

**PLANNING COMMITTEE: 8<sup>th</sup> OCTOBER 2019**  
**OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA**

**Item 8: W/19/1183 – 8 Savages Close**

*Additional Information submitted by the Applicant:*

The applicant has queried whether the housing need for privately owned bungalows has been met in the Parish. The case officer has looked into this matter further and 2 privately owned dormer bungalows have been approved on the Oakley Grove development under application ref W/18/1431. There is also a current application in for the Seven Acre Close development under ref W/19/0990 which proposes 1 privately owned dormer bungalow.

The Council therefore have strong grounds to believe that the identified housing need will be addressed.

The applicant has queried whether dormer bungalows should be classed as a bungalow, whilst the Council does not have a specific definition for bungalows, it should be noted that all 3 dormer bungalows have single storey eaves height and provide all the primary living accommodation at ground floor with an additional bedroom in the roof. For that reason, the dormer bungalows identified will be included.

The applicant would like it to be known that the Oakley Grove bungalows are semi-detached and all 3 dormer bungalows identified have master bedrooms at first floor with ensuite.

The applicant has also expressed that they do not feel the proposal would set a precedent for the follows reasons:

- It is a rare application for a single bungalow.
- We have an unsafe building that has Listed Building Consent for demolition and rebuild. This consent recognises that, 'the very nature of the existing site prevents any reasonable or viable usage due to its deteriorated state and condition.  
*'If left in its current state, the building is likely to deteriorate further, into a state of collapse, and on balance there is benefit in bringing the site back into use which outweighs this harm'.*
- This is a sympathetic redevelopment of a brownfield site.
- It is a self-build project of, an eco-friendly bungalow that will provide a fitting backstop to the Bishop's Tachbrook Conservation Area.
- The dwelling, is comparable to the existing structure in terms of its footprint, ridge and eaves heights and window and door opening details, is a bespoke design using the best of both old and new construction techniques.
- It will be built to Lifetime Homes standard which is intended to be 'future proof' easily able to accommodate subsequent adaptations with "strengthened walls in key areas such as WCs and bathrooms where

grab-rails are most likely to be needed. A higher standard than any market homes being built on the new estates.

*Additional responses from the public:*

An additional support comment has been received from a neighbouring resident highlighting that the site benefits from Listed Building consent to replace the existing building with a new dwelling. The proposal would also provide a better use of the site.

**Item 10: W/19/1226 - 7 & 8 Pears Close**

*Case Officer Report: Update*

The Case Officer Report states that "the proposed access relies on a hedge being removed from 9 Pears Close to which the owners agree ..." (p.8 under the 'Parking and Highway Safety' section). Officers wish to make it clear that the owners of 9 Pears Close do **not** agree to the removal of the hedge.

*WCC Highways response to amended plans:*

No objection. Revised access arrangements have been provided which are in line with those previously agreed in respect of application reference W/19/0562 for which the Highway Authority offered no objection subject to conditions.

In reference to the removal of the hedge within the boundary of 9 Pears Close and the impact which this has on visibility splays, given that if the road system is being used correctly, in a clockwise direction (which the access has been amended to encourage), all traffic will be approaching the access from the right, therefore the hedge will not interfere with visibility. It should also be considered that the visibility set-back for this level of use would be 2 metres and the hedge is located more than this from the carriageway edge.

WCC Highways recommend the inclusion of two conditions relating to the provision of a footway crossing prior to the use of the access and another requiring that parking spaces are provided prior to occupation. The second has already been added by Officers and the first can be added should Committee resolve to grant planning permission.

*Additional Information Submitted by the Applicant:*

In order to further address concerns expressed by residents of Gloster Drive to the rear of the proposed dwellings, the applicant has undertaken a survey of the properties in Gloster Drive.

This confirms that:

- The FFL for plot 4 is slightly below that of 17 Gloster Drive.
- The FFL for plot 3 is 50 cm above that of no.19.
- The FFL for plot 2 is 60cm above that of 21 Gloster Drive.
- And the FFL for plot 1 is about 95cm above that of 23 Gloster Drive.

With these increases in levels, also the distances between the properties has been increased as follows:

- Between plot 4 and no.17 there is 22.8m window to window.
- Between Plot 3 to no.19 there is 23.2m.
- Between Plot 2 to no.21 there is 25.5m and between plot 1 and no.23 there is 30.9m.

The increased distances, particularly between Plot 1 and no.23 means that a greater degree of privacy is achieved. These details confirm that adequate distance separations can be met.

Proposed condition 2 relating to the plan numbers needs to be updated accordingly showing the amended layout.