

INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2021/0684
Site address	25 Pinewoods, Church Aston, Newport, Shropshire, TF10 9LN
Proposal	Erection of 1no. outbuilding (Part-Retrospective)***Amended Plan and additional information received***
Recommendation	Full Grant

1.0 FURTHER CONSULTATION RESPONSES AND ADDITIONAL INFORMATION

- 1.1 Further to the publication of the Committee Report, one further representation has been made by the occupier of No. 26 Pinewoods.
- 1.2 The neighbour has reiterated a series of points raised within the initial representation and has provided supplementary information following the publication of the Report itself. It should be noted that the majority of the concerns raised have already been addressed within the original report and will not be repeated further.

2.0 OFFICERS COMMENTS

- 2.1 It is referenced that the dimensions of the building as mentioned within Para's. 3.2 and 8.5.1 are incorrect, noting that the measurements should be 7.9 metres in width, 5.4 metres in depth and 3.195 metres in height. Officers can confirm that the dimensions cited in the report are correct. These measurements (incl. overhang) are 7.9 metres in width and 5.1 metres in depth. With regard to the height, the measurement referenced is taken from the lowest level of the land, however Planning Legislation states that the height of the building should be taken from the highest ground level and therefore the referenced height of 3 metres is correct.
- 2.2 The neighbour refers to their Objection dated October 2021 in which it is referenced that the out-building contravenes Policy BE1 (xi). It is also claimed that the outbuilding has a significant impact on nearby properties by noise, dust, odour or light pollution and that the new development does prejudice and undermine existing of surrounding uses. It should be noted that whilst the report does address the light pollution issue, in respect of dust and odour, due to the nature of the building, it is considered that the impacts arising arise from the development in this regard will be minimal. With regard to noise, the proposal is for a domestic outbuilding in the grounds of a residential property. The owners of No. 25 could entertain in their garden which could create a greater level of noise and disturbance and therefore it is considered that the principle of a building to house such a function is considered to have no greater impact. Furthermore, as a result of the residential use of the building, the level of noise generated would be unlikely to constitute a statutory nuisance, albeit were this to be the case, this would be a matter for consideration by the Council's Environmental Health Team.
- 2.3 Whilst it has not been specifically mentioned in the Committee Report, Officers can confirm that no mitigation measures have been requested or offered in respect of the grey fascia/soffit. With regard to Para. 8.2, as a point of clarification, the additional door on the front elevation of the originally approved building was a single un-glazed

door. The side window as shown on the previously approved drawings was 1.2 metres x 0.48 metres. This is significantly smaller than as built which is 3.0 metres x 0.48 metres.

- 2.4 With regard to para. 8.6.3, and the request for full height obscure glazing, Officers note that the mitigation offered by the Applicant is considered acceptable. Furthermore, the neighbour has objected to the statement which notes that there exists a level of overlooking from the existing garden. In response, it is clarified that, when standing within the garden, you can look into the garden of No. 26 from the application site, however it has been stated that the garden level has been marginally raised due to the works taken place, however any groundworks that have been carried out are not considered significant enough to warrant an application in their own right.
- 2.5 In Para. 8.6.6 it is stated that Officers consider that as the building is being used for entertainment purposes for visitors to the main house, it is not a separate use and is incidental to the existing residential property. Whilst the neighbouring resident does not agree with this statement, this is the professional view of the Officers.
- 2.6 The neighbour has provided photos of the site, these will be made available on the presentation.

3.0 RECOMMENDATION

- 3.1 Taking the above into account, there is no change to the recommendation previously made and therefore, the recommendation to the Planning Committee on this application is that **DELEGATED AUTHORITY** be granted to the Development Management Service Delivery Manager to **GRANT FULL PLANNING PERMISSION** subject to Condition(s) and Informative(s).
- a) The following Condition(s) and Informative(s) (with authority to finalise conditions and reasons for approval to be delegated to Development Management Service Delivery Manager):

Condition(s):

Removal of External Lights (1-month)
Installation of Obscured Glazing (Level 5 on the Pilkington Scale or equivalent)
Cladding Details
Development in Accordance with Plans
Building to be Used Incidental to the house but not for sleeping
Shall not be let or sold separately