

Meeting Reference: SP/070720/70

Planning Application 19/02150/FUL - Black Bull, Bowsden.

Objection from Bowsden Parish Council.

Size of site

- Too small at 1054 sq. mtrs. (applicant's figure) for 2 houses.
- Permission for 2 houses refused twice in past on larger (1335) "Berrywell" site, adjacent to the south. See N/99/B/0306 and N/99/B/0808.
- Refusals on grounds of over development, proximity to neighboring properties and limited amenity space.
- Past refusal reasons still valid today as all surrounding 1 house sites have plot sizes ranging from 1070 to 1335 sq. mtrs.
- Proposed development not in accordance with its surroundings by scale, density, massing and lay out.

Impact on Amenity

- Planning Officer's report concedes adverse impact on residents' general amenity (page 8, point 8.20)
- Privacy issue for "Norwood" property (bungalow) only dealt with by approximate measurement.
- Privacy issue for "Berrywell" incorrectly stated at page 8, point 8.23. No mention in the report of the 3 ground floor windows on north flank wall and potential overlooking by up to 3 upper windows from development.
- Separation distance of up to 22m. not adhered to, to protect against overlooking and loss of amenity.

Rear facing the main road.

- Over 40 plus houses front face the main road and characterize the village. Planners acknowledge this at page 10, point 8.33 of their report, accepting that it "at odds with the overall character of the settlement".
- Why have planners accepted "design cues" for the orientation of the development from an existing building that is to be demolished and not form part of the development?
- The reference to a "design cue" from "Berrywell" is erroneous as this property does not abut the main road but lies well behind it.
- Why are "design cues" not being taken from 40 plus properties that front face the main road and determine the character and layout of the settlement?

Demolition

- The council's Buildings Conservation officer accepts that this 200-year-old building has heritage significance.
- Heritage buildings can have alternative uses from their original purpose to offer renovation and preservation prospects. Sections 193-197 of the NPPF are relevant here.
- There is local interest in the building that has been made known to the applicant.

Recycling bins site

- Resiting required.

Mike Simpson

Clerk to Bowsden Parish Council.

370 words