

Addendum

LA01/2020/0815/O

1.0 Update

- 1.1 The proposed development will also provide a potential infill opportunity on the site of the existing dwelling. This will create a further ribbon of development and would create a suburban style build up of development. Within the Planning Support Statement submitted in support of the application reference is made to this. It is stated that any new application would face the same amenity concerns on this site. However, an existing dwelling is currently on this site and appears to have co-existed with the farm-yard for a long period of time. It was also suggested that a condition could be used so that only one dwelling will be erected within the application site and that the land where the dwelling to be replaced is situated be used for domestic purposes ancillary to the main dwelling. This could not be the case as a any new application would have to be assessed on its own merits.
- 1.2 Within the Planning Support Statement reference is also made to the Environmental Health consultation response which recommends the proposed dwelling to be situated a minimum 75 metres from farm buildings. The proposed site for the new dwelling is still located within a 75 metres distance of the existing buildings and will also therefore experience amenity issues. This is an occupied property. The relationship between the agricultural buildings is long established over many decades and a replacement on the existing site is not going to exacerbate any potential issues.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Erratum and Addendum and agree with the recommendation to refuse the proposed development in accordance with paragraph 1.1 of the Planning Committee report.