

Agenda Item 7

PLANNING COMMITTEE DATE: 27th February 2019

APPLICATION NO: F/YR18/1146/F

UPDATE

The National Planning Policy Framework has been revised following the publication of the original report on the application, however the changes made are not material to the matters being considered as part of this application and therefore the recommendation and all consideration of the application remains as per the original report.

Following the original submission and discussion with the Local Planning Authority, a revised plan has been provided that locates the properties further back within the site to give the separation distances specified in the main report. This relocation of the proposed dwelling also has the added benefit of making a positive impact in terms of the proposed relationship between plot 1 and the existing dwelling to the north. This relationship is discussed in paragraph 10.8 of the main report, but is addressed further as follows:

The originally submitted scheme proposed the gable end of the garage to plot 1 to be located 1.2 metres in from the shared boundary with the dwelling to the north, which benefits from two windows that look out over the existing fence due to the variation in land levels between the sites. The relocation of plot 1 further back into the site by 3 metres means that the gable to the garage is located further to the east, and results in the front elevation of the proposed garage being parallel with the eastern edge of the window that would have been most affected by the original proposal (the ridge of the proposed garaged would have been located at this point on the original scheme).

These windows in the neighbouring property now look out over the driveway to the proposed dwelling, which has its front entrance and two windows located on this elevation. The front entrance does not lead onto a private area and would be likely to have a solid door, ensuring an acceptable relationship in privacy terms, whilst the two windows are to a bathroom and ensuite and would therefore be expected to be obscure glazed for the privacy of the users regardless of their relationship with the neighbouring dwelling.

On that basis, the relationship between the proposed dwelling and the windows of the existing property are considered to be acceptable and do not justify refusal.

Recommendation:

APPROVAL, subject to the conditions presented in the main report and the following additional condition.

Obscure Glazing

Before the development hereby approved is first occupier, the proposed ground floor windows in the north elevation of plot 1 shall be glazed with obscure glass and fixed shut to a height of no less than 1.7 metres above the floor level of the room within which it is installed and so maintained in perpetuity thereafter.

Reason: To safeguard the amenities currently enjoyed by the occupants of adjoining dwellings in accordance with Policies LP2 and LP16 of the Fenland Local Plan, adopted May 2014.