

UPDATE REPORT

Application No. 12/3937M

Location: LONGLEA, LANGLEY ROAD, CHESHIRE, SK11 0DR

Proposal: ERECTION OF DWELLING

Prepared: 4 DECEMBER 2012

ADDITIONAL INFORMATION

Revised landscape plans have been submitted which provide further details in respect of the boundary treatment.

CONSULTATION RESPONSES

The Landscape Officer has assessed the revised landscape plans, and advises that the fence will not adequately screen the boundary with Greenacres, and therefore further landscaping treatments are required to both side boundaries. It is recommended the further revised plans be submitted. This matter can be resolved through appropriately worded conditions.

ADDITIONAL REPRESENTATION

The neighbour from Hollinswood has advised that the four obscurely glazed windows on the side elevation of his property are secondary windows to 1) living room, 2) dining room, 3) master bedroom 4) secondary bedroom. He remains concerned about the window to the en-suite bathroom on the side elevation of the proposed development, as he considers it will result in direct overlooking. In order to protect amenity, it is recommended that condition No. 9 be expanded to include the window to the en-suite bathroom on the east elevation.

Concern has also been expressed in respect of the scale and design of the master bedroom on the rear elevation of the dwelling, and overlooking from these windows. These windows were assessed during the consideration of the previous application 12/0078M, and were found to be acceptable. This is a material consideration in the determination of this application. It is considered that the impact on amenity is no different to standard sized windows.

CONCLUSION

In conclusion, whilst further revisions to the boundary treatment are required, this issue can be resolved through conditions. The additional concerns expressed by neighbour are noted, and it is recommended that condition No. 9 be expanded to require the window to the en-suite bathroom be obscurely glazed.

There is no change to the recommendation of approval.