

# ADDENDUM REPORT

Planning Committee



**Item Number: 6.3**

**Site: COOMBE HOUSE, THE QUAY**

**Planning Application Number: 15/02098/FUL**

**Applicant: Mr and Mrs R Tooze**

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1. Members will note that the second refusal reasons relates to the proposed first floor balcony, which does not provide the required 2.4m clearance over the highway. The applicant has submitted a revised plan (Proposed Plans and Elevations - P673-02 Rev C) which replaces the first floor balcony with a Juliet balcony. The Local Highways Authority has reviewed this amendment, and considers the specific details acceptable as it will not interfere with the highway. Furthermore, the alteration does not demonstrably harm the appearance of the proposal.

Therefore it is proposed that the following is REMOVED as a refusal reason:-

Part of the proposed first floor balcony structure on The Quay that would over-sail the public highway fails to provide the minimum clearance of 2.4 metres required between the underside of the lowest part of the supporting struts of the balcony and the surface of the highway to ensure public safety; and would result in an unacceptable impact, therefore the proposal is contrary to Policy CS34.7 of the adopted Local Development Framework Core Strategy adopted April 2007; including paragraph 16.14.

2. Members are advised that two additional letters of representation has been received, both objecting to the proposal. The letter raises similar issues to the other letters of objection, however for clarity the following points have been noted:-
  - This application is completely inappropriate, and will introduce three extra dwellings into an already congested area.
  - The potential for an increase in vehicle numbers will exacerbate an already strained parking situation in the area and will result in residents finding it harder to park their vehicles in a reasonable distance of their homes.
  - The proposed dwellings are to be placed in an area where roads are only suitable to allow one car through at a time, and as such there is potential for these dwellings to increase congestion and cause undue stress to pre-existing residents.

No amendment is proposed as a result of these additional letters of representations. In total, seven letters of representation have now been received with respect to this planning application; three in support, and four objecting