

Addendum to Agenda Items Tuesday 9th April 2013

10. ITEMS FOR DETERMINATION

10A.
N/2012/1281
Single storey front porch extension, first floor balcony/terrace to rear & detached double garage (As amended by revised plans received on 14 February & 19 March 2013) at 5 Belfry Lane

Further letters have been received from neighbours, as follows:

- 1. 7 Belfry Lane** - object to the amended plans on the grounds that the proposed garage will block light to his property; and also due to the disruption (noise and mess) that will occur during construction, being an invasion of his property.
- 2. The Annexe at 7 Belfry Lane** - opposes application on grounds that the proposed garage will over-develop the site (4 garages on a small plot); and also the noise and mess during construction will be unbearable.
- 3. M. A. Brown of an unidentified address on Belfry Lane** - the proposed garage will over-develop the site, with inadequate space to service four garages on the plot; the proposed garage will be too prominent and close to neighbouring boundary and forward of accepted building line for that part of Belfry Lane and not in-keeping with established landscaping of the area; no comments on the front porch extension and rear balcony, but considers that these should be on a separate planning application to allow for planning refusal of the proposed garages.
- 4. A letter from neighbours on Turnberry Lane** (no house number has been provided, and the signatures are not legible) - object to the proposed first floor rear balcony on grounds that it will overlook the adjacent five properties, and cause nuisance to neighbours. They note that there has already been a 2nd floor rear extension at the property which is taller than surrounding houses and looks out of place, and prevents privacy in nearby gardens. Not aware that there had been planning permission for this at the time.

Officer comments:

The issues raised in points 1 – 3 above have been assessed and commented upon as noted in section 8 of the Committee Report.

Point 4 – issues of overlooking to the closest neighbour (no. 7) from the proposed balcony have also been addressed in section 8 of the Committee Report. Furthermore, the distances between the rear elevation of the application site and the three adjacent properties to the rear on Turnberry Lane are in excess of that recommended (21m) in the Council's adopted Residential Extensions and Alterations Design Guide SPD, and as such, the proposal is considered acceptable. It is noted that planning permission was granted for a loft conversion in 2005 (N/2005/1250).

10B

N/2013/0161

Application to extend time limit for implementation of planning permission
N/2008/0502 for proposed boat restaurant and bar and associated access. Land at
Midsummer Meadow

Since the circulation of the Agenda, **additional consultation responses** have been received from the Environment Agency, the Highway Authority and the Wildlife Trust:

- **Environment Agency:** no objections subject to the safeguarding conditions being attached as with the original application.
- **Highway Authority:** after reviewing the proposal carefully, have no observation at this stage and therefore the time limit can be extended.
- **Wildlife Trust:** the location for this Boat Restaurant lies right at the centre of a part of the Nene Valley Nature Improvement Area and condition 12 should be amended to read as follows:

Prior to the commencement of the development hereby permitted, a scheme for the closing-off of the existing connection between the water in the Dead Arm section of the River Nene and the Barnes Meadow Nature Reserve, together with the installation of two new culverts, in agreed and identified locations, to connect the Barnes Meadow Nature Reserve directly with the main channel of the River Nene, shall be submitted to, and approved in writing by, the Local Planning Authority. The approved scheme details shall be fully implemented concurrent with the development and maintained thereafter.

Reason - To protect the habitats on the Barnes Meadow Nature Reserve in accordance with the National Planning Policy Framework.

Officers agree that this would be an appropriate revision to and therefore recommend the revised wording to condition 12.

11. ENFORCEMENT MATTERS

None

12. ITEMS FOR CONSULTATION

None