

ADDENDUM REPORT

Planning Committee



Item Number: 6.4

Site: 6 Finches Close

Planning Application Number: I6/01935/FUL

Applicant: Mr and Mrs Hanley-Wildman

Pages: 29-35.

Since completion of the officers report four late Letters of Representation has been received. The letters object to the amended plans on the following grounds.

- The plans are hand drawn and may not be accurate
- The height of the extension is excessive
- The proposed north wall of the kitchen appears to be single skin construction and therefore not suitable for living accommodation
- Heights are not shown
- Drainage and foundation concerns have not been addressed
- Party wall is not shown
- Plans are deliberately misleading
- Development is contrary to the Party Wall Act
- Development is inconsiderate
- It would establish a unwanted precedent
- A Flood Risk Assessment is required
- The proposal is not sustainable development as set out in the NPPF.

The letters also restate points from earlier Letters of Representation about noise, cooking smells, overbearing appearance.

Regarding the issue of a Flood Risk Assessment the site is not within an Environment Agency Flood Risk Zone but even if it were the planning authority would not require one for a single storey extension. Regarding standards of construction, if approval were granted then the applicants would be required to submit a Building Regulations application where this and drainage issues would need to be satisfactorily resolved. All the other points have been addressed in the officer's report and do not affect the recommendation made.