuracies in the Design and Access Statement.

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Further reference to representation:

- A letter of objection makes reference to two previous applications (4/2000/0031 and 4/19999/0529) that were both refused planning permission by the Council.

Response:

- Both of these applications proposed to erect a new dwelling on a plot adjacent to 126 Cambridge Street. Although the applications were partly refused on the grounds of constituting an excessive form of development and potential overshadowing, the current application relates to an existing dwelling and different form of development. The current proposal for extensions at 126 Cambridge Street has therefore been assessed based upon its own merits.
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Further reference to representation:

- A further point has been raised by a neighbour who has already submitted a letter of representation. The neighbour emphasises that there is no existing situation along Cambridge Street and Trinity Street where a double storey extension extends so far as to provide a double storey wall at the rear garden wall of a neighbouring property. The neighbour does recognise that this is more likely to occur on corner properties but argues that the proposal would amount to overdevelopment.

Response:

- The issue of enclosure and the potential overbearing nature of the development is discussed in paragraphs 15 and 16 of the committee report for 126 Cambridge Street.