

MINOR UPDATE

Application No:	DC/17/00661/HHA
Site:	6 Coalway Lane Whickham NE16 4BX
Proposal:	Proposed erection of first floor side extension (amended 28/07/17).
Ward:	Dunston Hill And Whickham East
Recommendation:	Grant Permission
Application Type	Householder Application

Reason for Minor Update

Further representations made.

Two further representations have been made in regard to the above application, one from a local resident and one from a Ward Councillor (Councillor Peter Maughan).

The representation from the Ward Councillor indicated that a letter with eight signatories has been presented to them. This letter has requested that they speak against the proposal. However, while the Ward Councillor supports the objectors he is unable to attend the committee meeting.

The objection from the local resident is summarised as follows;

- **There are errors in the report regarding the site description and the description of the proposal;**
- **The roof of the neighbouring property has been raised and the site has been extensively developed;**
- **Previous objections have not been addressed specifically in regard to;**
 - **Impact on the streetscene;**
 - **Impact on privacy within garden areas;**
 - **The fact the proposal will result in a two storey semi-detached property.**
- **The design of the proposal would prevent maintenance of the neighbouring property in the future;**
- **There are concerns with the accuracy of the plans;**
- **There is no car port at 14 Coalway Lane and no car port exists at 2 Coalway Lane.**
- **The topography does not minimise the impact of the proposal and the Juliette balcony will impact on properties on Church Rise and Coalway Lane.**
- **The proposal will impact upon sunlight.**
- **The objector also disagrees with conclusions regarding noise transference and overlooking.**
- **The objector has requested that the committee make a site visit to assess the impact of the proposal.**

Officers have the following comments to make based upon the above objections.

Within the main report at Paragraph 1.2 the report refers to the streetscene comprising of 'semi-detached bungalows' this should read 'linked detached bungalows'. Further, references to Coalway View at paragraphs 5.9 and 5.10 should read 'Coalway Lane'.

In regard to the specific objections raised, Officers are of the view that these matters (where material) have been ascribed appropriate weight in the decision making process. The points raised within the objection were fully considered at the time of assessment and the drafting of the main report.

Officers recommend that the proposal is approved in accordance with the conclusion set out in the main agenda.

SEE MAIN AGENDA FOR OFFICERS REPORT.