

Addendum

LA01/2021/0772/O

1.0 Update

- 1.1 The description of the development is now amended to remove “two storey”. Accordingly, the description of development is now:

Proposed site for 3 No. detached dwellings with garages, installation of septic tanks and soakaways and all associated works. (on land previously approved for 5 No. dwellings under B/2000/0338/O)

- 1.2 Amended indicative elevations were submitted on 24 February 2025. These change the roof finish to natural slate. Historic Environment Division (HED), in considering the setting of the listed building, are now content with the proposal subject to conditions on the protection/ enhancement of the northern and eastern boundaries in addition to dwelling and garage ridge heights.
- 1.3 Given the position of HED, the Planning Department is now of the opinion the proposal meets the requirements of PPS 6 Planning, Archaeology and the Built Heritage Policy BH 11 regarding the setting of the listed building. Accordingly, the second refusal reason is removed. However, this does not address the first refusal reason regarding the principle of development in the Local Landscape Policy Area designation LYL02 Roe Park. The first refusal reason continues to subsist.

2.0 Recommendation

- 2.1 That the Committee note the contents of this Addendum and agree with this amended recommendation that the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 9 and the policies and guidance

in sections 7 and 8 and resolves to **REFUSE** outline planning permission for the following reason:

1. The proposal is contrary to Policy ENV 1 of the Northern Area Plan 2016 in that it does not comply with the requirements of the Local Landscape Policy Area designation LYL02 Roe Park.