

Addendum

LA01/2017/0565/F

Full Planning

Update

A revised house type was submitted 19th January 2018.

The revised house type frontage has been reduced to 13.2m, the gable depth is 8.2m and the ridge height is 8.4m from the existing ground level. As set out in the Planning Committee report paragraph 8.7 the scale of the dwelling is substantially larger than the existing dwelling.

The revised house type has removed some of the elements discussed in the Planning Committee Report set out in paragraph 8.11. Addressing each in order as set out in paragraph 8.11:

- The 1 ½ storey projecting turret with pitched roof has remained on the front elevation.
- The single storey protection has been replaced by a small side extension with a lean-to roof.
- Two storey front projection has been removed and replaced with a large dormer with a double window.
- Eaves levels are now consistent with the exception of the projecting turret.
- The mid roof dormer has been removed and the proposed two dormers are positioned on the eaves. One dormer is still larger than the other.
- The glazing has been reduced to the front elevation. However, it is still of varying size and shape.
- The external chimney has been removed and is positioned on the ridge.

The design of the dwelling has been simplified to some extent. However, the remaining features such as the turret, the irregular fenestration and

mixed dormers and the overall height and scale of the proposed dwelling is suburban in style and out of keeping with the rural area.

Recommendation

That the Committee notes the content of this addendum and agrees with the recommendation to refuse as set out in paragraph 9.1 of the Planning Committee Report.