

Addendum 2

LA01/2018/1172/F

Update

Three further letters of objection have been received from No.4 Brighter Gardens, No.2 Brighter Gardens and No.56 Petrie Place on 21/03/2019.

The planning concerns raised by No.4 Brighter Gardens state that the garage is not in keeping with the existing residential environment as it has a commercial/agricultural appearance, as opposed to domestic; the development is unacceptable in size; it's an eyesore and it sets a bad precedent for the area.

The objection from No.4 Brighter Gardens also stated that the proposal will affect the re-sale value of the property; the rear of the property is flooding, the applicant doesn't store their van in the shed and the location of the garage, due to the close proximity to the boundary, can result in a major fire hazard.

The planning system does not operate to protect the private interests of individuals, as considered in the SPPS, rather the public interest of which the value of individual properties would not be. The existing garage does not include guttering and based on current drawings and location on site it may be difficult to include within the applicants ownership. The Addendum to PPS 7 advises (paragraph. A10) that encroachment into a neighbouring property would not be acceptable, although this is primarily a legal matter between relevant parties. The parking of the van on neighbouring properties land would be a civil matter between these parties. The implications of the garage being a fire hazard is outside the remit of planning.

The objection letter received from No.2 Brighter Gardens adds additional points from the previous objection letter received from this address, the letter states that the structure is commercial in size and design, is not in keeping with the existing residential area, is an eyesore and sets a bad precedent for the area.

The objection also states that the rear garden of the property is being flooded and the applicant doesn't store their van in the shed. These matters are addressed above.

The issues raised by No.56 Petrie Place were that the garage is not in keeping with the existing residential area, it is agricultural in appearance, dominates the area and has impacted the light at the immediate vicinity of the garage due to its size.

The planning issues raised are similar to the objections already received and have been previously addressed in the Committee Report. Paragraphs 8.0 – Considerations and Assessment, includes full assessment of the proposal with the impact upon the neighbouring residential amenity fully explored under paragraphs 8.8 - 8.14.

Recommendation

That the Committee note the contents of this Addendum and agree with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.