



ALTERATIONS AND ADDITIONS TO PLANNING COMMITTEE

9 February 2021

Copies of additional letters submitted by local residents, city and parish councillors have been circulated in full to members. A summary of the comments is set out below.

Accuracy of Plot dimensions

A number of residents and the Parish Council allege that the site plan is incorrect, and the site dimensions are smaller than those shown. The representations allege that the site tapers to a narrower width to the rear.

The planning agent has confirmed today that the site plan and drawings have been plotted based on the dimensions provided by the applicant. The position of fence panels on the ground is not necessarily an indication or wholly accurate identifier in terms of land ownership.

Additional Block Plan

Comments state that an amended block plan has been submitted and that there has been no formal consultation on this drawing. The comments state that the additional drawing has amended the proposed scheme bringing the building closer to no. 82 Well Lane (to the rear).

The block plan which has been submitted since the last meeting of the planning committee is an additional drawing to assist members and is not an amended drawing. The block plan has been annotated to show bins along the side passageway to the rear and has been annotated to indicate that the rainwater goods along this side elevation will be routed internally. No changes have been made or introduced to the proposal by this drawing.

Parking, Access and Manoeuvrability

Comments have been made that the spaces to the parking front of the site are not large enough to accommodate two vehicles and that the access to the site is not wide enough compromising manoeuvrability into and out of the spaces onto the private drive. This would be particularly so if the plot dimensions are less than shown on the plans.

The local highway authority has raised no objection to the proposed access or parking arrangements. The highway authority have said - The private drive width to the front of the proposal narrows to 4.2 metres. The proposed dwelling is provided with two off-street parking spaces which exceed the minimum 2.5 by 5 metre bay size. One is provided to each side of the porch. The distance from the face of the house to the boundary of the private drive is 6.2 metres. There is available manoeuvring space width from the back of the parking bays to the opposite side of the drive of 5.2 metres (drive width of 4.2 metres plus 1.2 metres. This provides sufficient space of 5.2 metres to enable vehicles to manoeuvre into the parking spaces.



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Bin drag distances

The Parish Council state that the bins when dragged from the rear garden would not comply with the City Council's bin drag distances.

The Council's Local Plan and Making places SPD state that bins should not be dragged more than 20m by operatives when they are collected or emptied. The bins can easily be taken to the kerbside of the site on collection by the occupier. The proposal would comply with the bin drag distances.

Levels

Comments have been received stating that the proposal does not take account of the site level change across the site. With the rear of the site lower than the front of the site where the proposed dwelling would be sited. The comments state that a retaining wall and steps may be necessary to ensure that the ground at higher levels is supported and that the levels will make access to the rear of the house more difficult.

Details of levels and boundary treatments are controlled by planning conditions attached to this permission.