

# Addendum

## LA01/2023/1053/F

### Update

- 1.1 The recommendation set out in the Planning Committee Report is to Refuse planning permission for a residential development consisting of 6no. detached and 2no. semi detached dwellings and garages. One reason relates to the potential impact on the privacy and amenity of the living room of Plot 2 due to the proximity of the car parking for another dwelling which was approved under permission LA01/2023/1058/F.
- 1.2 The concern raised in the PCR under Para. 8.33 is the potential for some loss of amenity to the dwelling at plot 2 given the presence of a ground floor bay window in the western elevation which faces onto the private driveway which serves 2 car parking spaces for previously approved dwelling. The parking's proximity to the proposed ground floor windows would give rise to views into a main habitable room.
- 1.3 Further to publication of the Planning Committee Report, the Agent, MKA Planning, submitted further information stating that an identical plot arrangement has already been approved and for this reason the Council cannot sustain this objection. However, the arrangement quoted in the Agent's submission is habitable window to habitable window and is therefore not comparable.
- 1.4 The concern is car parking for the dwelling annotated *F* is only 6 metres from the proposed window. Any car user either entering or exiting the car, or attending to the car boot, would be so close to the proposed window that this would have an impact on the occupants of Plot 2. Furthermore, the car lights of the car when using the parking would be shining into the living room, or the car driver and any passengers using the parking would come within touching distance of the window. This arrangement is considered to be contrary to the principle of delivering quality residential

development and criterion (h) of QD1. That said, it can readily be overcome by implementing or designing an alternative solution.

## **2.0 Recommendation**

- 2.1 That the Committee note the contents of this Addendum and agree with the recommendation to refuse the application in accordance with Paragraphs 1.1 and 9 of the Planning Committee report.