

## **Addendum to report on item number 2 (17/03004/OUTMAJ)**

The following paragraph should have appeared in the report, but was omitted due to an error:

### **The impact on the amenity of existing residential occupants:**

It is noted that objections raise concerns in respect of the impact on the amenity of existing residential occupants. The proposed layout includes a generous landscape buffer to the east, while to the west existing dense vegetation on neighbouring land will provide screening and soften the appearance of the site in neighbouring views. While it is noted that the site has a slightly higher elevation than St Johns Close to the west, proposed dwellings on this side of the site would be separated from those existing dwellings by a minimum of 50 metres, while dwellings to the east are similarly at least 50 metres distant from neighbouring dwellings on The Avenue. The separation and screening on the east and west is considered sufficient to prevent undue impacts on neighbouring properties or their amenity spaces. To the north the separation distance of at least 21 metres between the proposed dwellings and those currently under construction on the adjacent site meets with the recommendations of the Council's SPD. While the specific layout of the school and surgery site is unknown, there is sufficient space available on this site for a layout to be designed so as to prevent any loss of privacy or amenity to Redwoods. Subject to conditions to control construction activities the proposed works are considered acceptable in terms of their level of impact on neighbouring amenity.