

MEMORANDUM

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|------------------------------|---|-------------------------------|-------------------|
| From: | (Name) (Job title) | To (Case Officer): | Stefan Fludger |
| Service | WBC Charvil Parish | App No: | 180716 |
| Address: | Land Adjoining 111 Old Bath Road | | |
| Proposal: | Full application for the proposed erection of a 3 bed detached dwelling following demolition of existing garage.. | | |
| Site Visit Made?: | Yes | | |

Summary Of Recommendations

- Recommend approval but with condition(s) & reason(s) **stated below**;
Recommend approval with no conditions
x Recommend refusal for the reason(s) **stated below**;
Negotiate the amendments **stated below**; or
 Request further information before determination as **stated below**.
 No comment.

Charvil Parish Council would like to object to this application as follows:

1. According to the MDD DPD and Borough Design Guide, any new development on gardens needs to make a positive contribution to the built area as stated in the MDD TB06. Council feels that this proposal fails to add anything positive because it will appear cramped between one house built to add a spacious feel to the street scene, and two historic cottages set in a verdant environment. While it is an improvement on the previous design put forward in 2016, Council feels this development would still have a negative impact on the area.
2. Given that permission has been given to build on the garden the other side of 111, Old Bath Road, to allow more another dwelling on the site of the garage would clearly be over-development. This is made worse by the loss of all front garden space to parking, which will not be compensated for by new hedge planting contrary to CC03.
3. Council feel that the plan is completely out of character with the development heading east on the Old Bath Road, where the majority of homes have attractive front gardens, or at least some green areas as one would expect in a village. This development will create an urban feel to this area which is clearly of character when seen in the context of the rest of this part of the village contrary to CC02.
4. Council is concerned by the amount of misinformation included in the application form. The garage was demolished soon after the recent sale of the site, and all natural features have been removed from the site. There is also a question mark over the parking spaces. There are two spaces allocated to this dwelling in the plan, not four as stated in the application. Lastly, this will be increasing the numbers of dwellings by one, which is also not stated in the application.

Thank you
Miranda Parker, Clerk, Charvil Parish Council
24th April 2018

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