

AMENDMENT SHEET

**Planning Committee
31 March 2016**

AMENDMENTS OF CONDITIONS AND REPRESENTATIONS RECEIVED

7.1 160235 – Part garden of 19 St Clare Road, Colchester

A further representation from the residents of 25 St Clare Road was received. This reiterated points from the neighbour's original representation which was addressed in the report. This included the suggestion of a single storey dwelling (not visible from the road) being preferable to the submitted scheme. It went on to note the impact on the donor dwelling in terms of daylight and sunlight. It also noted the impact of the scheme in terms of overlooking to the neighbours from the flanks of the front facing bay windows and the impact of overlooking from the conservation roof lights. Photos and annotated plans were provided.

In response:

Officers would not support a single storey dwelling in this location or tucked away in a back land position as it is felt that such a development would be highly contrived and therefore harmful to the character of the area.

It is not considered that the proposal will be materially harmful to the donor dwelling in terms of loss of sunlight or daylight.

It is not considered that this scheme will cause materially harmful overlooking to the neighbour at number 25 as set out in the report. However if Members do not agree the small side facing windows could be obscure glazed by condition.

The reference to point three of the original representation, (the requirement to fix shut and obscure glaze roof lights below 1.7m above finished floor level) relates to permitted development rights which are not relevant to a new dwelling.