

## **PLANNING AND DEVELOPMENT BOARD**

**15<sup>th</sup> MAY 2017**

### **SUPPLEMENTARY REPORT**

**PAP/2016/0738**

**Land at the rear of Ansley United Reform Church, Birmingham Road, Ansley**

**Phase 2 development; erection of fifteen dwellings for**

**Mr A Cartwright – Cartwright Homes**

#### **Introduction**

This item appears on the agenda of the Board's meeting for the 15<sup>th</sup> May (page 4/177).

It has come to our attention that an objection to the proposed development has not been recorded in the written report. As a consequence it is recorded in this supplementary report which will be circulated to Members in advance of the meeting and be referred to verbally at the meeting.

#### **The Objection**

The objection is submitted by Mrs White who lives at number 33 Birmingham Road as identified on the attached plan. This plan is reproduced in the printed report at Appendix A. It can be seen that there is a roughly triangular area of land at the rear of number 33. This is now part of the rear garden to number 33. Unfortunately this has not been followed through into Appendix B which illustrates the proposed layout. A revised plan is also attached to this report.

The objection relates to several matters:

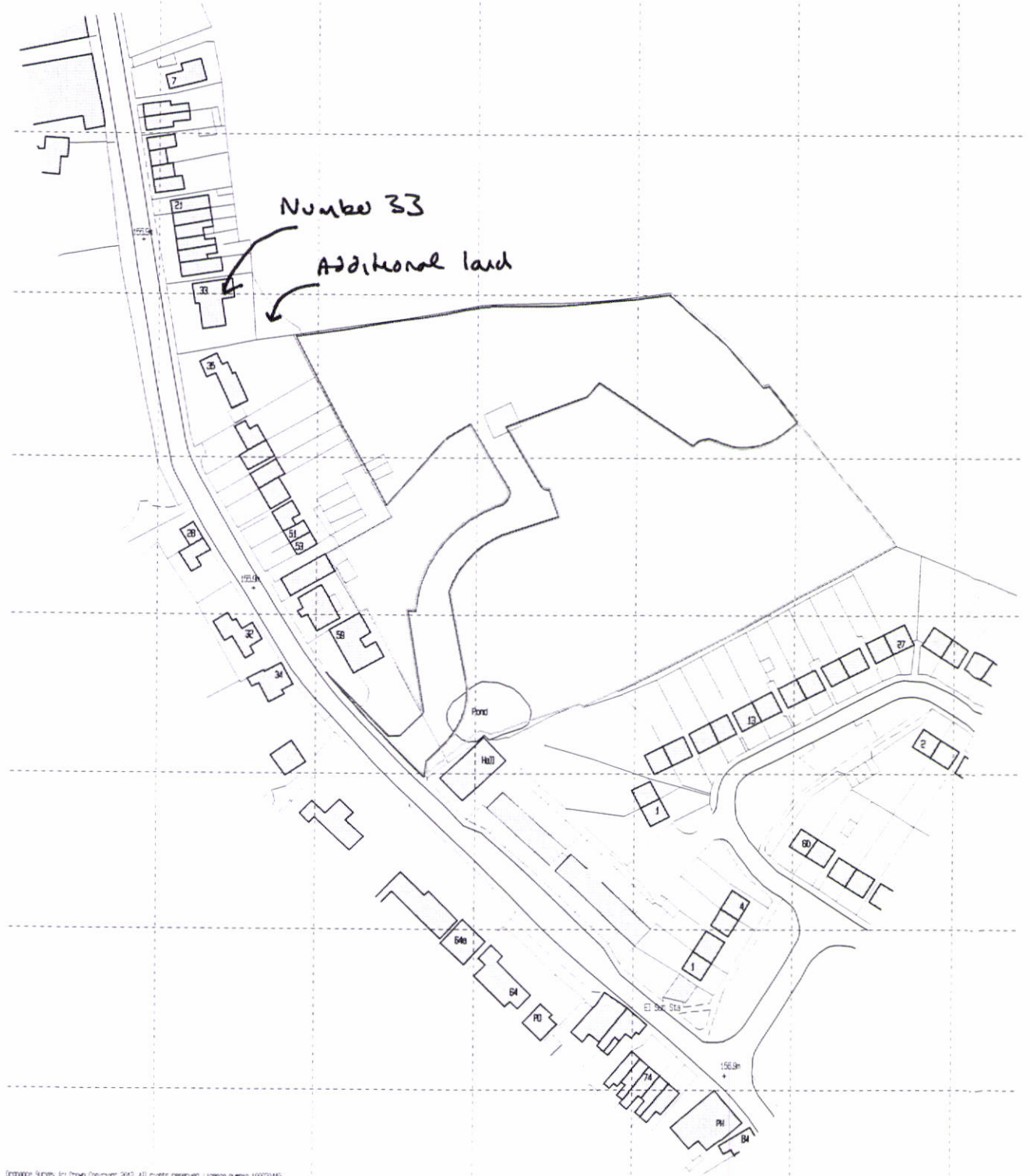
- The omission of the extended rear garden on the proposed drawings.
- The rear elevation of the house proposed on plot 37 will overlook number 33 Birmingham Road – the rear lounge, bathroom, two bedrooms and garden will thus be denied the present levels of privacy.
- There will be a loss of light and midday sun
- Wildlife will be affected
- The proposed vehicular access onto Birmingham Road is not safe
- This is over-development of the village.

