

FIRST SUPPLEMENTARY REPORT
TO THE PLANNING COMMITTEE
27th March 2021

Agenda Item 7

Application Ref. 21/00005/FUL

Scot Hay Farm, Leycett Road

Amended drawings have been submitted in support of the application in response to comments made by the Council's Conservation Officer. The Conservation Officer recommended that several smaller window panes be removed from the proposed ground floor windows to improve the overall level of uniformity of the new openings. The amended plans now show that brick arch detailing above the ground floor openings will be retained as part of the proposal, however no further changes have been made to the window designs. The applicant has confirmed that the small windows panes will provide ventilation functions, which is a requirement of building regulations.

Officers Comments

The removal of several small windows panes on the ground floor openings would have led to a visual improvement to the overall appearance of this proposal, however the retention of the brick arches above the ground floor openings is welcomed from a design point of view. Whilst matters relating to building regulations are not a material planning consideration, the Local Planning Authority recognises that a balance must often be struck between design considerations and functional requirements.

The proposed ground floor openings would not be visible within the street scene and will make up only a small part of the buildings overall external appearance. It is considered that the overall level of harm resulting from the proposed window arrangements is not so significant as to warrant the refusal of the application.

The RECOMMENDATION remains as set out in the main agenda report.