

Subject: FW: 20/0888/FUL - Rear Of 1A Shelley Close

From: Springthorpe, Mark

Sent: 08 May 2020 00:43

To: 'sambennett@coxassociates.co.uk' <sambennett@coxassociates.co.uk>

Subject: 20/0888/FUL - Rear Of 1A Shelley Close

Dear Sam,

Further to your previous correspondence with Scott, please note he has now left the Council.

As it stands, this case has not been reallocated (though I anticipate this will be done next week). However, with regard to the below email, for the sake of clarity and in order not to lose too much time, I would reiterate the matters that I would like to see addressed:

- In my opinion, there is not necessarily grounds for an in-principle objection to the proposal (as had previously been hinted at the pre-application stage). However, as described by the report, this is contingent on the setting being appropriately considered
- As such, it should be considered to what extent any remaining specimens of value (whether that be intrinsic or with regard to their screening effect) can be retained and a more comprehensive landscaping scheme being developed in advance of the permission (as opposed to being reserved by condition). In this instance I would consider that not just advantageous, but also necessary given the character of the area. To do that, more information is needed with regard to the current situation, but also to what might be proposed and how that might then mature and be maintained without inviting pressure for its subsequent removal. In my opinion, that is likely to necessitate some sort of narrowing of the footprint of the building. Contrary to how it has been expressed in the email from Scott below, I do in fact have concerns about the proximity of the footprint to both side boundaries for the reasons set out in this email. I would suggest that an arboriculturalist is engaged and a scale and photographic survey provided to supplement the indicative Site Plan
- I would also seek clarification as to the cill height of the rooflights serving the bedroom at first floor level at the north east end, so as to confirm that a meaningful outlook is provided to the occupiers (though if they need to be enlarged, perhaps enlarging the ones in the rear elevation would be the more sensitive approach
- I would also propose a repositioning of the new rear boundary slightly closer to the new dwelling. I have no fixed position in mind necessarily however, in my opinion the remaining garden of the existing dwelling should be deeper given the character of these dwellings and the benefit to the outlook from the corresponding rooms (though the boundary must remain a minimum of 10.5m distant from the proposed dormer windows and the necessary area of useable amenity space be provided to the new dwelling).
- Finally, given the considerable role that level changes play in the setting, I would like to see a second long section the other way across the site, positioning the properties on Hillside Gardens and Glendale Avenue. I am aware that – subject to proper consideration being given to the retention and provision of mature screen planting – the impact on the rear of properties facing Glendale Avenue would not necessarily be materially different to that posed by the existing bungalows however, it is an important relationship to consider and one which might assist the proposal if it were illustrated together with any mitigation measures.

I (or the new case officer) will let you know when this application has been reallocated however, in the meantime please let me know if you have any further questions regarding the above.

Regards,

Mark

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