

Addendum

LA01/2015/1053/O

Outline Planning Permission

Erratum

Please refer to Paragraph 8.5 of the Committee Report. Please omit the part which reads *“As such there is only one dwelling which addresses the laneway (no 321) whereas the policy clearly calls for three”* and replace with;

No 321a does not have a frontage to the lane. Therefore, as there is no frontage development beyond 323 on this side of the lane there is no infill opportunity.

Update

The Agent has raised concerns that he feels were not fully addressed in the Committee Report.

- The Agent refers to a letter, photos and location map that were submitted on 22nd September 2016 and 13th October 2016 which he contends are not specifically referred to in the Committee Report.

The submission dated 22nd September 2016 included an indicative block plan, photographs and an explanatory letter. A map entitled location map Additional A was submitted on 13th October 2016. The Committee Report does not provide a detailed analysis of each map, plan and individual photograph by number but instead considers each planning policy and how the details of the scheme as presented complies or is at variance with each planning policy. A detailed analysis of the existing development along the lane, where the lane terminates, the plot sizes of the existing

development and the loss of trees and the subsequent impact on integration and the character of the AONB is included in the Committee Report. In forming this analysis the Planning Authority considered all of the information submitted by the Agent including the indicative block plans, maps and photographs.

- The Agent is unhappy that a copy of the original location map has been attached to the Committee Report when he is of the opinion that the later submission should have been used.

The letter dated 22nd September explains that “the additional location map illustrates that our proposed site is indeed an infill as it is with a cluster of four dwellings and a couple of barns all fronting onto the laneway”.

The location map named Additional A dated 13th October 2016 did not supersede the original location map as it did not outline the site boundary or the means of access to the public road in red or adjoining lands under the control of the applicant in blue. The location map named Additional A was therefore considered to be for information purposes only to aid consideration of the proposal and due consideration was given to it accordingly. It is standard practice to add only the location map to the Committee Report therefore as the later map was considered to be for information purposes only illustrating the agent's point and did not denote the red line of the application site it was not added to the Committee Report. The location map Additional A is available and has been available to download from the Planning Portal.

Turning to the matter of infill which the agent is endeavouring to illustrate by the location map entitled Additional A submitted on 13th October 2016. The Agent states that the site is an infill of development within a cluster of four dwellings and a couple of barns which all front onto a laneway. The original location map shows the laneway terminating at the eastern boundary of the application site. However, the later location map entitled Additional A dated 13th October has been amended to show the laneway to traverse the front of the two barns and along the side of the adjacent dwelling at 321A for a distance of approximately 45m.

Policy CTY8 permits the development of a gap site within an otherwise substantially or continuously built up frontage providing it respects the existing development pattern. The policy defines a substantially or continuously built up frontage to include a line of three or more buildings along a road frontage and the amplification defines a road frontage to include a footpath or private lane. As stated in the Committee Report at paragraph 8.5 and as evident on site, the laneway terminates at the eastern boundary of the application site. Therefore only one dwelling has a frontage onto the laneway on this northern side (No. 323). The curtilage of 321A including the outbuildings are positioned on the land to the east of the end of the laneway. The outbuildings front into the curtilage of private access to 321A and not the laneway.

- The agent is unhappy that his details have been excluded from the location map which has been added to the Committee Report.

It is recognised practice that the Planning Authority includes an extract of the submitted location map with the committee report to aid members consideration of the site location. The full location map and all other details can be viewed on the planning portal.

The Conclusions in paragraph 9 of the Committee Report still remain.