

**Addendum Sheet**  
**Planning Committee –20<sup>th</sup> January 2022**

<b>PLANNING APPLICATIONS</b>		
<b>Item No.</b>	<b>Application No.</b>	
6b	APP/21/00620/F	<p>The following amended plans have been received and are attached to this update;</p> <ul style="list-style-type: none"> <li>a. Site Layout – plan amended to show proposed landscaping within the site.</li> <li>b. Materials plan – updated to clarify proposed boundary treatments showing 1.8m closeboard fences to rear of proposed dwellings backing onto Wheeler’s Lane and along northern boundary.</li> <li>c. Garage plans &amp; elevations – amended garage details to confirm the internal dimensions comply with the required sizes in the Parking SPD.</li> <li>d. Amended Design &amp; Access Statement reflecting the above changes.</li> </ul> <p>These revised plan no’s will be incorporated into the proposed Condition 2 (approved plans).</p> <p>The applicants have confirmed their agreement to the planting of native species hedge around the proposed open spaces as part of the landscaping conditions.</p>
6c	APP/20/00517/F	<p>Update to paragraphs 2 and 55 (representations):</p> <p>An additional letter of representation in objection to the proposed development has been received so that there are now a total of 5 representations in objection to the proposed development that have been received to the further period of consultation following the receipt of amended plans.</p> <p>This additional letter of representation provides two photographs of water within the cul-de-sac head of Sharlands Close which it is stated builds up during periods of heavy rain. It also states that it cannot be said how much of that water comes from the western side of Lower Blandford Road.</p> <p>Email correspondence has been received from the planning agent providing justification for the provision of on-site parking spaces in excess of the required parking standard set out in the Council’s Parking Standards SPD (adopted January 2021). This states the following:</p>

		<p>“In respect of parking, the proposal provides 6 spaces to serve the 15 bed HMO. While the Parking SPD is not zone-specific in respect of HMO uses, the site is in Zone B but very close proximity to Zone D. It is acknowledged that HMOs do not require more than 1 parking space in the Parking SPD. However, the SPD does also not distinguish between the size of HMO and therefore the applicant is seeking to address any concerns about additional parking pressures on nearby streets by providing an over-provision of parking spaces on site. There is also a commercial need to provide more spaces in order for the proposed development to be viable and meet market demand. Hence the proposed 6 parking spaces would reduce the future parking needs of the development and avoid any additional parking pressures in surrounding roads above the policy compliant arrangement”.</p> <p>An email has also been received from the planning agent confirming their agreement to the proposed pre-commencement conditions in accordance with the Town and Country Planning (Pre-Commencement Conditions) Regulations 2018.</p>
6d	8/21/0690	<p>Paragraph 2 should read a total of 77 representations received.</p> <p>Amendments to condition 13 proposed:</p> <p>Before the development is occupied or utilised, details of a cycle parking barrier in the approved basement parking area shall be submitted to and approved in writing by the Local Planning Authority. Before the development is occupied or utilised the cycle parking facilities shown on Drawing Number 9472 / 101 and approved barrier must have been constructed. Thereafter, these must be maintained, kept free from obstruction and available for the purposes specified.</p> <p>Reason: To ensure the proper construction of the parking facilities and to encourage the use of sustainable transport modes.</p> <p>Additional condition:</p> <p>No development above DPC (damp proof course) shall take place until details and a specification of the proposed vents</p>

		<p>shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details prior to the use of the basement parking.</p> <p>Reason: To protect the residential amenities of the neighbouring occupier.</p>
6e	APP/21/00082/F	<p>It is now proposed to add the following condition to prevent any permitted development rights being implemented for extensions at ground or first floor level or above at Plot A or Plot B. The reason for this is so that any further impacts on amenity and privacy of the neighbours at 20 and 24 adjoining these sites could not be permitted to increase the scale or bulk of the dwellings without express planning permission first being sought.</p> <p>18. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any subsequent re-enactment, no alterations, insertion of further windows, nor any extensions shall be carried out ground or first floor level, or above first floor level, to either of the houses, hereby permitted, without express planning permission first being obtained from the Local Planning Authority</p> <p>Reason: To avoid loss of privacy to adjoining properties through any increase in scale or bulk of the dwellings or overlooking, and to ensure satisfactory amenity area remains for the proposed dwellings to accord with the character of the area as a whole.</p>