

Planning Applications Committee: 14 July 2016

Updates to reports

Application 16/00276/F & 16/00277/L 5 Magdalen Street Item 4(c) Page 35

Further representation:

- A further e-mail has been received from the nearest resident to the rear of the site advising that they are unable to attend due to work commitments and do not wish this to reflect in any way a lack of concern over the potential development. This reiterates objections to the proposals noting that if the proposals go ahead it will change the character of the area from a quiet residential area to a busy commercial activity which would negatively impact on the amenity of the neighbouring dwelling. The representation goes on to reiterate previous objections which have been summarised in the committee report.

Response:

- These matters have been assessed in the planning application committee report.
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New consultee response (CNC Building Control):

- [*In response to public concerns about subsidence and proximity of the soakaway to the building*]: 'I confirm that there is the possibility to reduce the soakaway distance of 5 metres from the building stated under the Building Regulations guidance, provided the engineer follows the guidance and design requirements of the relevant British/ European standard, namely BS EN 752:2008. The engineer will need to confirm in the report that the design proposals and distances take this guidance into account'.

Recommendation:

- Main issue 5 should now reflect the potential for a soakaway to be feasible. Condition 5 to be revised to get detailed plans of proposed soakaway prior to commencement, to include confirmation from engineer and Building Control on achievability and compliance with Approved Document H. Should it be demonstrated to be unachievable then the details shall provide a drainage scheme to show how it will connect to surface water sewer while reducing the potential for runoff from the site.

Further representation:

- A further representation has been received from a neighbouring resident to the north on Unthank Road. This raises concerns over loss of light to the

semi-basement flat and rear facing bedroom and kitchen/dinner windows, the representation notes that given it is semi-basement the flat already suffers from limited light and the proposals will further reduce light to the property.

Response

- Paragraphs 24-25 of the report note that there will be an impact on the amenity of the neighbouring residents to the north. Indeed there will be loss of light to these properties. This harm will need to be weighed against the benefits of the proposal in delivering a further dwelling, this balancing exercise has been outlined at paragraph 44 of the report.
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