

ADDENDUM REPORT PLANNING COMMITTEE 4th February 2010

Item: 1

Site: 224 Southway Drive

Ref: 09/01407/FUL

Applicant: Mr Andrew Morris

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The neighbour requested that an officer visit be undertaken to her property so that the impact of the proposal could be viewed from inside 222 Southway Drive. This request was made after the officer's recommendation had been published. The neighbour had already made written representations that were considered in the officer's report.

A site visit to 222 Southway Drive was carried out on the 27th January 2010 at approximately 16:30.

The site visit revealed that:

- The outlook from the front window (north) is restricted by the elevated road and terraced garden and the light entering into this window is likely to also be restricted.
- There is a second standard sized south facing window serving the living room.
- The south facing window has a good outlook and source of light.

Analysis

The impact to the neighbour's window from the proposal is not considered to result in a significant loss of light or outlook as assessed against the 45 degree guidance (please see original report).

In addition, the window impacted by the proposal is not the only light source into the room. This further reduces the impact of the proposal.

Conclusion

It is considered that the site visit did not raise any additional issues to support a refusal of the application that have not been already been considered in the officer's report. The presence of two windows to serve the living room supports the approval of the proposal. The other considerations addressed in the officer's report remain appropriate.

The recommendation therefore remains as per the original report and is to **Grant Conditionally**.