

AGENDA ITEM 8

PLANNING COMMITTEE DATE: 30 March 2016

APPLICATION NO: F/YR15/1112/F

SITE LOCATION: 43 West End March

UPDATE

There have been 2 additional letters/emails of representation to the revised proposal (which now shows a retractable door) which may be summarised as follows:

- Whilst the garage doors is an improvement to the original plans – concerned with the visibility if vehicle is reversing out of the garage;
- The owner of the future property should be made aware that they do not have rights to park outside the garage door;
- Maintain objection that the proposal will increase vehicular movements along a private road.
- Unsure how much natural light would be lost from the proposed alterations;
- Extra vehicular movements along the road;
- Not enough parking;
- The garage door to the bottle store will still open out onto White Horse Gardens.

1 letter of representation advises that they cannot support the development if it results in overlooking into their property (No. 28 White Horse Gardens).

In considering the latest comments, it is concluded that the development would not compromise highway safety and therefore complies with policy LP15. Matters of parking provision have been addressed in the committee report (paragraph 6, page 64). Additionally and as concluded in paragraph 6, page 64 of the committee report, the development would not result in amenity harm for existing residents through overlooking or through loss of light.

However given the continued concerns over the impact of the garage door which is now proposed to be an 'up and over' retractable door which would still result in encroachment over third party land when opened, it is considered appropriate to amend condition 04 to now read;

Notwithstanding the submitted plans, the garage door to serve the 1-bedroom residential unit identified as '30 White Horse Gardens' on approved plan reference SD01-B dated 3 March 2016, shall be retractable and shall not extend over the adjoining land outside the control of the applicant, so as not to impede or interrupt the use of the highway known as White Horse Gardens. Manufacturers details of the selected door together with details of its finish shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development and the door shall be installed prior to first occupation of this unit of accommodation and thereafter retained in perpetuity.

Reason: In the interests of highway safety and to ensure the appearance of the development is satisfactory in accordance with the provisions of Policies LP15 and LP16 of the Fenland Local Plan (Adopted May 2014).

Resolution: Grant subject to the expiry date of neighbour consultation letters (5/4/16) and no new grounds of objection being received.

Remains as approval as detailed on page 65 of the Agenda including amendment to condition 04 as above.