

PLANNING DEVELOPMENT CONTROL COMMITTEE

22 May 2003

9 ALBANY DRIVE, BISHOPS WALTHAM

REPORT OF THE DIRECTOR OF DEVELOPMENT SERVICES

Contact Officer: Sian Proudlock Tel No: 01962 848271

RECENT REFERENCES:

None

EXECUTIVE SUMMARY:

Planning permission was granted for a two-storey extension at 9 Albany Drive, Bishops Waltham under delegated powers on 15 November 2002. Minor amendments have been submitted for consideration.

RECOMMENDATIONS:

- 1 That the amended plans be approved subject to a condition requiring the first floor side window to have obscured glass.

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1. DETAIL

- 1.1 No.9 Albany Drive is a detached dwelling located within a cul-de-sac. Planning permission was granted under delegated powers on 15 November 2002 for a two-storey extension to the front of the dwelling. At the time the Parish Council commented on the application but did not object to the proposal. Two letters of objection were received from the occupiers of adjacent dwellings.
- 1.2 A complaint was subsequently made to the Local Government Ombudsman concerning the procedure for dealing with the application. The Ombudsman, having investigated the case determined that there was no evidence of maladministration.
- 1.3 The applicants have submitted 2 amended plans, which propose a number of minor amendments to the approved scheme. The ground floor extension to provide a utility room would be amended by moving the front wall out by 0.5 metres in line with the existing front elevation, and altering the proposed canopy over the front door. The proposed first floor extension above the existing garage would be amended by revising the design of the front window, moving the window in the side elevation, reducing the area of tile hanging and revising the internal layout.
- 1.4 In view of the concerns expressed at the time of the original application, your officers consulted the Parish Council and local residents on the proposed amendments. The Parish Council reviewed the plans and raised no comment to the proposed amendments. A total of 5 letters of objection have been received from local residents which include 2 identical letters from the occupiers of 6 Albany Drive and 2 identical letters from the occupiers of 10 Albany Drive. The objections raised relate to the following issues:-
 - The overall appearance of the front elevation will not be in keeping with other properties in Albany drive.
 - The alterations to the windows will be out of keeping and inappropriate.
 - Reduction in tile hanging will detract from the cohesive appearance of Albany drive.
 - The visible paperwork on the north-east elevation will detract from the appearance of the adjoining property.
 - The change in line of the front wall will bring the extension too close to the boundary.
 - The existing sewerage system is inadequate
- 1.5 Your officers have carefully considered the objections raised. Albany Drive is characterised primarily by semi detached dwellings. No. 9 is one of 2 detached dwellings in the cul-de-sac. Your officers consider that the amendments are minor, will not detract from the street scene and will not have an unduly detrimental effect on the amenities of the adjoining occupiers. Drainage is not a relevant issue for consideration at this stage as the overall extension has already been approved.

2 CONCLUSION

- 2.1 Your officers recommend that permission be granted for the amended plans subject to the following condition:

The first floor bedroom window on the side elevation of the extension shall be glazed in obscure glass and thereafter retained.

Reason: To protect the amenity and privacy of the adjoining residential properties.

3 OTHER CONSIDERATIONS:

3.1 CORPORATE STRATEGY (RELEVANCE TO):

- 1.1 Looking after the natural and built environment is a core objective.

3.2 RESOURCE IMPLICATIONS:

None

4 BACKGROUND DOCUMENTS:

File W 18027 held in the Planning Department.

5 APPENDICES:

None