

ADDENDUM REPORT PLANNING COMMITTEE 7 MARCH 2013

Item: 6.2

Site: 48 MERAFIELD ROAD, PLYMOUTH PL7 1TL

Ref: 12/02288/FUL

Applicant: Mr R Wraighte

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Late letters of representation

The consultation period for this application closed on 29th January 2013. Two letters of objection were received on 4th March, both from residents of Sovereign Court, Underlane, the property behind the application site. One resident objects to the application on the grounds of possible loss of light to a hallway and bathroom. The other objects on the grounds of loss of privacy, overdevelopment of the site and concerns that it will become an extension of the care home with a consequent increase in road traffic.

Sovereign Court sits behind and below the application site and is separated from it by a high fence and mature shrubbery and for this reason the main habitable windows face in the opposite direction. The rear of Sovereign Court is already overshadowed by the application site and it is the case officer's view that raising the level of the roof would not make this situation worse.

In the opinion of the case officer and supported by photographic evidence there would not be an increase in overlooking from the proposed development. Any proposal to change No. 48 into part of the care home would have to be dealt with through a new planning application. No further changes to the report are proposed as a result of these late letters of representation.