

LATE SHEET

DEVELOPMENT MANAGEMENT COMMITTEE – Date 4th June 2014

Item 6 (Pages 13 – 25) – CB/14/01271/FULL – 126A High Street, Clophill.

Additional letters received from 126 High Street, Clophill.

- 1) The first letter refers to the incorrect setting out of the house on the site.

Comments from planning officer to this letter:

The setting out had been amended by the time of the site visit by committee members on 3/06/2014

- 2) The second letter dated 31/08/2014 refers to various matters regarding the siting of the house on the site in relation to their property and the impact on their amenities as well as inaccuracies in both the submitted plans and the planning officer's report to committee. (A copy of this letter is attached to this late sheet).

Comments from planning officer to this letter:

The neighbour refers to the area layout plan not being accurate. It appears that he is referring in his first paragraph to the Ordnance survey plan on the Committee agenda. This plan is for site identification purposes only. It is not an up to date plan of the site or the area and buildings around it.

The submitted planning application layout plan of the application site layout plans have been prepared by a company of land surveyors (Kempston Surveys Limited). The applicant has reaffirmed that the plans are accurate and officers have no reason to doubt its accuracy.

The location of the single storey kitchen /breakfast area on 126 High Street is shown in the correct position in relation to the shared boundary of the site and to the proposed new dwelling. The location of the single storey rear addition to number 128 High Street has been shown on the plans and is accurate. The location of the fitness studio on the adjoining site is shown on the submitted plans in an indicative form. The relationship between this studio and the proposed house is clear upon visiting the application site and has been fully taken into account in the consideration of this application.

The bungalow on the application site was built over 40 years ago and the planning history of this bungalow is not considered to be directly relevant to present day

planning considerations which are national planning policies in the NPPF and local planning policies on the Core Strategy and Development Management Planning Document.

Whilst the history of 126 High Street and the way it has been broken up into different uses is informative it is not directly relevant to the planning application under consideration this background has been fully taken into consideration in the assessment of this application by officers. The bungalow at 126A High Street is now an independent dwelling with its own front and rear garden.

With regards to the various policies in the adopted residential design guide this document has been referred to in the section entitled 'planning policy'. It is not normal procedure to outline all relevant sections of the adopted design guide within the officers report but these sections have been taken into account in the consideration of the application.

It is not disputed that the 'maximum' depth of the house is 14 metres (approx.) The full width of the site at the roadside frontage is 12.5 metres (approx). The plot varies in width from front to rear and the dimensions given in the officers report in respect of the gaps on either side of the house up to its shared boundaries with neighbouring properties are considered to be accurate.

The dimensions in the officer's report regarding the distance between the breakfast kitchen area and the west facing walls of the proposed house are accurate as the breakfast area/kitchen is shown correctly in the submitted plans. As stated in the officers report the proposed house is to be sited between 3.5metres (approx) and 4.4 metres (approx) from the east facing walls of the house at number 126 High Street. Also, the nearest part of number 126 High Street is 1.0 m (approx) from the shared boundary with the application site as stated in the officer's report

The plot is of irregular shape and planning officers have not therefore been able to measure accurately its overall area. However, the applicant has used a firm of surveyors called to carry out a full survey of the site and the figures given are not being disputed by officers.

Officers are fully aware of the fact that the house is end on to the road and that the main and front elevation of the house faces westwards. The use of 'side' is referring to 'side onto the road' which is the usual way of describing a development for planning purposes.

The paving of the front garden area to a property does not in itself normally require the benefit of planning permission. The loss of planting is always considered to be unfortunate.

It is clear from visiting the site that the land slopes away from the road to the numbers 126 and 128 High Street and further away to the fitness studio to the rear of number 126 High Street. In view of the differences in ground levels a street scene plan has been submitted which shows the proposed ridge height of the new house in relation to the ridge heights of numbers 126 and 128 High Street. It is to be a little higher than the ridge of number 128 High Street and a little lower than 126 High

street. This is considered to be acceptable and in keeping with the street scene in this part of Clophill.

It is disputed that the proposed house will come to within 0.5m of the breakfast room since the new house is to be a min of 1.2m at its closest to the shared boundary with number 126 High Street. Also, the front elevation of the proposed house is to be staggered so that the front elevations nearest to number 126 High Street are set behind the kitchen and breakfast room windows. Any potential for overlooking from the three tall lounge windows of the west facing elevation of the proposed house into the lounge area of 126 High Street (via the patio doors) can be protected by way of appropriate boundary treatment along this shared boundary with a condition attached to cover this matter. This has been recommended in the officer's report. The applicant can erect a fence on his side of the boundary and does not need to erect a fence on top of the neighbours unless they give permission for this to take place..

The obscure glazing to the bedroom window 4 is to be the subject of a condition and any submitted details will be assessed in relation to floor levels and the potential for any overlooking towards the neighbouring property at number 126 High Street.

Officers remain of the view that there is to be a gap of 11m (approx) between the proposed front facing landing window to the front of the house and the first floor bedroom window in the east facing elevation of 126 High Street. However, whether the gap is 10m or 11m officers remain of the view that the gap, and the relationship between the proposed landing window and the existing bedroom window, is acceptable for there to be minimal potential for overlooking and loss of amenity. Officers have to consider each case on their own merits. The design guide is for guidance purposes only and judgments have to be made in each case for each site looking at the specific relationships.

The reference to fitness studio was taken from a previous planning approval for the site. The occupiers of number 126 High Street's comments regarding the way in which this studio is presently being used are not disputed. It is for a personal training facility and it is known as 'Personal Best One to One Fitness Studio'.

Additional letter received from planning agent for the application dated 2/06/2014. (copy attached)

This letter confirm that the dimensions on the application plans are correct the site having been surveyed by a company of land surveyors..