



Planning Committee

13th February 2020

Updates

Item 6

Pages 7-23 – Application Ref: P1548.19. Address: 14 Haynes Road RM11 2HT

Corrections

Paragraph 6.4.3, Page 16

Paragraph 6.4.3, of the report states that “..... to the east lies the garden of 20 Haynes Road whilst the rear gardens of 14, 16 and 18 Haynes Road form the south side of the application side.”

This is incorrect and should state:

“..... to the south lies the garden of 22 Haynes Road whilst the rear gardens of 16, 18 and 20 Haynes Road form the east side of the application site.”

Paragraph 6.4.11, Page 17-18

Heading to para 6.4.11, states Impact upon 14 to 16

This is incorrect and it should state,

“Impact upon 16-18,”

Para 6.4.11 should state, “...all the upper floors of the existing houses at 16 to 18..” not 14 to 16

Paragraph 6.4.13, Page 18

Heading to para 6.4.13, states Impact upon 18 Haynes Road

This is incorrect and should state,

“Impact upon 20”

Para 6.4.13 should read as follows;

“The back to back distance between the application buildings and number 20 Haynes Road would be 23m which is an acceptable separation distance. However, number 20 Haynes Road benefits from a deeper garden in comparison with the buildings at numbers 16-18. Thus the proposal would not provide the normally recommended distance of 9m. In this case the first floor window of the last house has been angled away from the rear garden of number 20 to safeguard the privacy. This approach would ensure that the proposal would not create undue over-looking onto the privacy of the adjoining dwellings.”

Paragraph 6.4.14, Page 18

Heading to para 6.4.14 states, Impact upon 20 Haynes Road

This is incorrect and should state,

“Impact upon 22 Haynes Road”

Para 6.4.14 should state:

“The scheme has ensured that there would be no first floor window on the flank wall. The main bedroom window to the first floor is angled away from the rear garden of number 22. Therefore, the impact upon this neighbour in terms of loss of privacy is acceptable.”