

**MINOR UPDATE**

<b>Application No:</b>	<b>DC/17/00259/FUL</b>
<b>Site:</b>	<b>Derwent View Winlaton</b>
<b>Proposal:</b>	<b>Erection of assisted living accommodation (4 units) and associated development on former garage site (additional information received 19/05/17 and amended 10/05/17, 19/05/17, 31/05/17 and 12/06/07).</b>
<b>Ward:</b>	<b>Winlaton And High Spen</b>
<b>Recommendation:</b>	<b>Grant Permission</b>
<b>Application Type</b>	<b>Full Application</b>

**Reason for Minor Update****Further representations made**

Following the publication of the final agenda four objections have been received regarding the amended proposal raising the following issues:

- Overlooking and a loss of privacy.
- Impact on the existing trees.
- The vehicle access is narrow.
- There is no room for turning in the site making it a danger for young and old people.
- The development may turn from assisted living into a place for people on drugs.
- Noise from the future occupants of the flats.
- The perimeter fence would create a no man's land and could create an area for anti-social behaviour.
- Pet dogs will be disturbed and howl all day.

The proposed perimeter fence would be a 2m high closed boarded fence. The site plan shows it would be installed around the application site adjacent to any existing fences therefore there would not be an area in-between which may give rise to anti-social behaviour.

There is no evidence the occupants of the proposed development would cause pet dogs to howl and bark.

The other issues raised are assessed in the Officer's Report.

Finally, a minor amendment has been made to the site plan so the proposed 2m high fence terminates at the access road to avoid a tunnel effect for drivers when entering and existing the site. The application description has been updated to reflect this and conditions 2 and 6 are amended to refer to the updated plan number.

**SEE MAIN AGENDA FOR OFFICERS REPORT.**