Burnett, James

From: Planning Comments (SMDC)
Subject: FW: Endon with Stanley PC planning applications Feb 2018

From: Dennis Boulton [mailto:clerkatendon9@gmail.com]
Sent: Tuesday, February 20, 2018 11:52 AM
To: Planning (SMDC)
Subject: Endon with Stanley PC planning applications Feb 2018

Re SMD/2018/0082 Hillswood Lodge.

Whilst the revised application addresses many of our earlier concerns we are still very concerned about two aspects of the scheme and would be grateful if you could address these points before reaching a decision. These can be summarised as follows;

1) We are concerned about the treatment of the East boundary as it does not show the correct relationship with the adjoining gardens of Hillside Avenue. No floor or ground levels are indicated nor any treatment to the boundary in the way of hedges or retaining structures. To the right of the extension running along the boundary is a pathway which would appear to act as a means of escape to the lower level. This is only 1250mm wide and if it is to include boundary treatment and possibly a retaining wall the walkway will not work satisfactorily. Likewise if a retaining wall is required to the boundary this again will make the building very visually obtrusive.

2) Drawing No 06 is misleading and completely incorrect as it shows the whole of the East elevation screened by trees. From the Tree Surgeons report T4 is to be felled leaving trees T1, T2 and T3 to screen the extension. Due to the foreshortening affect of the drawing caused by the elevation being at right angles to the existing rear elevation of Hillswood Lodge, in reality trees 1 to 3 should be drawn to the far left hand side of the foreshortened side elevation leaving the vast majority of the elevation exposed to the adjoining dwellings and not screened as the drawing incorrectly implies.

3) Following the meeting the P.C. had a brief meeting with Mr Smith, the Client and local residents and came up with a scheme with which both parties may be happy about in principal as it had the following advantages;

A) It maintains the present level of accommodation but relocates the building approx. 3.0 metres from the boundary.

B) It eliminates the very awkward visual junction between the new extension and existing building and without the introduction

of windows the long flank wall facing the boundary is broken down to reduce the scale once an amended scheme is produced.

The Parish Council would welcome the opportunity to discuss the new scheme with the Planning Officer involved prior to a decision being made.

Ref SMD/23018/0024. The Curlew, Post Lane, Endon
Proposed side extension and alterations.
No objections
Ref SMD/2018/0085. Whitehaven, Clay Lake, Endon
Proposed 1st Floor pitch roof extension
No objections
Ref SMD/2017/0802 Willow Veterinary Clinic, Endon
Proposed extension to the side of the property
No objections

Yours Faithfully

Dennis Boulton, Clerk, Endon with Stanley Parish Council