

PLANNING & LICENSING COMMITTEE

4 JUNE 2019

ADDENDUM REPORT

Report no.	Item no.	Application no.	Applicant	Parish
83/2019	2	2019/0320/FUL	Ms A MacCartney	Barrow

2019/0320/FUL

Neighbour Responses

A letter of objection has been received from the occupier of No 9 Main Street. The concerns expressed relate to landownership adjacent to and in front of the application property, space in which to accommodate the proposed 3 parking spaces adjacent to No 8, about highway safety on the revised Main Street access:

- Three 2.4m wide bays are shown on a drawing received 01 May 2019. I object to this arrangement on the grounds that the applicant does not own the ground relating to that particular proposal – I understand this is common Land
- In order to accommodate the all three spaces established trees will need to be removed. To create a large open parking lot directly flanking the highway is detrimental to the character of this small land leading to Barrow village.

Additional Information from RCC Highway

Further to receipt of the letter of objection RCC Highways were re-consulted. It has been confirmed that the land extending up to the front elevation of both No 8 and No 9 Main Street is in Highways ownership. In relation to the current proposal, RCC Highways have stated I am happy for the bay windows to remain as they currently are or to be altered to lie flush with the building. Highways however will not approve the bay windows extending down to the ground onto highways land

Additional Information from Applicant

In response, the applicant's agent has submitted revised drawings:

The land adjacent to No 8 Main Street currently used for parking and the location of a garden shed is still claimed to be in the ownership of the applicant.

The proposed bay window has been amended and will not extend downwards to create any addition floor area. In essence the bay window would be similar to the existing two bay windows. Although the bay window would be larger than the existing it would now comply with the advice of RCC Highways.

It has been maintained by the applicant's agent that it would not be necessary to remove any trees in order to accommodate the proposed 3 car parking spaces.

The revised drawing also show changes to the existing layout of the dwelling, insofar as the existing 'kitchen' and 'snug' walls would be removed and together with the proposed single storey rear extension create one living area, annotated on the revised drawing received 3 June 2019 as 'Proposed Family Room'

As a result of the proposed changes to the internal layout of the dwelling, the number of rooms within the dwelling are reduced.

As members will be aware residential parking standards are set by the number of rooms in a dwelling. The definition of rooms, as stated in Appendix 2 of the Site Allocations and Policies Development Plan Document Adopted October 2014 is taken from the 2001 census definition: "*The count of the number of rooms in a household's accommodation does not include bathrooms, toilets, halls or landings, or rooms that can be used for storage. All other rooms, for example kitchens, living rooms, bedrooms, utility rooms are counted*"

The plans that formed the basis of the original committed report showed 3 bedrooms on the first floor and 5 rooms on the ground floor (sitting room, snug, dining area, kitchen and utility). Thus totalling 8 rooms in total and requiring 3 car parking spaces to comply the adopted parking standards.

The revised drawings received on the 3 June shows 3 bedrooms on the first floor and a utility room, family room and sitting room. Thus totalling 6 rooms in total requiring 2 car parking spaces to comply the adopted parking standards.

The revised parking layout plan showing the provision of 2 spaces would comply with the Councils Adopted Standards.