

AGENDA ITEM 11: Schedule of Planning Applications

Item. 11c

Location: Thompson, Land Adjacent to Farriers, Tottington Road

Approval of Reserved Matters following Outline approval 3PL/2022/0016/O.

REFERENCE: 3PL/2023/0177/D

Applicant: Mr L Ainge

Author: Rebecca Collins

ADDITIONAL REPRESENTATIONS

A further letter of Representation from the applicants has been received, their comments are summarised, as follows:

The original outline application was submitted for 1 No. 2 storey dwelling as shown on the indicative layout. The conditional approval asked that this dwelling be a storey and a half. We submitted an application on the 17th February 2023 for a storey and a half cottage style dwelling. We have been asked by the Case Officer over the last 2/3 months to make various changes to the dwelling, the height, the materials the position of the dwelling on the plot so that it didn't affect the neighbour's window and all of these items we have looked at and revised the plans. We supplied a street scene to show how it blends with the neighbouring properties. The reduction in height by 75 cm results in a stepped appearance in roof heights between the proposed dwelling and the existing dwellings on both sides. This is considered acceptable in planning terms, the planning officer agrees and it will integrate well with the neighbouring dwellings.

The revised plans also show the proposed dwelling set further back on site so it does not cause loss of light from the neighbour's ground floor window close to the application site. The planning officer recommending approval agrees these revised changes are considered acceptable, and in keeping with the existing characteristics of the immediate area. The revised plans also show updated materials including Imerys Pannes roof tiles in red and anthracite grey windows, fascia and bargeboards. Walls are a red multi brick plinth with cream render above. Black fibre cement cladding is proposed on the walls to the sides and rear of the building. Again, the planning officer recommends approval as these materials are considered consistent and in keeping with the surrounding area.

In summary, we have made all the changes requested; the outline plans were always indicative and the reserved matters application reduced the dwelling from 2 storey to 1.5 storey. We have worked closely with the planning officer, made the required changes and hope the committee will agree with the approval recommendation.

RECOMMENDATION

The application remains as set out in the officer report, for Approval, subject to the conditions listed in the Committee Report.