

ADDENDUM REPORT

Planning Committee



Item Number: 6.2

Site: 7 Tor Crescent, Plymouth,

Planning Application Number: 17/00329/FUL

Applicant: Mr E Davis

Pages: 13-22

With reference to section 6 of the Officer's report, Representations, further representations have been received since the committee agenda was published. The total number of representations now received in respect of the amended plans totals 9.

The comments reiterate many of the concerns/objections already addressed in the published Officer's report. Additional points of objection made are listed below (the numbering continues from the numbering in the published report):

6. shadow study misleading as fails to show the other side windows on no. 9 (four windows in total)
7. Metal cladding noisy when it rains
8. Location of kitchen next to adjoining semi and potential drainage problems
9. No fire escape to rear
10. Covenant about front stone walls - reinforcing the overall 'feel' of the street, including external finish and colour
11. removal of slated canopy over front door

Several of the letters acknowledge that the amended plans are an improvement but do not overcome their concerns and clarify that they do not object to the rear extension of roof extension – only the two storey side extension and the external finish.

One letter suggests that if the application is approved, then conditions relating to the hours of construction, parking and loading/unloading should be imposed to make impact during construction bearable/safe. (point 12)

Officers have responded to these additional points in turn below.

6. The shadow study focuses on the single habitable room window on the side elevation of no. 7. The other windows serve a bathroom, landing and w/c. Little weight is afforded to the loss of light to non-habitable rooms (as set out in section 2.2.33 of the Development Guidelines SPD). As such, Officers do not consider the shadow study to be misleading in this context.

7. Officers do not consider that the proposed metal cladding on the rear extension will result in unreasonable levels of noise. The cladding will be insulated which is likely to dull the noise of falling rain drops.

8. Already addressed in Analysis section of the Officer's report in paragraph 18.

9. The proposal has rear doors and windows leading into the garden and therefore it would appear this comment refers to the removal of the existing side access gate. The proposal will be subject to a Building Regulations application which will assess the escape routes in case of fire in line with current regulations. Fire escape routes are not considered to be a material planning consideration.

10. The Local Planning Authority does not enforce covenants and covenants are not a material planning consideration. The proposed external materials are addressed in the Analysis section of the Officer's report in paragraph 6.

11. It is proposed to remove the canopy over the front door as part of the work, and replace it with a simple horizontal canopy. Whilst not in keeping with the existing, this work is justified in the original Design and Access Statement, which advises that this change is in connection with the external wall insulation (EWI) to simplify the penetrations through the render and avoid unsightly and complex junctions. The simpler single plane porch with wire supports allows for a porch to be reinstalled. Officers consider that this change, whilst not in keeping, could be carried out this change under current permitted development allowances, and therefore it would be unreasonable to insist on a slated canopy roof.

12. Suggested conditions for hours of construction and parking during construction are not generally applied to Household applications. All construction projects are expected to adhere to the Council's Code of Practice for Construction and Demolition sites, which includes working hours. If this is not adhered to, the Council may take action under Environmental Health legislation.

In conclusion it is proposed that no changes are made to the officer recommendation.