

ADDENDUM REPORT PLANNING COMMITTEE 1st JULY 2010

Item: 6.3
Site: 235 Stuart Road
Ref: 10/00296/FUL
Applicant: Mrs K Solano
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1. Applicant

The applicant has been incorrectly reported as Mr K Solano. The applicant's correct name is Mrs K Solano.

Agenda

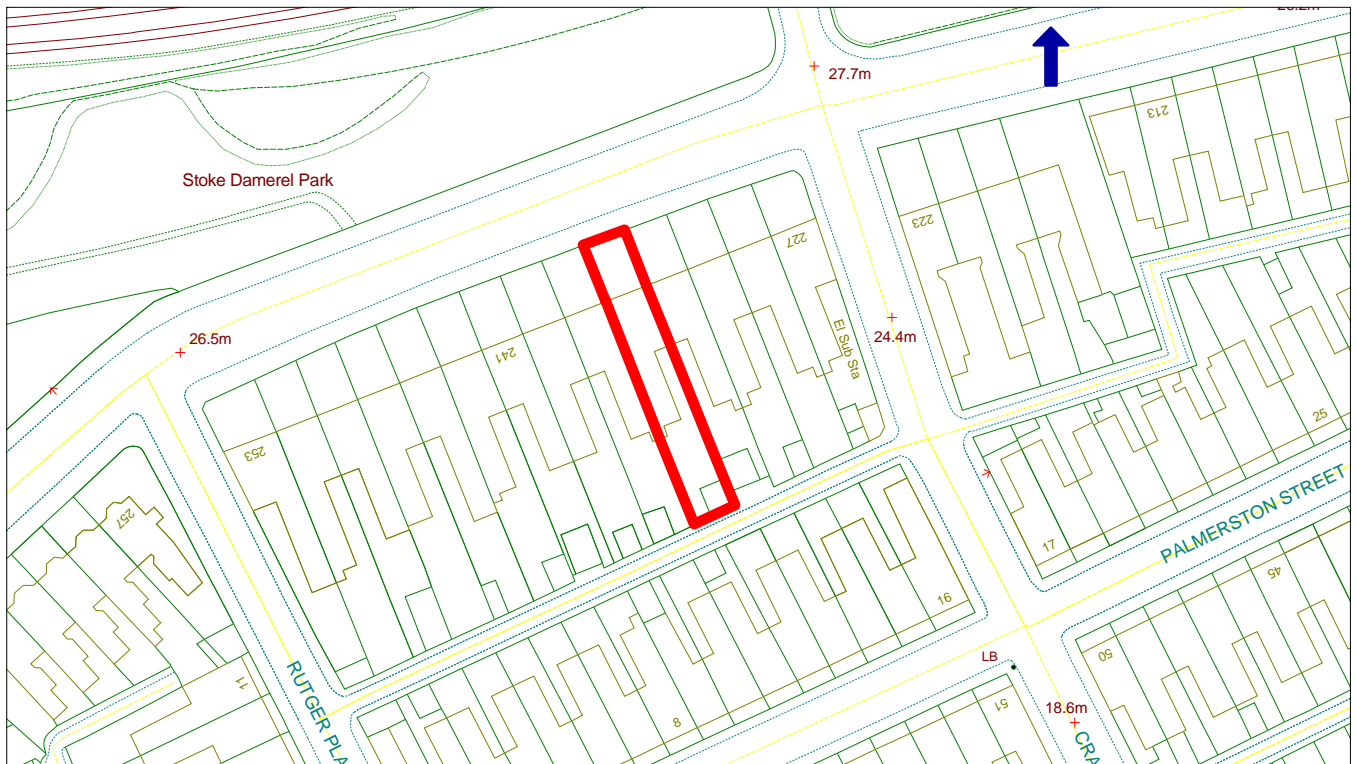
2. Site Address

The site address has been incorrectly reported on the agenda as 253 Stuart Road. The correct address is 235 Stuart Road as per pages 23-28 of the Agenda Reports Pack.

Page 23-28

3. Site Location Plan

The site location plan has been incorrectly shown on page 23. The correct Site Location Plan is attached below



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4. Additional letter of representation

Following publication of the agenda reports pack one additional letter of representation has been received from Mrs C H Robertson of 233 Stuart Road. The letter raises the following summarised issues:

- Loss of outlook and sunlight/daylight to the garden as a result of screening
- Loss of privacy as a result of the raised decking area
- Impact of water run-off and drainage
- Objection to the application being retrospective
- Failure of the applicant to consult with neighbours
- Various references to the Party Wall Act

Observations by Case Officer on Additional Letter of Representation

- In raising the courtyard some areas of soil have been hard-surfaced resulting in some additional water-run off. It is permitted development to hard surface an area of a dwelling house's rear garden. The matter of water run-off is therefore considered to be acceptable in planning terms with regard to this proposal. Any resulting issues with regard to water run-off are considered to be a civil matter between the two properties.
- The following section of the Officer's Report is highlighted in respect of retrospective applications. 'It is noted that applications for retrospective permission should be judged on their merits in the same way as proposed works with no bias for or against works that have been carried out prior to an application being made.'
- The issue of lack of consultation is not considered to be a material planning consideration with regard to this application.
- The Party-wall Act is a civil matter between the two properties and is not a material planning consideration.
- The other issues raised above have already been addressed in the Officer's report.

The recommendation has not changed as a result of the additional letter of representation and it is recommended to Grant Conditionally.

5. Amendment to plans

Some minor amendments have been made to the drawings by the agent to correct references to the properties' boundary walls, and add numeric reference to the change in ground height of the courtyard area.

The amended list of plans to be considered by committee is as follows:

235/SR/01, 235/SR/02, 235/SR/03 Rev C, 235/SR/04 Rev E, 235/SR/05 Rev C, 235/SR/06 Rev B, 235/SR/07 Rev D, 235/SR/08 Rev B, 235/SR/09 Rev B, 235/SR/10 Rev D

The amendments are considered to be minor in nature and are not considered to have fettered the neighbours' ability to comment on the merits of the proposal.