

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**7<sup>th</sup> October 2014**

**Agenda item 5**

**Application ref: 14/00543/FUL**

**St. Quentin, Sandy Lane, Newcastle**

Since the preparation of the agenda report the following information has been received:

1. A letter of representation from **Mr Paul Farrelly MP** objecting to the development on the following grounds:

- The development is harmful to the character and appeal of the area.
- The flat roofed box like appearance of the proposed building is out of keeping with the St Quentin's buildings architecture.
- The development would be visually intrusive and compromise the privacy levels of immediate neighbours due to overlooking of front garden land.
- The extension could be accommodated at the rear of the site.
- Sandy Lane is a very busy road and further vehicles entering and leaving the site resulting from the development would exacerbate the highway safety problems that already exist.

2. A site plan from the applicant's agent which shows buildings that have either:

- Been granted planning permission and have been constructed;
- Been granted permission and are yet to be constructed;
- Or recommended for approval.

which members may find useful in assessing the proposal. The applicants would also like regard to be paid to a letter of support toward the proposal submitted with the application from the partners of the Silverdale and Ryecroft GP surgery who would seek to keep covering the home to the same high standards if the extension is approved.

3. Confirmation from **Environmental Health Division** that there are no contaminated land concerns.

In addition the views of **Housing Strategy** have been sought but no comments have yet been received. A separate verbal update will need to be given regarding their views if they are received in time otherwise it will be assumed that they have no comment to make.

**Your officer's views**

With respect to **Mr Farrelly's** representation, it is the case that character, impact to neighbouring living conditions and highway safety levels have already been fully addressed in the main report to the item. For the avoidance of any doubt it is confirmed that it is your officer's view that there is no possibility that an extension of this size could be added to the rear of the building due to the limited space available and the need for rear vehicular access and servicing.

The additional plan information provided by the applicant's agent does not alter the view that the development is harmful to the form and character of the area. The support given toward the proposal by the GP is noted but the benefits of the proposal which primarily are linked to providing specialist housing facilities do not outweigh the harm identified.

**The recommendation therefore remains as set out in the agenda report.**