

Submission to Eastern Area Planning Committee 27th January 2021
Planning Application 20/02410/RESMAJ

Mr. Chairman, fellow committee members,

The application before you introduced several amendments to the Design and Access statement document, site plan and street elevations attached to the outline planning permission.

During the consultation most of these have been reverted at the request of the case officer following objections from Bradfield Parish Council.

One amendment has not been reverted because the applicant claimed it had been approved in the outline planning permission.

This amendment proposes that plots 4 and 5 are 2 ½ storeys in height.

Higher site ground levels, than neighbouring properties, accentuates their height.

They do not respect the prevailing height of neighbouring properties, which are 1 ½ storeys, as prescribed in WBC's "Quality Design" Supplementary Planning Guidance.

They are not in keeping with the character of the local area.

The separation distances between plots 4 and 5 and neighbouring properties are mentioned as "acceptable".

This is not "acceptable" mitigation for 2 ½ storey houses on plots 4 and 5.

There is no TPO tree screening and the separation distances are merely in keeping with the character of the area.

The applicant claims this amendment, i.e., 2 ½ storey houses on plots 4 and 5, is included in the outline planning permission.

There is no evidence to support their claim.

There is evidence that the outline planning permission is for 1 ½ storeys in height, as follows:

- The Design and Access document (16.48-DAS1 revision C) attached to the outline planning permission states on page 16, paragraph 7.23:

"The houses will be 1½ storeys in height with first floor accommodation located partly within the roof".

- The site plan in the same document at page 14, shows **plots 4 and 5 with no roof lights.**

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- The Design and Access statement (16.48-DAS2, revision A) submitted with the reserved matters application states at page 15, paragraph 6.20:

“The scale of the proposed houses remain largely as approved under Outline planning approval 17/0311/OUTMAJ”.

- And at paragraph 6.22:

“The houses will be 1½ storeys in height with first floor accommodation located partly within the roof”.

- The site plan, floor plan and elevation drawings for plots 4 and 5 show they are 2 ½ storeys in height with roof lights to a 2nd floor bedroom.
- None of these drawings are attached to the outline planning permission but are attached to the recommendation for approval of this application.

Why is a matter, relating to scale, being recommended for approval when only appearance and landscaping are being considered?

I am not asking the committee to revisit matters already approved at the outline planning stage nor am I wishing to challenge the principle of development.

However, I do strongly urge the committee to ensure that their recommendation duly takes into account the need to respect and comply with outline planning permission and relates only to matters in this application.

Thank you.