

DEVELOPMENT CONTROL COMMITTEE

17 NOVEMBER 2022

AMENDMENT SHEET

The Chairperson accepts the amendment sheet in order to allow for Committee to consider necessary modifications to the Committee report to be made so as to take account of late representations and corrections and for any necessary revisions to be accommodated.

<u>ITEM NO.</u>	<u>PAGE NO.</u>	<u>APPLICATION NO.</u>
8	11	P/22/535/RLX

As well as the Lead Member's comments and Officer's response in the report, the Lead Member provided the additional comments on 11 November 2022:

*"Hunters Ridge 2
Notes*

- 1. The submission was presented as a regularisation of the build work completed under permission P/21/44/FUL. It was stated in the development control meeting at numerous points that the only changes were minor and were solely to deal with the incorrect ground levels in the original submission.*
- 2. The new submission made a number of additional changes unrelated to the ground levels that are material, and so a fresh submission was needed (rather than an amendment under S96A)*
- 3. The fresh submission P/22/535/RLX is thus considered under Section 73*

1. Visual Amenity

Under SPG 02, 6.4 "The form, material, and details of extensions and alterations should match or harmonise with those of the existing house."

The houses of Hunter's ridge have a highly characteristic style and it is highly desirable that this should be maintained. In addition, 39 Hunters Ridge has its own consistent style, and this should be maintained for the proposed extension.

The original permission (P/21/44/FUL) included a specific recommendation (number 2) that

"The materials to be used in the construction of the external surfaces of the extension hereby approved shall match those used in the existing building.

The new submission does not state that appropriate materials will be used, and so this submission cannot be accepted without appropriate assurances.

We believe that this condition was correct in 2021 and no evidence has been presented on why this condition has been removed under a section 73 fresh submission.

2. Proximity to adjacent property

Under SPG 2, Note 4, Extensions that overhang the boundary with adjoining property are not advisable unless they are shown to have no effect on residential or visual amenity

The development as proposed is less than 12 cm from the neighbours wall. This is rarely satisfactory and makes maintenance difficult and is already the cause of significant disputes with the neighbour. We note that the original application had a gap of c. 24cm which would have allowed maintenance by both the applicant and the neighbour. However, this has been halved in the re-submission. SPG 02 (4.4.1).

The application does not state why the extension cannot be contained within the boundary and why it will not damage the amenity of the neighbour's property as is recommended (SPG 02 (4.4.2))."

These points are, to all intents and purposes, a repeat of the original comments. As advised, the extension is substantially complete and is acceptable as it stands. Officers can also remind Members that the majority of the extension cannot be seen from public vantage points and Enforcement action can only be taken if it is expedient to do so in the wider public's interest. However, a condition could be added along these lines:

The materials used to complete the works shall match the remainder of the substantially completed extension and, within 2 months of the date of this consent, the areas of exposed blockwork shall be fitted with a brick slip system to match the brickwork on the side elevations.

Reason: To ensure a satisfactory form of development.

With regard to the gap between extensions, the extension is within the owner's boundary and a gap of 24cm (i.e. slightly more than the length of a brick) would not allow access for maintenance in any case and a gap of that size could potentially lead to water ingress.

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P/20/995/FUL

A Development Control Committee Full site visit was undertaken on Tuesday 15th November 2022.

Cllr Ian Williams – Local Member was unable to attend the site visit but provided the following observations:

'I would like to make the point that the entrance/exit should be through the existing junction to the Science Park. there's also a bus stop there too. The proposed entrance/exit at the junction to Penybont Court Residential Home is a dangerous one, it's concealed and in a 40mph speed limit area and in my opinion is asking for trouble. I would be far happier if the junction for the Science Park was utilised, and the entrance and exit was through there'.

The observations were brought to the attention of Members on the site visit.

The applicant's agent has reviewed the planning conditions listed in the report and has requested amendments to conditions 13 and 24. Condition 13 specifies the number of cycle parking stands required to serve this development, with the figure being based on the Council's Supplementary Planning Guidance. Although the number of stands indicated on the submitted drawings is less than required by the condition, more than sufficient space exists to accommodate additional cycle parking. Condition 13 will be re-worded and will require an agreement of a scheme with no reference to the numbers. The Council will however seek to maximise the provision in accordance with the relevant policies and guidance.

The wording of condition 24 as stated in the report could have the effect of restricting the hours of use of the internal tennis courts for tournaments. It has been requested that the condition makes reference to the external courts only. Officers in Shared Regulatory Services have been consulted and have no objection to the re-wording. Condition 13 and 24 shall read as follows:

13. Notwithstanding the submitted plans no development shall commence until a scheme for the provision of long stay and short stay cycle parking has been submitted to and agreed in writing by the Local Planning Authority. The cycle parking shall be implemented before the development is brought into beneficial use and retained for cycle parking purposes in perpetuity.

Reason: In the interests of promoting sustainable means of travel to/from the site.

24. All tournament tennis shall only be played on the external courts between 08.00 and 22.00 hours on any day.

Reason: To protect the amenities of the adjoining occupiers.

**JONATHAN PARSONS
GROUP MANAGER – PLANNING & DEVELOPMENT SERVICES
17 NOVEMBER 2022**