

Addendum

LA01/2023/0287/F

1.0 Update

1.1 On 20th October 2023 the agent submitted the following information in support of the application, this information has been circulated and uploaded to the Planning Register.

- Comments on Planning Committee Report
- Contextual Elevation
- Revised Design and Access Statement

2.0 Assessment

2.1 On assessment of the agent's comments regarding the planning committee report we remain of the opinion that the overall design, scale and massing is unacceptable at this location. The following comments address points raised in the supporting information.

2.2 It is acknowledged that the set-backs of approx. 0.85m on the front elevation differ from the plans submitted at PAD stage. However, the overall design, scale and massing is largely similar and our opinion remain that it is considered unacceptable.

2.3 The gable depth of adjacent property is not considered comparable to the proposed building as a large section of this property to the rear is single storey.

2.4 Paragraph 8.11 of the Committee report makes reference to the front elevation measuring 26.8m which includes the two side flat roof returns. The frontage length immediately along the road frontage (excluding the side returns) measures approximately 24 metres.

2.5 The content of the Design and Access statement was considered when making our recommendation.

2.6 The submitted contextual elevation drawing and revised Design and Access Statement corrects the labelling of the elevations shown on the plan.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee.