

**WESTERN AREA PLANNING COMMITTEE  
ON 17<sup>TH</sup> JANUARY 2018**

**UPDATE REPORT**

**Item No:** (2)                      **Application No:** 17/02533/OUTD                      **Page No.** 33 - 45

**Site:** Land Adjacent To 4 Croft Lane, Newbury

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**Planning Officer Presenting:** Derek Carnegie

**Member Presenting:**

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**Parish Representative speaking:** N/A

**Objector(s) speaking:** Mr Stuart Atkinson and Ms Karen Barlow

**Supporter(s) speaking:** N/A

**Applicant/Agent speaking:** Mr Tim Barton

**Ward Member(s):**  
Councillor Lynne Doherty  
Councillor Jeanette Clifford

**Update Information:**

One further letter of representation has been received. No objection in principle to a single dwelling. Concern expressed regarding the poor visibility and gradient of the road at the new access, opposite Rosecroft and danger presented for vehicles entering the road. Could the two properties share a single access? In addition a comment has been made regarding the gap between the new dwelling and 6A.

**Officer comment:**

The recommendation for this application is for refusal given the inadequate visibility splays. The relationship between the new dwelling and No.6A has been considered in section 6.3 of the Committee Report, there will be a gap of 3 metres between the dwellings and 2 metres between the new dwelling and the retaining wall at 6A. This gap between side elevations is considered appropriate to the existing character and built form of the area and would not result in demonstrable harm to residential amenity.

DC

