

WYRE FOREST DISTRICT COUNCIL

PLANNING COMMITTEE

18<sup>TH</sup> FEBRUARY 2020

**ADDENDA AND CORRECTIONS**

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
<b>PART B</b>		
19/0219/FULL	24	<u>Worcestershire Regulatory Services</u> (updated comments) - No objection to the application subject to a condition to secure appropriate glazing and ventilation detail.
19/0240/FULL	32	<u>Agent</u> (in response to comments from Highway Authority) - I can confirm that the existing property has car parking for a minimum of 3 vehicles and this will not alter as part of this proposal. The turning arrangements remain as existing.  As to visibility to the north, this will be improved if vegetation is removed from the front of the property so as to not exceed 0.5 m and vegetation roadside of the boundary fence is also to be removed.  As to sustainability, the NPPF paragraph 103 notes 'opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making' so notes the difference between rural and urban areas. In this case the building already exists in a rural area it is not a new build.
19/0762/FULL	74	<u>Rock Parish Council</u> (updated comments) – No objection and recommend approval subject to Highways approval.

REFERENCE NO.	PAGE	ADDENDA AND CORRECTIONS
19/0808/FULL	82	<p><u>Neighbour</u> (letter of objection) -</p> <p>1. I am concerned about the distance that will be left between the two buildings, that's the side wall containing my chimneys and the new proposed wall of the extension. I have already got problems with damp on this outside wall and problems with the rendering on the above half of the outside wall. At sometime in the near future I will have to have the rendering removed and renewed, this brings me to the point of available working space between the two buildings. There needs to be enough space for the builders to work when renewing the rendering and there needs to be enough space left between the two buildings for general maintenance to be carried out periodically. There also needs to be enough space left between the two buildings for a decent air flow to be maintained in order that the damp does not increase due to restriction of space between the buildings. On the plans the two buildings virtually are touching at one point and this will obviously cut off over ninety five percent of the air flow, this is in my opinion underlines my concerns completely.</p> <p>2. The second major concern I have is that the roof of the new proposed building extension goes straight up at the side instead of sloping off at usually forty five degrees, this will put the peak of the roof alongside the very top of my chimneys and will therefore mean that the burner I use in the main living room of my house will not work properly because of restrictions of the air space necessary for fire draw.</p> <p>3. I notice on the proposed plans that there is a proposed store room where you would usually find the garage, I am concerned about what will be stored in this proposed store room, I am of course referring to whether or not any inflammable chemicals will be stored there and not just building materials.</p> <p><i>(Officer Comment - The object of the planning system is to control private development in the public interest. Matters of maintenance and operation of chimney/flues are private. The Applicant advises that there will no storage of flammable chemicals above that which is normally expected in a domestic garage/store).</i></p>