

ADDENDUM REPORT

Planning Committee



Item Number: 6.1

Site: 7 First Avenue, Billacombe, Plymouth, PL9 8AP

Planning Application Number: 21/00529/FUL

Applicant: Mr Jordan Collins

Since the Case Officer's report was written, an additional letter of representations has been received, bringing the overall total received to five. The issues raised in the letter include:

- The proposal would lead to a loss of light for neighbouring properties (including a breach of the 45 degree rule);
- The proposal would lead to a loss of outlook from neighbouring properties;
- The boundary lines on the submitted site plans are not correct;
- The submitted drawings do not include annotated measurements;
- The building of the proposed extension would lead to amenity issues for neighbouring properties in the context of noise, dust, etc.

To accompany the letter, annotations have been made on a copy of one of the submitted plans to illustrate the points made, although Officers note that the plan that has been annotated is the second iteration of the scheme which has been superseded and is not the plan under consideration.

The first two points raised have been covered in the report, but Officers will address the other three points below:

Regarding the boundaries as shown on the submitted plans, Officers note that these have been taken from Ordnance Survey's information (as detailed on the plans) which meets the validation criteria. Disputes relating to the specific location of boundaries, and any disputes relating to such, are a civil matter.

Regarding the lack of certain dimensions not being annotated on the submitted plans, there is no requirement for the plans to be annotated with measurements as they are drawn to a recognised scale – which is detailed on the plans.

Regarding the concerns raised relating to the impact of any building work on neighbouring properties in the event of the application being approved, impact from building work is, unfortunately, unavoidable. The Council has a Construction Code of Practice however that the applicant will be directed to via an Informative (please see the fourth Informative listed at the end of the report) which lays out good practice relating to how construction work should take place to minimise impacts. Any enforcement of such is handled by the Council's Public Protection Service.

Officers have also received copies of three appeal decisions that provide some context to a letter of representation received on 8th July 2021. These have been added to the planning file for Members' information.

No changes are proposed to the Officer's recommendation.