

## **ADDENDUM REPORT PLANNING COMMITTEE 28<sup>th</sup> April 2011**

Item: 6.2

Site: Penlee Cottage, Plymbridge Road, Glenholt, Plymouth, PL6 7LB

Ref: 11/00018/FUL

Applicant: Taylor Wimpey (Exeter)

Agent: Focus on Design

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During the last Committee meeting, Members raised concerns regarding the proximity of the proposed garage blocks to the southern boundary (shared with the properties on Buena Vista Gardens). As a result, amended plans have been submitted. The following revisions have been made:

- Re-positioning of the 2 quad garage blocks serving plots 6, 7, 10 & 12, 1m north (away from southern boundary)
- Reduction in slab level of garages serving plots 6 & 7 by 300mm, to reduce the overall height
- Further reduction of roof pitch of the quad garages by 5 degrees, now making the roof pitch 25 degrees.
- Repositioning of the dwellings on plots 6, 7, 10, 11 & 13, 1m north (away from southern boundary)

As reported during the last Committee meeting, the previous relationship between the proposed dwellings/garage blocks and the bungalows on Buena Vista Gardens complied with the policy guidance set out in the Development Guidelines Supplementary Planning Document (SPD) and therefore was supported by your Officers. Notwithstanding this, since the last Committee meeting the Applicants have sought to address Members' concerns by further improving the relationship between the proposed development and these neighbouring dwellings. As a result the proposed properties on plots 6, 7, 10, 11 & 13 and the garage blocks serving plots 6, 7, 10 & 12 have been relocated one additional metre north (away from the shared boundary) and the garages have been further reduced in height. Your Officers are satisfied that these additional amendments further improve the relationship with neighbours and accord with the policy guidance.

Given the above, it is recommended to revise condition 2: Approved Plans to reflect the amended plan numbers.