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Our reference:
Your reference:
Date: Wednesday, 16 May 2018

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 17 May 2018

The following is a schedule of representations received after the agenda for the Planning Committee was finalised.

Yours sincerely



Glen O'Connell
Monitoring Officer

Membership

Chairman: Councillor R Butler
Vice-Chairman: Councillor J Stockwood
Councillors: B Buschman, N Clarke, R Jones, J Greenwood, Mrs M Males,
S Mallender, M Edwards, Mrs J Smith and J Thurman



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In person
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First Saturday of
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9am - 1pm

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18/00062/FUL

Applicant Mr Downey

Location 50 Priory Road, West Bridgford, Nottinghamshire

Proposal Single storey side and rear extensions, loft extension (extend roof to form gable roof to rear and side dormer), privacy screen to boundary with 52 Priory Road, raised patio at the rear and front porch (resubmission).

Ward Trent Bridge

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Objection
RECEIVED FROM: Local Councillor (Cllr. Plant)

SUMMARY OF MAIN POINTS:

The Ward Cllr objects to the latest application on the grounds of overlooking and loss of amenities to neighbours and the proposal for a privacy screen.

Due to the number of changes that have been made to the plan they consider in the interests of transparency the decision should be made by Planning Committee.

PLANNING OFFICERS COMMENTS:

The concerns raised by Cllr Plant have already been considered in the committee report.

2. **NATURE OF REPRESENTATION:** Objection
RECEIVED FROM: Neighbouring Property

SUMMARY OF MAIN POINTS:

They object to the raised patio as no details of the height of the raised patio have been provided and it will result in a loss of their privacy and visual amenity.

They object to the loft extension due to the overshadowing and loss of evening sunlight that has occurred as a result of the rear extension. They have seen no

evidence that any sunlight calculations or any consideration to the overshadowing of their property has been made. They consider that their loss of evening sunlight will undoubtedly be made worse.

They have a lack of faith in the current plans unless greater clarity of the degree of overshadowing can be provided.

PLANNING OFFICERS COMMENTS:

The height of the proposed raised patio is provided in para.9 of the committee report as being up to 400mm above the natural ground level of the garden. The block plan has been amended to show the extent of the proposed patio. No further details were considered necessary, for example a section drawing, as the patio is an extension to an existing, albeit smaller raised patio area. It is considered that the photos taken of the raised patio which form part of the committee presentation clearly illustrate its likely impact.

The likely impact and implications of the proposed hip to gable extension/loft conversion were covered in the delegated report for planning application ref.17/00236/FUL. It was considered that the proposal would not lead to undue overshadowing or loss of light. The impact of the loft extension has also been assessed in paragraph 36 of the committee report which concludes that harm from overshadowing and loss of light would be mitigated by the south facing orientation of the property within the application site and its adjacent neighbours.

It is not normally considered necessary for applicants to use 'architectural software' to demonstrate the potential degree of sunlight lost as a result of the development proposed. Given the nature and scale of the proposed development it is considered that no further information is required in this case.

18/00442/LBC

Applicant Mr Chris Grice

Location Wharf Building Adjacent Wharf House, Main Street, Hickling

Proposal Proposed extension of existing seating for tea rooms into the existing store area, forming new opening through and installation of 2No; conservation velux roof lights to main roof

Ward Neville And Langar

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Comment neither supporting nor objecting.

RECEIVED FROM: Member of the public

SUMMARY OF MAIN POINTS:

I am torn between support for the Wharf tea rooms and what they bring to the village and this area and some inherent concerns about 'throwing the baby out with the bath water' in this important character area for the village:

1. The lines and integrity of the original Wharf building do need to be preserved and not lost in clutter.
2. The Wharf building is a very important element of the character of the Conservation Area. This is already being compromised by creeping use of the grassed area between the building and the main road - enforcement is needed to ensure this area remains open and natural in appearance.
3. If the storage area is going to be used for seating where will the business store necessary items?
4. Parking continues to be a significant issue in this area; the existing 12 spaces are often full and parking spills on to Main Street.
5. What is happening with the temporary green metal storage unit at the back of the site?

We wish to support the business but a more strategic plan is needed rather than the existing piecemeal approach.

PLANNING OFFICERS COMMENTS:

The issues raised above are dealt with in full within the body of the officer report to the planning committee. No further comments are required.