

Addendum

LA01/2023/0583/O

1.0 Background

- 1.1 The recommendation set out in the Planning Committee Report is to Refuse planning permission for 1no. infill dwelling. The reasons for refusal relate to the principle of development on the site, lack of integration and detrimental impact upon rural character when considered against the provisions of the SPPS and PPS21.

2.0 Update

- 2.1 Further to publication of the Planning Committee Report, a further letter of representation was received 19th February 2025. The representation provides rebuttal comments regarding the reasons for referral within the referral request (Page 15 of Planning Committee Report) regarding the principle of development, integration and rural character. The representation reaffirms the concerns and perspective of the objector which were raised in previous letters of representation.
- 2.2 In rebutting the comments made in refusal reason 3 of the referral request which, relates to the existing roadside hedgerow screening views of the extent of plots and that the proposal should be considered against the relationship of the buildings on the landscape the objector highlights that the argument that roadside hedgerow would obscure the site/plot boundaries does not address the issue of landscape integration.
- 2.3 Paragraphs 8.10 + 8.11 of the Planning Committee Report has considered the issue of integration and has assessed that the application site would fail to provide sufficient integration for a dwelling. Additionally, officials advise that equal spacing between

buildings does not demonstrate the presence of an acceptable small gap site or compliance with Policy CTY8.

- 2.4 No other new matters have been raised within the representation. The matters raised within this and previous representations have been considered within the Planning Committee report.

3.0 Recommendation

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraph 1.1 of the Planning Committee report.