



Oadby and Wigston Borough Council

TO COUNCILLOR:

L A Bentley (Chair)
G A Boulter
F S Broadley
Mrs L M Broadley (Vice-
Chairman)
D M Carter

R F Eaton
D A Gamble
Mrs S Z Haq
J Kaufman
Mrs H E Loydall

R E R Morris
T Barr
B Dave
T Khong
G S Atwal

Dear Sir/Madam,

I hereby summon you to attend a meeting of the **DEVELOPMENT CONTROL COMMITTEE** to be held in the Council Offices, Station Road, Wigston on **THURSDAY, 22 OCTOBER 2015 at 7.00 pm** for the transaction of the business set out in the Agenda below.

Yours faithfully

Council Offices
Wigston
22 October 2015

Chief Executive

AGENDA

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8. Agenda Update

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22 October 2015 Development Control Committee

Item 1 9 Glebe Road, Oadby**Page 11**

Since the publication of the main agenda, additional revised plans (Revision B) have been received. These addressed many of the previous concerns regarding the Revision A plans. The following changes have been made:

- The mock tudor timber cladding has been altered, so that the timber cladding is in the gables only, and the property is just rendered at first floor level. The design of the cladding has been simplified.
- Conservation roof lights have been included in the design which would lie flush with the roof. The agent has commented that removing the roof lights to the side will create a mass of blank roof area.
- The porch has been reduced in width and height and is now predominantly brick.
- The front boundary treatment has been amended so it now consists of only a low wall, to less than half a metre in height, topped with railings to 1.5 metres in height. Brick piers are now located either side of the gates only.
- Trees have been plotted on the drawings and listed as conifer or deciduous varieties. Three trees will require removal.

It was suggested that the double garage door should be amended to two single garage doors due to the proximity to the neighbouring listed building. This has not been amended and the agent comments that the property currently has a double garage door, along with other properties in the Conservation Area. On balance, it is therefore considered that the double garage door would be acceptable. The other amendments made are considered to improve the appearance of the property in the street scene and within the Conservation Area setting, and therefore it is recommended that the application be approved.

An additional amendment has also been received (Revision C). This amendment only involves changes to the front entrance, with the installation of a solid double door with frosted side panels, rather than the solid brickwork either side of the front door in the previous amendments. This is not considered to significantly alter the character and appearance of the property and is considered acceptable.

An additional letter of representation has also been received, with the following comments made:

- The drawings still fail to demonstrate the full environmental impact of the proposals, particularly the potential adverse effect on the boundary with no.7 Glebe Road. No indication of existing shrubs and mature trees – application therefore fails to demonstrate how indiscriminate removal and damage to trees can be avoided.
- Strip of land to be retained adjacent to the boundary lends itself for use as a vehicle thoroughfare and parking access to the rear – important to avoid vehicle movements here or potential future tandem development to the rear.
- Proposed front elevation of render and mock timber is more suited to a modern estate style property – design out of character with no attempt to relate to architectural styles of adjacent properties – more merit in retaining and extending existing building in current style.
- Front boundary treatment inappropriate – more appropriate to relate to style of university boundaries.
- Proposed one and a half storey annexe is still shown with its own personal entrance with access from main property limited to a ground floor passage through a kitchen area – potential for independent use with visitor parking and nuisance issues – should be used for personal recreational use.

In summary, the proposed amendments are considered to overcome the previous concerns and the application is now recommended for approval (and recommendation (b) be deleted).

Agenda Update

22 October 2015 Development Control Committee

Item 2 11 Southmeads Close, Oadby

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Since the publication of the main agenda, six letters of representation have been received from neighbours regarding revisions B and C. The comments are summarised below:

(Revision B)

- Development still to close in proximity to no.12 and too large for the plot.
- Terrace is still intrusive to neighbours
- Still inadequate parking facilities – would result in parking on the narrow road
- Trees in the garden of no.12 are still threatened.
- Proposed house has been kept away from the roots and canopy of the three TPO trees but the sun lounge is almost touching Acer at no.12 and is fully under its canopy.
- Would still invade privacy and be too close to neighbouring property.
- Erection of a high fence would be another offensive development.
- Only improvement is that the adjoining property will no longer be overlooked from the side.
- Building has no design elements beyond those of a box – extremely poor and unacceptable in 2015.
- Arboricultural report does not refer to tree T3 and is based on a different scheme.
- Property should be positioned exactly the same distance away from the dividing fence as that of the neighbour at no.12 – would help in reducing loss of daylight.
- Acer at no.12 – would help future growth of the tree if extension were further away – based on plans it is bound to be affected.
- Closeness of the property adds to the loss of privacy in the patio and garden area of no.12.
- Noise also a factor due to proximity.
- Driveway could be positioned next to tree T2 which would enable it to be more central on the plot.

(Revision C)

- The plans were already passed by committee in 2012, despite much criticism at the time.
- Building is, however, very close to boundary with no.12 which will be deprived of sunlight in the kitchen, breakfast room and dining room.
- Garage for only one car and no driveway space for more, so there will be parking on the road side.
- Adjacent house, no.11 Southmeads Road, has been granted planning permission for extensions (15/00155/FUL) but only the smaller existing dwelling appears on the plans – concern about the impact on the character and the natural environment of these two major building developments to the detriment of the immediate area during construction and once the buildings are in place.
- The elevations show the new dwelling's close proximity to no.12 and apparent overshadowing of that single storey structure.

The representations above raise similar concerns to those previously raised in the first stage of consultation. Now the plans have been amended to revision C, the same plans as previously granted approval, the application is not considered to raise any significant concerns.

Item 3 Abington High School

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Since the publication of the main agenda a further consultation response has been received from Leicestershire County Council (Ecology) who confirm that providing the amenity grassland is maintained as short grass and areas of hardstanding are kept free of potential refugia (such as building materials) the proposal is acceptable. The Applicant's ecologist has confirmed this.
