

**WESTERN AREA PLANNING COMMITTEE
ON 10 JULY 2019**

UPDATE REPORT

Item No: (2) **Application No:** 19/00577/FULD **Page No.** 17 - 33

Site: 6 Northwood Drive, Newbury, RG14 2HB

Planning Officer Presenting: Derek Carnegie

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Marion Mottram

Supporter(s) speaking: N/A

Applicant/Agent speaking: Andrew Hamey (Applicant)

Ward Member(s): Councillor Jeff Cant
Councillor Jeff Beck

Update information:

Additional Neighbour objections:-

One neighbour objection has been received indicating, in summary, based on their measurements there would be a total of 173m² of garden space to be shared between the new house and the existing house (No. 6 Northwood Drive).

Following receipt of the update sheet at the adjourned committee meeting on 3rd July, a further response from the same objector:

CAD survey drawings (provided by the objector) show 175m² for No. 6 Northwood Drive based on laser measurements taken by suitably qualified person.

In relation to the size of the gardens of neighbouring properties, the objector's property is stated to have 75m² rear garden and 30m² front garden providing an overall size of 105m². No. 10 Northwood is stated to have a rear garden size of 82m² plus 21m² front garden providing an overall size of 103m².

If there is still a dispute on measurements, it is requested that the planning department arrange for independent measurements to be taken.

Agent Representations:

The agent has advised, based on their accurate survey, No. 6 Northwood would retain 101m² of garden space and the new plot would include just under 100m² in garden space.

The agent also advises that neighbouring properties Nos. 8 - 18 Northwood Drive have garden sizes of 80 sqm or less, and in the case of No. 8 that is reduced to 67.5m as a detached garage lies within that area. All much smaller than either of the plots proposed by this application.

DC