

STRADISHALL PARISH COUNCIL

Minutes of the planning meeting held on Monday 17th September 2018

Councillors present: Ady Swift (Chairman), Adrian Lee (Vice Chairman), Debbie Gates, Ian Hutchinson and Jonathan Masefield

Also present: 5 members of the public

Open Forum

The following issues were raised during the open forum:

- Concerns about DC/18/1768/HH

Also present:

1. Acceptance of apologies for absence

Apologies were received from Martin Hurst and Robert Deeks

2. Declaration of Interest in items on the agenda and dispensation requests

Jonathan Masefield declared an interest in planning application DC/18/1768/HH.

3. Planning

- a) **DC/18/1768/HH - i) Two storey rear extension (following part demolition of existing dwelling (ii) raise roof to create habitable space with 3no dormer windows (iii) new double garage (iv) new entrance porch (v) fenestration alterations and render**

It was resolved that the Parish Council would object to this application for the following reasons:

Policy DM2: Creating Places

Proposals for all development should, as appropriate:

- g) taking mitigation measures into account, not affect adversely:
- I. the distinctive historic character and architectural or archaeological value of the area and/or building;
 - II. the urban form, including significant street patterns, individual or groups of buildings and open spaces;
 - III. important landscape characteristics and prominent topographical features
 - IV. Sites, habitats, species and features of ecological interest
 - V. the amenities of adjacent areas by reason of noise, smell, vibration, overlooking, overshadowing, loss of light, other pollution (including light pollution), or volume or type of vehicular activity generated; [...]
 - VI. residential amenity

- h) produce designs that respect the character, scale, density and massing of the locality

The proposed changes will almost double the size of the property and will have a negative impact on surrounding properties due to overshadowing, overlooking and loss of light. This proposal will block light into the garden of number 10 St Margaret's Place and the windows at the back which will overlook number 18 will lead to overlooking and a loss of privacy. Number 11 will be overlooked, leading to a loss of privacy, overshadowing and loss of light.

The Parish Council opposes the plan to raise the roof as it will make the property too intrusive and will not be in keeping with surrounding properties which are more modest in nature. The footprint of the property will increase dramatically and will fill a large part of the existing plot leading to a building that will dominate the street scene.

The external appearance of the property will not be in keeping with surrounding properties.

Policy DM17: Conservation Areas

Proposals for development within, adjacent to or visible from a Conservation Area should:

- a. preserve or enhance the character or appearance of the Conservation Area or its setting, and views into, through, and out of the area.
- b. be of an appropriate scale, form, height, massing, alignment and detailed design which respect the area's character and its setting.
- c. demonstrate a clear understanding of the significance of the Conservation Area and/or its setting, alongside an assessment of the potential impact of the proposal on that significance. The proposal should demonstrate how the key characteristics of the character area have been addressed.

This proposal will impact on the existing street scene as it will be completely out of character with the surrounding properties and will definitely not enhance the character or appearance of the Conservation area. As previously stated the scale, form, height, massing and alignment of the proposal will have a negative impact on the street scene and will dominate the area.

Additional comments:

The building works will have a considerable impact on surrounding properties due to noise and parking as there is limited parking along St Margaret's Place.

Stradishall Parish Council is very concerned that allowing this development to go ahead will change the character and street sign of St Margaret's Place irreversibly and would set a precedent, particularly if other properties considered extensions of a similar size.

There being no further business the meeting closed at 20.15