

SOUTHERN PLANNING COMMITTEE – 3rd September 2016

UPDATE TO AGENDA

APPLICATION NO.

16/2648N

LOCATION

5 Coppice Road, Winterley, CW11 4RN

UPDATE PREPARED

25th August 2016

Revised plans:

Revised plans concerns the proposed dwellings of plot 4 as well as a revised site plan.

The layout of the proposed dwelling of plot 4 has been altered following overlooking concerns from the occupiers of a neighbouring dwelling. The south elevation is being free of any principal windows to the first floor. Therefore, it is considered that this will alleviate the above mentioned amenity concerns.

While there will be an increase in the foot print and size of the proposed dwelling it is not located any closer to the boundary facing the neighbouring property to the south (No.7) it is not therefore considered that it will have a material change on the overall principle of the proposed development.

Ecology Comments:

A Protected Species Survey in respects of bat potential in the existing dwelling, has been prepared by a suitably experienced ecological consultant. It has concluded that no evidence of roosting bats was recorded. The Council's ecologist has been consulted and is satisfied that bats are not reasonably likely to be affected by the proposed development.

RECOMMENDATION

Delegate to Head of Planning (Regulation) and Chair of the Southern Planning Committee to approve (subject to conditions) subject to no new material planning issues being raised.