

ADVANCE SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
28th January 2014

Agenda item 9

Application ref: 13/00934/REM

Land adjacent No.1 Chester Crescent, Newcastle

Since the preparation of the agenda report on this item the applicant has submitted amended plans.

The design and size of the proposed dwelling has been amended to address the concerns detailed in the main agenda report. The amendments have resulted in a hipped roof now being proposed with the ridge height being reduced by 0.5 metres to an overall height of 8.3 metres. The footprint has been reduced by 12 square metres and has been set back further from the front boundary by a further 1.7 metres so it has a similar front building line to no. 1 Chester Crescent. The length of the rear garden has been reduced by 0.4 metres as a result of the set back.

A further letter of representation has also been received highlighting that their comment about the drive was reported incorrectly. They detail that the layout would be in keeping if the drive were to be the right of the site which would result in the property being centrally placed.

Your Officer's comments

The submitted amendments address the concerns detailed in the main agenda report regarding the design and the impact on the character and appearance of the area. A hipped roof and reduced ridge height reduce the dominance of the property, as do the reduced footprint and the greater set back. The hipped roof would be in keeping with the character of other properties within the street scene.

The greater set back has resulted in the length and size of rear garden being reduced to 102 square metres. However, this is considered acceptable for the same reasons that have been detailed in the main agenda report.

The comments from the additional representation are noted but the proposed layout and appearance, following the amendments, is considered to be acceptable.

The RECOMMENDATION therefore is as set out within the main agenda report in (A).