

DECISION OF HANNINGTON PARISH COUNCIL **TO OBJECT TO PLANNING APPLICATION**

17/03634/FUL Erection of a three bed dwelling with garage and store using existing access. Addition of first floor involving 2 no. dormer windows to the front elevation and front and rear rooflights.

Hannington Parish Council has unanimously agreed to OBJECT to the above planning application. This decision was taken by way of email correspondence due to the deadline for the responses being before the next parish council meeting to be held on 12th December 2017.

The reasons for the Parish Council's objection are fundamentally the same as the first two objections that were raised in April 2015 when the Parish Council considered the applicant's first planning application for 'the erection of a three bedroom dwelling.' [Planning application 15/01329/FUL]. I have reproduced the two substantive reasons below:-

- "1. The proposed building is too large for the site and when taken with the existing buildings that comprise Rose Cottage are an over-development of a sensitive site adjacent to the village green.*
- 2. A two-storey development in this location will significantly alter the current rural streetscene which surrounds the village green."*

BDBC decision dated 15th June 2015 was to refuse the Planning Application.

The letter of Objection in April 2015 from the Parish Council included the following caveat:
"The Parish Council may have a different view if a smaller single storey property were considered for this site... "

Subsequently, when the applicant submitted a second planning application [Planning Application 15/02902/FUL] in August 2015, this time for a two bedroom dwelling, the Parish Council decided at their meeting on Tuesday 8th September, that this latest planning application adequately addressed the three objections they had previously raised concerning planning application 15/01329/FUL. In particular, the Parish Council's concerns about the proposed change to the roof line, were assuaged when the meeting was informed by Geoff Poynter-Smith, the owner of Rose Cottage and applicant, that the proposed roof line would match or be lower than that of Rose Cottage. The parish council were informed that this lowering of the roof line had been requested by BDBC Planning Department.

As a result of the above, the Parish Council recorded that it had **NO OBJECTIONS to 15/02902/FUL.**

Alleged breach of planning control re 15/02902/FUL

In November this year, the Parish Clerk submitted the following online 'details of alleged breach of planning control' to BDBC Planning Dept. As of 22nd November the Clerk had not received a response from the Enforcement Team(?). The submission by the Clerk, on behalf of the Parish Council, is reproduced below:

Details of alleged breach of planning control.

"I am the Clerk to Hannington Parish Council. I have received a complaint from a Parish Councillor on behalf of residents that the ridge height of the new development [15/12902/FUL] is HIGHER than the adjoining property. The ridge height of the planning application was of major concern.

Various Quotes: comments received to amended plans as follows:

"The Parish Council had concerns about the proposed change to the roof line. The meeting was informed by Geoff Poynter-Smith, the owner of Rose Cottage, that the change, so that the proposed roof line would match that of Rose Cottage, had been requested by officers from BDBC Planning Department. The meeting was informed by Cllr Sherlock that the planning application was being referred to Planning Cttee for approval as there had been more than six objections during the process?"

Whilst more appropriate than that previously refused the new proposal [15/02902/FUL] regrettably shows a roof line that is only marginally lower than Rose Cottage."

Planning Application 17/03634/FUL Erection of a three bed dwelling with garage and store using existing access. Addition of first floor involving 2 no. dormer windows to the front elevation and front and rear rooflights.

It appears to the Parish Council that the latest planning application materially reverts back to the original three bed dwelling application in April 2015 that was objected to by the Parish Council and was REFUSED by BDBC. Accordingly, with the exception of the concerns regarding the air source heat pump that has been addressed, the Parish Council's grounds for the Objection to the original three bed dwelling have been reintroduced in the latest planning application.

Status of the Planning Application 17/03634/FUL.

The Parish Council has been advised that it should consider this Planning Application as a new Application that stands or falls on its own merits. Consideration could and should be given to the decisions and conclusions reached on prior related planning applications, but the decision for 17/03634/FUL can take into account new and relevant arguments both for and against.

The Parish Council has also been advised that if it has concerns or supportive arguments from previous related applications, it must NOT presume that these earlier objections will automatically be referred to and taken into account by the planning authority for THIS 'new' planning application.

It is for this reason the Parish Council has lodged its Objection to 17/03634/FUL, rather than presuming its earlier Objection to 15/02902/FUL will be 'carried forward' automatically.

OBJECTION:

1. The proposed building is too large for the site and when taken with the existing buildings that comprise Rose Cottage are an over-development of a sensitive site adjacent to the village green.

2. A two-storey development in this location will significantly alter the current rural street scene which surrounds the village green."

To summarise and clarify,

The previous approved application plan15/02902/FUL for the Front elevation facing the Village Green looked benign and appeared not to intrude on the character of the Village Green.

However, with the unapproved increased ridge line compared to Rose Cottage (see the alleged breach of planning control), and the proposed two dormer windows facing the Village Green the Parish Council believes this latest application 17/03634/FUL will clearly be detrimental to the overall character of the Village Green amenity, and contrary to the spirit of the agreement with the owners of the development.

To retrospectively approve the breach of having a higher ridge height in contravention of the previous consent would benefit the applicant and reward him for the breach when it was obviously done deliberately to allow the current application.

Even without the dormer windows, by having an extra bedroom in the roof would increase the likelihood of additional vehicles where there is insufficient parking. This leads to additional traffic and pressure of parking around the green where they will inevitably park.

Chris Pottinger,
Clerk, on behalf of, Hannington Parish Council
22nd November 2017