

Planning Applications Committee: 10 June 2021

Updates to reports

Item 5(a)

Application: 21/00277/F

Address: 1 Fairmile Close

Item no: 5(a)

Pages: 15-32

Reason for Councillor Ian Stutely calling the application to committee: strong local views, with some neighbours raising concerns about the impact upon a glass house in the adjacent garden.

One statement received by a neighbour. The statement is attached and will be read out at committee.

A neighbour has also provided some images which will be displayed when he is addressing the committee. These will be available on the council's website with this report.

Item 5(b)

Application: 20/01238/F

Address: 6 Music House Lane

Item no: 5(b)

Pages: 33-42

Two additional conditions are proposed:

- Standard condition requesting slab level details
- Requiring that the Shepherds Hut is retained in the site shown on the Location Plan, and not moved.

One statement received by a neighbour. The statement is attached and will be read out at committee.

Item 5(a) Application no 21/00277/F 1 Fairmile Close

Statement from neighbour:

Objections to Planning Application for 1 Fairmile Close ref. No. 21/00277/F

Context is everything

The Planners of City Council may well have dismissed the objections to this planning application according to the 'letter' of planning regulations. But they have failed to give sufficient weight to the location or appreciate the environment the house sits in -despite a few cursory acknowledgements.

Community and surroundings

The area around Fairmile Close lies just on the edge of a Conservation area and has long enjoyed a 'semi rural ' feel, despite its urban situation.. This excessive development jeopardises that enjoyment for everybody. This is a backward step at a time when we are more aware of harming the natural environment and the dangers of the spread of unregulated development.

Three aspects of this application are damaging -

- -the scale of the actual house and garage extension
- the detrimental effect on the 40ft cedar (some 150 years old) in the front garden
- the potential structural damage to the next-door glass house during construction

The house development

- the plans reveal extensive extensions along the side and at the back of the property. Such scale is totally inappropriate for both the size of the plot and its situation within a small Close of 4 houses all built at the same time and in the same style and scale
- the side extension of some 20 metres is single storey .But it has an extraordinarily high pitched roof. Nearly 10 metres of the extension protrudes beyond the front of the house to provide a double garage. This will look oppressive and detract from the overall 'ambience' of the Close. The garage also protrudes across the front of the house by a further metre which will look incoherent and ugly.
- The side extension will significantly reduce the view enjoyed from any property looking through to Plantsmans Close currently offering a 'green' outlook.
- The two storey extension at the back (estimated at 6 metres deep) will bring the building uncomfortably close to the immediate neighbour and gardens of the residents in Plantsman Close. Their privacy will be adversely affected.
- at the front of the house just beyond the Cedar an impressive 'Glass House'(dating from 1908 and recently restored) forms the boundary between 1 Fairmile Close and 13 Lime Tree road.). The proposed side extension must pose a risk to the structure and purpose of the glass house.

Arboricultural concerns

- Excavations have already been carried out on the drive in front of the house using a JCB and heavy lifting gear. This work was within the root area of the magnificent Cedar.

- The Arboricultural Assessment acknowledges the amenity value of the tree and sets out detailed conditions on how future work should be undertaken to protect the tree.
- I understand that this will be delegated to an expert. Will City Council have any continuing role? Who will be responsible for any sanctions in the event of any default?

Item 5(b) Application no 20/01238/F 6 Music House Lane

Statement from neighbour:

Here are some observations from owner at number 4, Saint Cecillas Court.

The Sue Ryder building seems a large building. I have to say, I was surprised to learn that an outside hut was deemed necessary.

Unfortunately, the new location for the hut, puts it directly behind my garden, meaning we will now be able to see and hear people using the hut. It was also disappointing to realise just how visible the hut is going to be over our fence. This means it will partly spoil our view of the Sue Ryder building, which we always enjoyed.

At the moment I clean up any litter on the grass areas outside Sue Ryder building. If the plans for the hut go ahead, can some thought be given to tidying up the outside area so that everyone has a better view? I am very happy to discuss how this might be done.