

## SCHEDULE OF COMMITTEE UPDATES

### **221708 - RENOVATION, RECONFIGURATION AND SIDE EXTENSION TO CREATE A MODERN FAMILY HOME AT TY LLAN DRE, GOODRICH, ROSS-ON-WYE, HR9 6JE**

For: Mr & Mrs Oliver per Miss Kirsty Sullivan, Summit House, Suite 2, 5 Gold Tops, Newport, NP20 4PG

#### **ADDITIONAL REPRESENTATIONS**

2 Additional Objections have been received since the publication of the agenda. The concerns raised can be summarised as follows:

- Concerns regarding the impact to the character of the proposed area
- Adverse Highway Impacts
- Adverse impact upon amenity with regard to noise and material pollution.
- Concerns over overshadowing impacts
- Adverse impacts upon the Grade II\* listed asset
- Out of character with the built form (impact to the character of the proposed area)

A further email was received from Erika Rees on 21 November 2022 raising concerns about procedural matters and inaccuracies in the report. See comments below

#### **OFFICER COMMENTS:**

The additional objections do not raise concerns that have not already been summarised in the Committee report

The further email above refers to a number of concerns and these are addressed below:

- The use of the definition semi-detached to characterise the property rather than the objectors preferred link-detached definition is not considered material to the assessment of the application
- The objector identifies that the actual height of the extension is 8.124 metres (not the 7.73 metres referred to in the report). This inaccuracy is noted and the various elevations have been re-scaled and the maximum height of the extension, allowing for changes in ground level is considered to be a fraction over 8 metres. However what is considered of key relevance in the assessment of the application is that both the ridge and eaves height of the extension are lower than the existing property owing to the changing levels within the site
- The objector has questioned the reporting of the number of objection letters received. For the avoidance of any doubt, objections were received from a total of 14 different households. At the time of publishing, there were a total of 19 responses (and an additional letter of support). A further 2 were received after publication of the report and these are referred to above.
- The objector has identified that the proposed extension would be 27 metres from The Timbers and not the 28 metres referred to in the report – this is explained as being a result of the cantilevered design of the proposed extension. In your officers view, the

distance between the properties remains adequate to protect privacy ( a 21-25 metre separation distance is generally considered to achieve this)

- The objector refers to the omission of any references to NDP policies GWB 16 and GWB14 in the report. Policy GWB16 seeks to ensure new development provides for a mix of housing sizes to meet local need. It is your officers` view that this policy relates to new residential development rather than extensions to existing dwellings. Policy GWB14 seeks to protect important views into and out of the village. The objector seeks to interpret the policy as one that protect private views from properties. This is not accepted as it is a well-established principle that the Planning system does not protect views across private land. Your officers view is that an extension to the side of the existing property will not result in any loss of views that would substantiate the refusal of planning permission and Cllrs are directed to the comments of the Senior Landscape Officer and the Building Conservation Officer in terms of the landscape and heritage setting effects of the proposal

On the final procedural point, the objector has been advised that Cllr Wilding is acting as proxy Ward Cllr for Kerne Bridge whilst Cllr Watson is away.

**NO CHANGE TO RECOMMENDATION**