

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: 27 St Johns Drive, Plymouth, PL9 9SB**

**Planning Application Number: 21/01957/FUL**

**Applicant: Mr & Mrs Elliott-Smith.**

Since the Case Officer's report was written an additional letter of objection has been received. The letter refers to the refusal of an application for a balcony and rear dormer at 25 St. John's Drive on the grounds of unreasonable overlooking (07/02009/FUL). The current application property is described as being closer to the objector's property than No 25 was to their neighbours.

As part of the application process the applicants agreed to the removal of a rear projecting balcony at the top floor level and its replacement with a Juliet balcony because of Case Officer concerns about overlooking to the side and rear. The 2007 refusal pre-dates the adoption of the Development Guidelines Supplementary Planning Document and later the Joint Local Plan Supplementary Planning Document. These documents formally codified the distances considered to be acceptable to protect neighbour privacy. These figures have been used in the analysis of the current application.

No new issues have been raised and the Case Officer's recommendation is unchanged and remains Conditional Approval.