

## **ADDENDUM REPORT PLANNING COMMITTEE 26<sup>th</sup> July 2012**

**Item: I**

**Site:** 21 Thorn Park, Mannamead, PL3 4TG

**Ref:** 12/00905/FUL

**Applicant:** Mrs Rebecca Melmoth

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Letters of representation have been received from two neighbouring properties. The main issues raised are

- Loss of light/Overshadowing
- Increase drainage problems
- Detrimental impact on the conservation area
- Loss of vista/view
- Create a cold sink in rear courtyard
- Mansard roof inappropriate and oppressive
- Set an unwelcome precedent
- Restrict vistas available to the general public
- Location plan submitted is inaccurate

In response to the letters of representation received the applicants have submitted a letter to try and clarify some of the points raised. They explain that:

- The mansard roof was chosen to reflect the roof style of the original house
- The roof height is being kept to a minimum but the additional storage space is much needed as there is no attic in the original house
- The roof has been fully slated to the west elevation to avoid any overlooking of neighbouring properties, whilst it is accepted that the addition of windows may make the structure more aesthetically pleasing it would have raised more serious concerns surrounding a loss of privacy
- Drainage issues will be improved as currently all rainwater from the garage drains to the west side however this will be split with the east as a result of the development
- The location plan submitted contains information held by the OS and the applicant has no control over its accuracy.

The full committee report has carefully considered the potential impact on neighbouring properties. As a result of the letters received a further site visit was made by the case officer to further assess the potential impact on No. 18A and 20 Thorn Park.

The development will be sited at least 10 metres from the nearest habitable windows of No. 20 Thorn Park. However these windows face north and therefore have limited light and outlook is already severely restricted as a result of the main dwelling of No. 21. In addition the rear courtyard is again already hemmed in by the existing property at No. 21. It is therefore considered that the development will not have a significant effect on existing light or outlook levels.

It is accepted that No. 18A Thorn Park will have a clear view of the development however the extension will not be sited directly in front of any windows, it will be positioned slightly to the east, adjoining the double garage of No. 18A. The development will be sited to the south of No. 18A but the scale of the development is smaller than the existing properties therefore it is considered that current light levels will not be significantly reduced.

The loss of a view is not a material planning consideration and the public vistas referred to in one of the letters of representation received are only from rear service lanes and will cause no significant harm to the enjoyment of this area. As stated in the main report the design is considered appropriate and the impact on the conservation area will be minimal.

The proposal will not set a precedent and any future application for the garages at No. 18A Thorn Park would be judged on its merits.

The recommendation therefore remains to grant conditionally.