## **Observations**

The final three points of this objection are covered within the existing written report. Members will need to take a view on those relating to loss of residential amenity. In considering this matter, Members should note that the separation distances between number 33 and plot 37 vary between 35 and 40 metres; that the two properties are not back-to-back, that existing properties are already overlooked by neighbours and that plots approved at numbers 36 and 35 have similar separation distances.

It is agreed that there will be degree of overlooking here and that the present situation will change, but the issue is to whether that would give rise to “significant and demonstrable harm” as explained in the existing written report.

For the benefit of Members, officers would not change the recommendation as set out in the published report.



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REVISIONS  
A - boundary behind No.33 added Jan 2017



CLIENT <b>Cartwright Homes Ltd</b>			
PROJECT proposed residential development Birmingham Road Anasley Nuneaton	SCALE 1 : 1250	JOB NO 12/22	
	DATE Dec 2016	DRAWING NO 14A	
DRAWING <b>location plan - Ph2</b>	AUTHOR JRH	SHEET A3	

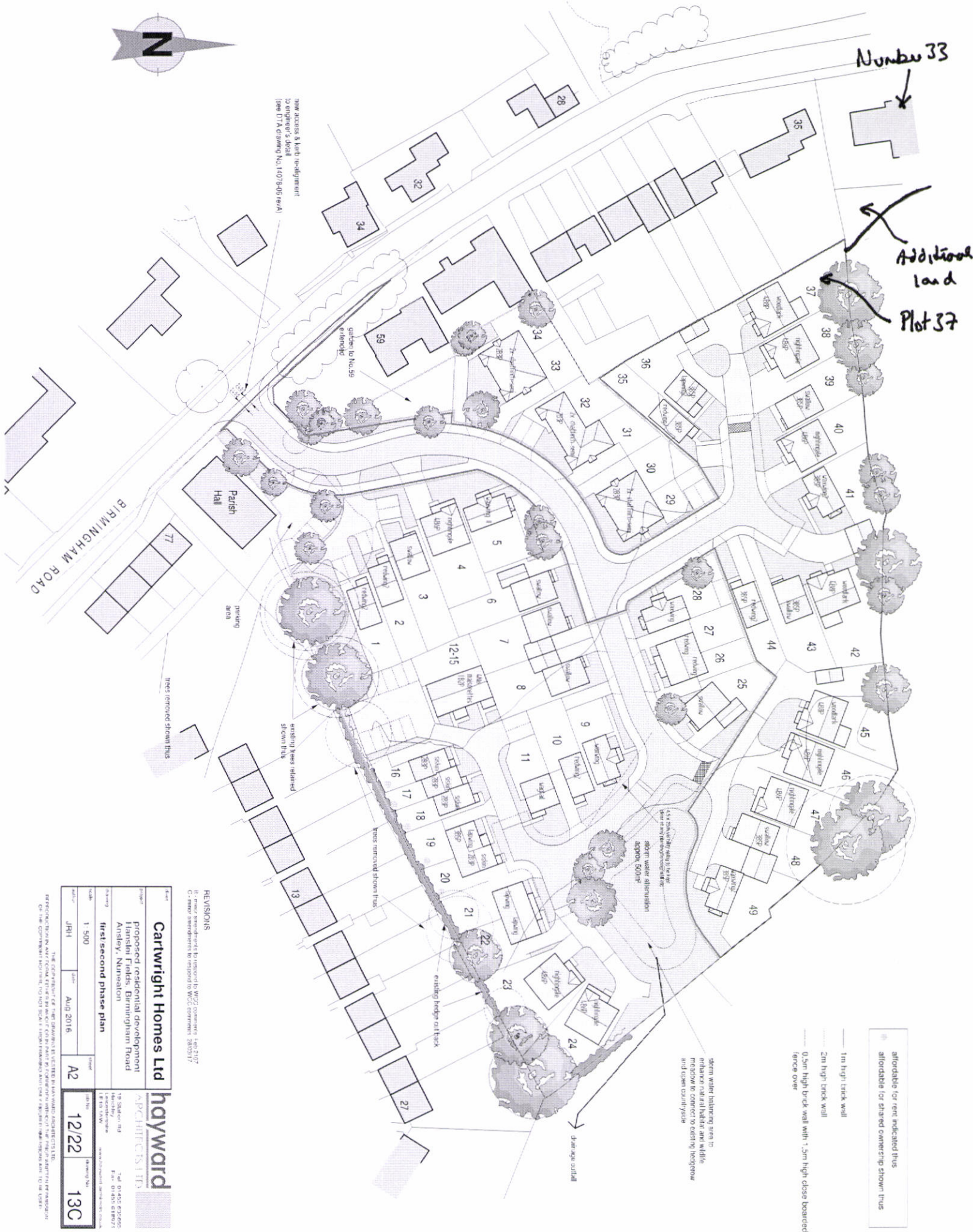
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REVISIONS

- B - minor amendments to respond to WCC comments - see 2107
- C - minor amendments to respond to WCC comments - 28/02/17

<b>Cartwright Homes Ltd</b> proposed residential development 1 Hansini Fields, Birmingham Road Anisley, Nuneaton		<b>hayward</b> ARCHITECTS LTD 17 St Johns Street Nuneaton, CV11 3JW Tel: 01455 692466 Fax: 01455 698771 www.hayward-architects.co.uk	
Project No:	1-500	Date:	Aug 2016
Revision:	1st second phase plan	Issue:	A2
Author:	JRH	Check:	
Date:	12/22	Issue:	13C

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