

PLANNING COMMITTEE – 28 JANUARY, 2004

Report of the Chief Planning Officer

MISCELLANEOUS ITEM

43/2002/159 ERECTION OF NEW DWELLING ON LAND TO THE REAR OF 2 HIGHLAND PLACE, HIGH STREET, WELLINGTON

Permission was granted on 16 January, 2003 for a new dwelling. An amended plan has been received, reducing the height of a wall from 1800 mm to 1630 mm, and replacing one obscure first floor window and inserting two new windows on the north-west elevation. The windows on this elevation will serve a bathroom, landing, and bedroom. The bathroom and landing windows are proposed to be obscure glazing.

TOWN COUNCIL in favour of amendments providing the windows do not cause any undue overlooking or loss of privacy.

THREE LETTERS OF OBJECTION (only one letter referring to the new windows) raising the following:- wall is an old feature, should not be reduced, partially blocks unsightly view of new building; object to being overlooked by three windows; objection to height reduction of Eucalyptus tree; request that a boundary fence be replaced with a wall.

The wall in question is only being reduced by a further 170 mm and there is no objection from the Conservation Officer. The Local Authority's Landscape Technician has visited the site and has no control over the reduction in the height of the tree. The boundary fence in question does not require any planning consent. The existing height of the fence is 1.8 m and the agent has agreed to increase the height to 2 m, to reduce the impact of the development.

The north-west elevation is proposed to have three new windows at the first floor level. The dwelling is approximately 8.3 m to the boundary of the neighbouring properties, and 20 m to the neighbouring dwelling. The new dwelling is set down 780 mm from the ground level of the neighbouring properties to the rear.

Given that two of these windows are to be of obscure glazing, the distance from the dwelling to the nearest neighbouring property and the difference in ground levels, it is considered that any overlooking or loss of privacy would be kept to a minimal and helped by the increase in height of the boundary fence. The amendments are considered acceptable.

RECOMMENDATION

The amended plans be APPROVED under the minor amendment procedure subject to the boundary fence being increased to 2 m in height.

In preparing this report the Planning Officer has considered fully the implications and requirements of the Human Rights Act 1998.

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