

Statement in Response to Representations

Representations have been submitted regarding the proposed development. The applicants have responded to the concerns raised by amending the plans as follows:

1. Removal of first floor above the proposed garage to address concerns in respect of size and design of the proposed structure.
2. The pitched roof of the summerhouse roof has been replaced with a flat roof reducing the overall height by 1.5m.
3. Boundary treatments on western boundary clarified (the existing painted wall is proposed to be replaced with a 2.5m rendered wall; 2m close boarded fence in line with the proposed terrace with the remainder of the boundary comprised of a post and rail fence all as agreed with owners of no. 50.
4. Reduction in the size of the first floor balcony resulting in an increased distance between the outer edges of the balcony and the edge of building.

Discussions directly with the owners of no. 50 to overcome their concerns have resulted in the objection originally submitted being withdrawn.

The representations received so far raise a series of issues each of which have been taken into consideration by the applicants and addressed as follows:

Size and design of the garage would not be 'in keeping' with Sinah Lane

Comment: The size of the garage has been reduced by removing the first floor

Pitched roof of the summerhouse

Comment: The pitched roof has been replaced with a flat roof reducing the overall height by approx. 1.5m.

Access by construction vehicles due to narrow nature of Sinah Lane

Comment: A construction Management Plan can be provided for the Local Planning Authority's approval, this would include details of the following:

- Access arrangement
- Contractors parking arrangements
- Site welfare
- Deliveries and removal of spoil via demolition & excavation arrangements (to ensure these are within the development site)

Visual impact on area given raised nature of the house and summerhouse

Comment: Newly constructed houses in this area are generally slightly raised however the proposed design of the roof of the house (low mono-pitched roofs) and the summerhouse (flat) minimises the overall height of the structures.

Insufficient landscaping details

Comment: The applicant is happy to provide additional details either within the life of the application or by condition.

Native trees should be used

Comment: The applicant intends to use native trees. The applicant is happy to provide additional details either within the life of the application or by condition.

Loss of privacy from balcony

Comment: The width and depth of the balcony has been decreased and is set back from the outer edge of the building to minimise views to either side. The client would also accept the need for a privacy screen if required.

Insufficient information regarding materials

Comment: The applicant is happy to provide additional details either within the life of the application or by condition, all materials proposed are common to the locality.

Re-positioned driveway opposite existing driveway on the opposite side of the lane could result in collisions while reversing out

Comment: Turning space is provided within the site both next to the house and garage to ensure that vehicles can easily exit in a forward gear to prevent collision with pedestrians or other drivers.

Can a condition be included to require boundary fences are erected prior to construction?

Comment: The applicant would happy to agree for a condition imposing that the boundary fencing be installed at the outset of construction (post demolition of the existing dwelling).

What working hours would be imposed?

Comment: The applicant is happy to agree to a planning condition agreeing the hours of construction