

Application No:	Consultees Name:	Received:	Comment:	Response:
2020/4266/P	Caleb Pratt & Helen Steer	22/10/2020 22:57:40	OBJ	<p>The proposal does not accord with policy A1 Managing the impact of development. By virtue of the design it would create negative impacts on the amenity of the neighbouring property, 85A Iverson Road, by creating an overbearing element for existing, and future, occupiers that would block light available to windows on the neighbouring property which serve the kitchen, bathroom and two bedrooms. The existing boundary consists of a 2 metre high wall which has been designed to ensure both privacy and light is achievable. The proposal would be in direct conflict with subsection (e) of policy A1 in that it would significantly harm the outlook of those windows located on the western aspect of this property, creating exceptional levels of overshadowing, a further consideration required by subsection (f).</p> <p>Detailed on the proposal is the location of the cooker and it is reasonable to suggest that it will require an extraction fan. Given the proposed location of the kitchen and its close proximity to the bedrooms of the neighbouring properties it is reasonable to conclude that without the submission of details it would create a negative impacts on the amenity of the neighbouring property by virtue of noise and smell which would be contrary to subsections (j) and (k) of policy A1.</p> <p>Additionally, this is arguably not a valid planning application and withdrawal of the current application and resubmission is required due to the following items that are missing from the plans, which are necessary to enable the Local Authority to make an informed and legally compliant decision on the proposals.</p> <p>The Daylight and Sunlight Assessment is required where the plans could potentially negatively impact the existing levels of daylight or sunlight on neighbouring properties. This includes gardens and amenity spaces. The Daylight and Sunlight Assessment is entirely missing from the planning application documentation.</p> <p>The Location Plan is required to show the direction north. The north mark</p>
