

Addendum

LA01/2016/0144/F

Full Application

Update

As set out in para 8.47 of the Planning Committee Report, the neighbour notification period expired on 17 March 2017. A further representation has been received during the interim period. The issues raised in the additional objection include;

- The principle of development
- Layout, Design and Character
- Previous Planning Approval
- Material Start on previously approved scheme
- Dominance
- Impacts of tree removal
- Amended plans received
- Human Rights
- Need for housing

Issues in relation to layout and design, character, dominance and tree removal have been addressed in the Planning Committee Report paragraph 8.0 to 8.47. The following information addresses the other issues raised in this representation.

The objector is not against the principle of development but objects to the layout and design of the proposal. The issues in relation to design and layout have been fully considered within the Planning Committee Report paragraph 8.0 to 8.47.

The previous approval planning reference C/2011/0539/F, is a material consideration in relation to the current proposal.

Concerns have been raised that a material start has not been commenced on the previous approval C/2011/0539/F. The previous scheme was assessed under the same planning policy and is still a relevant material consideration in relation to this application. Comments

have also been made in relation to another application relating to the site planning reference C/2014/0171/F. It has been stated that this application has been refused but this is not the case and the application is still currently live and under consideration. No decision has been made in relation to this application.

A number of amended drawings have been submitted in relation to this application which has been considered in the Planning Committee Report.

Comments have been made in relation to Human Rights and the right to respect his or her private and family life. The proposal is acceptable in terms of planning policy and this is the relevant test in relation to this application.

In response to housing need, the layout and density is appropriate for the site as discussed in the Planning Committee Report in line with the relevant Planning Policy and Guidance.

Recommendation

That the Committee agrees with the recommendation to approve set out in Section 9 of the Planning Committee Report.