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Our reference:
Your reference:
Date: Wednesday, 4 March 2020

To all Members of the Planning Committee

Dear Councillor

Planning Committee – Thursday, 12 March 2020

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

Yours sincerely



Sanjit Sull
Monitoring Officer

AGENDA

4. Planning Applications (Pages 1 - 4)

The report of the Executive Manager - Communities.

Membership

Chairman: Councillor R Butler

Vice-Chairman: Councillor Mrs M Stockwood

Councillors: K Beardsall, A Brennan, P Gowland, L Healy, A Major, J Murray,
F Purdue-Horan, C Thomas and D Virdi

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19/02780/FUL

Applicant Mrs Lindsay Harris

Location 14 Brookside Avenue, East Leake, Nottinghamshire

Proposal Front porch, demolition of garage and erection of single story side and rear extension, roof alterations including increase in height, front/ rear box dormer window and rooflights to front elevation to facilitate accommodation in the roof, external render and timber cladding

Ward Leake

LATE REPRESENTATIONS FOR COMMITTEE

1. **NATURE OF REPRESENTATION:** Maintain objection

RECEIVED FROM: Cllr Thomas

SUMMARY OF MAIN POINTS:

- a) A condition that the flat roof should not be used as a roof terrace would be helpful. However, the Cllr Thomas maintains her objection on the basis that the extension remains overbearing on neighbours to the side and rear, and is inconsistent with its neighbours in terms of massing, scale and proportion.
- b) A 2.75m parapet remains around the flat roof. This contributes considerably to overbearing, and also leaves a temptation to use the roof as a terrace, despite the juliet balcony and the condition.
- c) This plan departs significantly from what would be permitted. The roof height is increased. The appearance of the extension is more like a second storey than a dormer window construction, with full height windows, and no part of the roof slope visible below the extension.
- d) Both the outline application for Leivers Close (decided by appeal) and the related reserved matters (93/00413/REM) stressed the need for these bungalows on Brookside Avenue to be protected from overlooking by building bungalows rather than houses adjacent Leivers Close.
- e) Requests an additional condition concerning the full length window adjacent to the toilet being obscure glazed.

PLANNING OFFICERS COMMENTS:

- a) It is considered that the officer report addresses the matter of overbearing and overlooking impact.
- b) The overall height of the extension is shown on the plans to be 2.75m

high, measured from the damp proof course level. The applicant's agent has advised that the upstand to the edge of the roof would measure approximately 50mm. It is considered that the 2.75m height of the proposed side/rear extension (including parapet wall) would not have a significant adverse impact on the adjacent properties by virtue of its location and relationship with adjacent properties. In order for the flat roofed area to be used as a balcony/terrace, it would be necessary to erect a balustrade around the roof area with a height of 1.1m above the roof deck. It is considered that a condition restricting the use of the roof area is enforceable.

- c) The development requires planning permission but there is a fall back permitted development position.
- d) The impact of the proposal on properties on Leivers Close has been carefully considered. There would be no greater impact than what could arise from permitted development rights or that could occur currently from adjacent properties that are closer and have dormer windows in the roof space.
- e) It is considered that the request for a condition requiring obscure glazing would not meet the tests for imposing conditions, in particular requiring the full length doors to be obscure glazed would not be reasonable.

19/01758/FUL

Applicant Mr Chris Packer

Location Bingham Rugby Union Football, Town Pavilion, Brendon Grove

Proposal Extension and alteration of existing pavilion to create additional indoor community facilities including additional indoor leisure space and improved changing facilities . Extension to car park to provide additional car parking spaces and coach parking facility and bin store.

Ward Bingham West

LATE REPRESENTATIONS FOR COMMITTEE

2. **NATURE OF REPRESENTATION:** response regarding surface water flooding

RECEIVED FROM: planning agent

SUMMARY OF MAIN POINTS:

Bingham RFC confirm they are fully aware of the potential impact of development on the balance of water management in the area. Although the increase in non-permeable area due to the proposal is nominal, the client and design team will consider carefully at detail design stage the inclusion of water attenuation to minimise the impact on the current handling system. The surface materials for the carpark are yet to be determined and likewise will be carefully considered in the round. Details of which will be submitted in due course.

It is understood there is a historical precedent for some ponding on the pitches. This would appear to be as a result of the culvert that discharges through the railway bank backing up. The client is currently reviewing the ownership of the ditch adjacent the pitches that feeds in to this to establish maintenance responsibility to ensuring this is kept free flowing. It is worth noting that this water course is currently coping with the abnormal heavy rainfall experienced during the past few months.

Bingham RFC are committed to working with which ever agency or individuals that have ownership or contribute to the management of the local water course adjacent to or upstream from the site. They will at detailed design stage review this and look to mitigate any effect the proposal may have on water management and potential flood risk in the area.

PLANNING OFFICERS COMMENTS:

The type of planning application submitted does not require the submission of a flood risk assessment. Surface water flooding is acknowledged to exist on the site and conditions are attached to require further details of how surface water will be appropriately managed.