

## INFORMATION RECEIVED SINCE PREPARATION OF REPORT

Application number	TWC/2015/1082
Site address	10 Pine View, Muxton, Telford, Shropshire, TF2 8QX
Proposal	Erection of a two storey and first floor side extension and a detached games room
Recommendation	Full Grant

Since the preparation of the report, further comments from the objector at no.8 Pine View have been received. The points raised are:-

- Several highway issues regarding parking & speeding vehicles in Pine View have been reported to Wayne Jervis (Police Community Support Officer) over the last 12 months. This development will probably increase these issues which in turn will use up more resource & public funding.
- How will the games room be policed with regards to its the usage once built?
- The proposed development will overdevelop the area, it will be both visually overbearing and out of character and will spoil the pleasant appearance and tranquillity of the surrounding area - as can be seen from the pictures.
- From the front & from my rear garage door & back door the proposed development will create overlooking, loss of privacy and light - this area shown will be replaced with a brick wall.
- Noise from Games room when Large Bi-Folding doors are open will project across Four Neighbouring properties.
- How do the council view Mr & Mrs Rutherford's objection especially regarding the instruction of Lord Northfield (HCA Consent)?
- What happens if the property is sold in the future or used as a rental property, there could be the potential for 12 or more persons that could live at the property should this development proceed. The location could not accommodate this.

### **Officer response:**

The majority of these points have already been raised and are already covered in the officer report to the committee. However, more specific comment on certain points is given below:-

- a) The objector has asked how the use of the games room will be policed.

**Officer response:** This is a householder application and as such, the games room will be allowed to be used and enjoyed in the same way as the current dwelling, which would apply to any building, shed etc including those erected under permitted development. If any of the local residents suspect any use other than an ancillary domestic building is taking place, they should contact the Planning Department who will investigate this as a separate matter.

- b) The number of people who may live at the property could increase a lot.

**Officer response:** If the house is used, sold or even rented out as a normal family home, Planning cannot necessarily control the number of people living in a house as some people have large families. If the property is rented out or sold as a House in Multiple Occupation, then planning law allows this without the need for planning permission in certain circumstances. However, officers are willing to impose an additional condition such that the games room is not converted into living accommodation.

- c) Distance from boundary measured on site (1.1m) is less than the 1.3m distance cited in paras 1.3 and 6.13 of the committee report.

**Officer response:** The agent has since clarified that the extension will be 1m from the boundary with No. 8 when measured on site (not 1.3m as in the committee report and that location plans are not always 100% accurate as they are bought from Ordnance Survey). Officers would comment that the slight differences in measurements are not significant in this instance. The fact remains that the new extension will be built out to be in line with the side of the existing dwelling, so there is something fixed against which to assess the proposed development - and this is something the case officer will have considered when visiting the site and determining the application. Whatever measurement is taken, in this instance it is easy to see where the new extension will be built to and the officer recommendation would not change.

## **RECOMMENDATION**

In light of the above comments amend the officer recommendation to include an **additional condition**, namely:-

The games room building hereby approved shall not be used for any purpose other than that incidental to the enjoyment of the dwelling house but not including use as living accommodation.

Reason: In order to restrict the use in the interests of the amenities of neighbouring properties.