

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
31st March 2015

Agenda item 12

Application ref. 14/00971/FUL

27 Hardingswood Road, Kidsgrove

Since the preparation of the committee report, comments have been received from the Conservation Advisory Working Party, the Environmental Protection Division and Kidsgrove Town Council.

The **Conservation Advisory Working Party** objects to the demolition of the building to create a gap site because this building forms part of the townscape character of the Conservation Area. The building retains the building line as the land rises up and curves away and makes an important contribution to the historic character and setting of the Area. No 28 already has the largest garden plot in the vicinity, and the is uncharacteristic of this Conservation Area.

The **Environmental Protection Division** has no objections subject to informatives being included on any approval regarding construction hours and the importation of waste materials to facilitate construction.

Kidsgrove Town Council support the application as local residents see the building as an eyesore and a negative in the area.

5 **letters of support** have been received and are summarised below:

- Demolition of the building will improve the area
- Previous modifications to building are out of keeping
- Permission was given to demolish a property where 28 Hardingswood now stands, therefore a precedent has been set
- Light and access to surrounding properties will be improved
- The building is dangerous for local people

Your Officer's views

The comments made in the representations and consultation responses now received all refer to matters which are considered in detail within the agenda report and for the reasons set out in that report the recommendation is one of refusal

Your Officer's recommendation remains as per the agenda report.