

ADDENDUM REPORT

Planning Committee



Item: 02

Site: 17 Thorn Park

Planning Application Number: 21/01616/FUL

Applicant: Mr A Sanders

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Representations

Two further letters of representation have been received, since the case officer's report was written, raising the following materials planning considerations that had not previously been noted in section 6 of the officer report:

- Impact of the proposed works on the climate
- Concerns of the internal layout
- Suitability of style of rooflights and slate, in relation to the conservation area
- Discounting of opinions and objections to allow approval to go ahead

Officers are aware that the climate emergency is a pressing issue, and efforts should be made by all individuals to address the impacts of climate change. However, the local planning authority cannot prevent homeowners from developing their properties on this basis. It is noted that garden rooms of a larger footprint can be constructed without planning permission, under permitted development. For this reason, officers don't consider this objection could warrant refusal of the application.

Regarding concerns of the internal layout, there is no requirement for officers to assess the internal layout of the studio, or include any further conditions to restrict any internal development. Within the scope of the planning application, it is considered that the inclusion of the use restriction condition is sufficient in ensuring the appropriate use of the garden studio.

Regarding concerns related to the rooflights and slate, the design and visual impact of the proposal have been covered in the report, it is considered that the proposed roof lights and slate are appropriate, this has been confirmed by the Historic Environment Officer.

All objections have been noted and taken into consideration of the application.

A councillor query has also been received in relation to the application regarding the input from the Historic Environment Officer. Officers can confirm that the Historic Environment Officer has

engaged both verbally and in writing regarding the application and has provided comments on the submitted plans and supplementary details included within the application

Drainage

Drainage details have been received, the Lead Local Flood Authority have not raised an in principle objection to the proposal.

Report Correction

At Section 2 of the report, the proposal description reads "*It will have a pitched roof, with an eaves height of 4m and a ridge height of 5.6m*" but should read "*It will have a pitched roof, with an eaves height of 4m and a ridge height of 6m*"

The case officer's recommendation is unchanged and remains conditional approval.