

WESTERN AREA PLANNING COMMITTEE
3RD FEBRUARY 2021

UPDATE REPORT

Item No:	(2)	Application No:	20/02630/HOUSE	Page No.	101-126
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Site: Gallants View, Lower Green, Inkpen, RG17 9DW

Planning Officer Presenting: Simon Till

Member Presenting: N/A

Written submissions:

Parish Council: N/A

Objector(s): Sam Peacock on behalf of residents of Hollytree Cottage

Supporter(s): N/A

Applicant/Agent: Mr and Mrs Bennett, The Applicant

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

1. Additional Consultation Responses

Public representations:	An additional letters of objection and an additional letter of support have been received.
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2. Additional Objection

In the main the additional objection states a differing position to the view taken and assessment made in the Case Officer Committee report. As this is a difference of opinion and interpretation of policy it does not require any additional assessment or repetition of existing arguments. However, paragraph 1.15 of the additional objection letter makes reference to a recent application for extensions submitted for the dwelling at Hollytree Cottage. The application at Hollytree Cottage is not a material consideration of any weight in the consideration of this application at Gallants View as it remains pending consideration. The Case Officer assessment in terms of the impact of the extensions proposed at Gallants View on the

neighbouring property at Hollytree Cottage, set out in paragraph 6.5, are therefore made on the basis of the existing relationship and not any future one.

3. Additional Support

In response to the comments made in the additional support letter, the representations received and Parish Council comments have been given due weight and consideration. In this instance, on balance, having taken into account the relevant policy considerations and material considerations referred to in the Officer Committee report, it is considered that the development is acceptable subject to relevant planning conditions.

4. CIL calculation

Paragraph 3.3 of the Committee report (p.103) makes reference to CIL. The floor area chargeable under the CIL is not a material planning consideration, and would be reviewed under a separate process.

5. Updated Recommendation

The recommendation remains as set out in the agenda committee report.