

DWELLING ON PLOT 3, TARN BANK, BRAYSTONES

Lead Officer: T Pomfret – Development Services Manager

To seek Member's agreement to visit the above site to consider amendments to the plans as originally approved.

Recommendation: That Members agree to visit the above site

Resource Implications: Nil

1.0 BACKGROUND INFORMATION

- 1.1 Planning permission to construct three detached dwellings on land adjacent to Tarn Bank, Braystones was granted in July 2004 (4/04/2168/0F1 refers).
- 1.2 The dwellings on plots 1 and 2 are completed and occupied with the dwelling on plot 3 substantially under construction.
- 1.3 Planning permission for a large, detached garage on plot 3 was subsequently approved on 23 June 2006 (4/06/2257/0F1 refers) and is also substantially constructed.
- 1.4 Plot 3 adjoins Holme Croft Farm, the owner occupiers of which have submitted a formal complaint regarding the development on plot 3 and the manner in which the relevant planning applications have been handled. A copy of the complainants' letter and supporting information is appended together with a copy of the Development Services Manager's letter of response dated 5 July 2007.
- 1.5 The key planning consideration is whether or not Members would have approved the insertion of the 6 additional windows in the elevation facing the complainant's property had the matter been referred to the Panel for determination. To assist in the consideration of this matter a copy extract of the elevational drawing is appended together with a copy extract from the elevational drawings and floor plans for plot 3 as originally approved.
- 1.6 In order to fully assess the material planning considerations a site visit by Members is recommended in advance of formal consideration of the matter at the next meeting to be held on 22 August 2007.

Contact Officer: Tony Pomfret, Development Services Manager

Background Papers: Planning application files 4/04/2168/0F1 and 4/06/2257/0F1