

Planning Applications Committee: 11 March 2021

Updates to reports

Application: 20/01313/F
Address: 418 Unthank Road
Item no: 4(a)
Pages: 31-39

Letter of objection

A further letter of objection has been received from an existing objector:

Whilst our client welcomes the positive revisions in the roof form, the proposed plans lack any specificity – specifically Section A-A, below – in terms of the varying ground levels, especially in relation to the actual height of the rear section of the proposed extension as there is a significant change in ground level, with levels dropping away towards the rear of the property. Therefore, the height of the extension will be greater than what is currently communicated on the revised plans. Our client states that this would adversely affect the levels of daylight into their living room and also, critically, will still result in a significant degree of overlooking and material loss of privacy, as the proposed rear doors to the extension would afford a clear view over the boundary fence onto our client's patio.

Overall, we believe that a degree of clarity and accuracy regarding the final height of the proposed side extension along its length is uncertain at best and misleading at worst. This aspect needs to be articulated clearly so that our client can fully appreciate the impact on their property. On this basis, our client's objection is maintained.

Officer response: We consider that the submitted plans do show a level change, and the varying building height is noted in paragraph 21 of the Officer report. We are satisfied that this would not cause material harm through overshadowing or overlooking.

Applications: 20/01095/F
Address: 6 Judges Drive
Item no: 4(b)
Pages: 21-30

Letter of support

A letter of support has been received from a member of the public. The letter states that there has previously been a garden chalet sited on a concrete base (which no longer remains) that was used recreationally to enjoy the woodland within the application site.

Officer response: This has not been considered as part of the assessment process because the structure is no longer there and therefore little or no weight can be attached to this.

Additional letters of objection

An additional letter of objection has been received from an existing objector in response to ecology comments. The letter reiterates previous concerns made regarding the negative impact on the amenity of the woodland and potential for harm to nearby trees, the location of the shed outside of the property's garden and an unwanted precedent. The concerns have already been assessed in Main Issue 5 of the report and no further response from the officer is needed.

A letter was received from a new objector with concerns regarding the loss of habitat and its potential for harm to biodiversity. The objector is concerned the proposed biodiversity mitigation measures do not provide enough benefit the local ecosystem. The proposal's impact on biodiversity and the proposed enhancements/mitigations have been assessed in Main Issue 5 of the report and there is no further response from the officer.