

DISTRICT PLANNING COMMITTEE
4TH MARCH 2020

UPDATE REPORT

Item No: (1) **Application No:** 19/02144/FULD **Page No.** 13-42

Site: Inglewood Farm Cottage, Templeton Road, Kintbury

Planning Officer Presenting: Dave Pearson

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: N/A

Supporter(s) speaking: Anthony Stansfeld

Applicant/Agent speaking: David Selby
Callan Powers of Fowler Architecture and Planning Ltd

Ward Member(s): Councillor Dennis Benneyworth
Councillor James Cole
Councillor Claire Rowles

1. Updated Calculations

1.1 Following the Committee site visit, the approximate calculations for the percentage increase in the floor space and volume of the previously approved dwelling and the proposed dwelling under consideration have been updated to take into account the existing brick outbuilding 1.5 metres to the east of the existing house.

	Percentage increase in floor space	Percentage increase in volume
Approved house 19/00277/FULD	131%	434%
Proposed S.73 Amendment 19/02144/FULD	232%	566%

2. Clarification of dimensions

	Length	Width	Height to eaves	Height to ridge
Existing house	7.9m	7.6m plus conservatory of 1.9m	3.5 m	6.2m
Approved House 19/00277/FULD	16.4m	8.7m	5.8m	8.6 m
Proposed House 19/02144/FULD	18.5m	17.2m	5.8m Wing to the south 5m on west elevation 2.9 metres on the east elevation	8.6m Wing to the south 6.9m

3. Clarification of site area

- 3.1 The application site as outlined in red on the location plan is 0.18 hectares (1846 sq. metres).

4. Clarification of Loss of Trees

- 4.1 The Arboricultural Impact Assessment submitted with the original planning application indicated that the following 6 trees would be felled

T2 –Lawson Cypress and T3 – Beech Tree both on the northern boundary of the site with Inglewood Road
T5- Cypress and T6- Blue Spruce to the east of the existing house
T14- Apple tree to the east of the proposed dwelling
T16 – Cherry Tree on the southern boundary with the agricultural land