

MINOR UPDATE

Application No:	DC/18/00512/FUL
Site:	Meynell House Dipwood Road Rowlands Gill NE39 1DA
Proposal:	Demolition of existing detached garage and shed buildings and erection of 5-bedroom detached house in garden of dwellinghouse with new vehicular and pedestrian access onto Derwent Avenue (description amended 14 June 2018).
Ward:	Chopwell And Rowlands Gill
Recommendation:	Refuse Permission
Application Type	Full Application

Reason for Minor Update

Further representations made

The agent has written in providing further representations following the Committee Site Visit as briefly summarised below.

Cedar Tree

The applicant is willing to accept a condition applied to the tree and to detail the foundation design of the adjacent single storey part of the proposed house. The agent has also stated that it is a shame that the tree issue was raised late in the planning process.

Council officers accept that a condition could be used relating to the tree and foundation design. Council officers however do not consider that this addresses the issue that the proposed development is likely to have a detrimental impact on the health, form and function of the tree. Council officers are also of the opinion that the proposed development is likely to result in post development resentment from future occupiers of the house as the tree will block light to habitable rooms and the garden. These concerns are already outlined in sections 5.18 – 5.22 of the committee report.

Council officers disagree that the tree issue was raised late in the planning process.

The Poplars 2008 Appeal Decision

The agent has stated that this appeal decision to grant approval was not as discussed influenced by any 1939 boundary but was determined on

the basis of the site as it existed in 2008. Council officers are of the opinion that the Planning Inspector did acknowledge that the proposal would respect the historic plot layout in the appeal decision.

SEE MAIN AGENDA FOR OFFICERS REPORT.