
From: Amotherby Parish Council [<mailto:anotherbypc.clerk@outlook.com>]

Sent: 13 May 2016 12:13

To: Karen Hood

Subject: RE: 16/400/73A

Hi Karen,

The Parish Council comments relating to this application are below. Please pass these comments onto the planning committee for discussion at the planning meeting:-

It is difficult to comment properly on this application as the submitted plans do not reflect what has been built on site. If this application seeks to regularise the as built situation it fails. Several windows are shown in the wrong place, others are omitted. The velux's on the rear roof slope are not in the as built position and the lantern feature on the rear lounge wing appears taller than shown on the plans. In addition the front boundary has been completed by the erection of a wall and not a fence as specified on the submitted plans.

However the Parish Council would offer the following comments.

The Parish Council OBJECT to the application on the following grounds :-

- 1. There is a risk of overlooking from the upper floor window on the side (south) elevation. Whilst the window is specified on the submitted plan to be obscure glazed with restricted opening this may not meet Building Regulations as there will need to be a means of escape from what is now a bedroom. The internal layout has changed from that originally approved and what was originally shown as a landing is now a bedroom.**
- 2. If the materials are to remain as built it is considered that the shiplap boarding that has been used on the gable ends of the property is not reflective of any such materials used on dwellings in the village. As such an alien form of development is being introduced into the village to the detriment of its character. If the materials are to be as the submitted plans and render is used the Parish Council would have no objection.**
- 3. Similarly if the front boundary treatment is to be as the submitted plans the Parish Council would have no objection. However, the wall that has been constructed appears to encroach onto the highway and reduce the amount of space available for the verge and a reasonable footway. In addition, a fire hydrant sign that was on the front boundary of the original site has been removed. It is not known if the hydrant has been built over.**
- 4. The submitted plans indicate that "soil drainage to be to existing sewer in the roadway". As far as can be ascertained there is no evidence of any excavations to connect into the main sewer. Residents are most concerned regarding how the foul drainage has or is to be dealt with.**

Regards

Sammie Brambles
Parish Clerk
Amotherby Parish Council