

SOUTHERN PLANNING COMMITTEE – 3rd September 2016

UPDATE TO AGENDA

APPLICATION NO.

16/2648N

LOCATION

5 Coppice Road, Winterley, CW11 4RN

UPDATE PREPARED

30th August 2016

A further letter of representation has been received from the occupiers of the neighbouring 7 Coppice Road which makes the following points:

- The plans have 2 x 3 bed detached being plots 3 & 4, 2m from our boundary EACH with 4 windows facing South over looking our property – creating an 8m+ high brick wall for the majority of our boundary with the site – Privacy issues aside, since the Sun sets West/North behind these houses it will also block natural light and shadow our garden and house each afternoon. [I would also argue that if no.5 was independent of the land already this would affect this property]
- No where else does anyone have houses bordering their property like this – houses new build and existing are generally built side by side with garden backing onto garden. Under the same heading, under justification 5.13, it states “.... Attention will be given to factors such as the character or nearby building, street pattern, plot sizes, building lines.... etc” I say not much attention has been given to fitting in with the existing patterns and plot sizes
- I see no pavement and since the road is not wide enough for refuse lorries bins needs to be walked up and down the street to the bin store each week – this tells me that there is an element of cramming here and since we have 3 bins each nowadays it also means no. 3 and no. 5 Coppice Road having potentially 12 extra bins on top of their 3 each situated outside their homes at all times. From supplementary document “Development of backlands and gardens”
Under “Spacing & Distance 3.9” – there should be 21m between principle elevations & 13.5m between a principle elevation with windows to habitable rooms & blank elevation
The case handler summary report states “the East elevation of proposed dwelling plot 4 does not contain any principle windows”
I say it does and that as plot 4 is a mirror image of plot 3 which is West facing their garden area – Plot 4

will be East facing their garden area. So plot 4 WILL have Living, Dining, Bedroom 1 and 2 all East facing towards our no. 7 principle West facing windows (Living and Bedroom 1) – the offset is minimal!

(I add that the East side of Plot 4 is appx 15m from West side of no. 5 & 7) the “design & access statement in support of the application” actually states Plots 3 & 4 will be West and East facing (Plot 4 elevation is not actually shown in plans)

- No consideration has been given to our side of the boundary since apart from my comment abt the 8m+ brick wall running the majority length of our boundary, which in itself dominates our property, it overlooks with 8 windows from the South elevations of Plots 3 & 4 – and 3 windows plus French/Patio doors from the East elevation of Plot 4 I hope my comments can be seriously considered for the mental wellbeing of my family and to retain our current quality of living

Revised plans:

Revised plans have been submitted which has changed the house type of plot 4. The gable overlooking no 7. contains no windows and the rear elevation adjoining the garden of no 7 comprises obscurely glazed bathroom window and a landing.

While there will be an increase in the foot print and size of the proposed dwelling it not any closer to the boundary.

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

In the light of the receipt of revised plans, further neighbour consultation has been undertaken.

Accordingly a change to the recommendation is needed to allow for additional consultation in respect of revised plans until 9th September.

The recommendation is amended to

‘Delegate to Head of Planning (Regulation) in consultation with the Vice Chair of the Southern Planning Committee to approve subject to no new material planning issues being raised, for approval subject to the following conditions

- 1. Time (3 years)**
- 2. Plans**
- 3. Materials as per application**
- 4. Scheme of landscaping**
- 5. Removal of PD rights A-E**
- 6. Tree protection**
- 7. No dig construction**
- 8. Bin storage/collection**
- 9. Boundary treatments**
- 10. Levels**
- 11. Nesting birds**
- 12. Drainage scheme**
- 13. External lighting**
- 14. Dust control**
- 15. Piling**
- 16. Contaminated land**