

PLANNING AND DEVELOPMENT MANAGEMENT COMMITTEE – 22nd October 20

ADDENDUM TO THE AGENDA:

ADDITIONAL INFORMATION REPORT (INCLUDING SPEAKERS)

1.0 INTRODUCTION

1.1 This report summarises information received since the Agenda was compiled including, as appropriate, suggested amendments to recommendations in the light of that information. It also lists those people wishing to address the Committee.

1.2 Where the Council has received a request to address the Committee, the applications concerned will be considered first in the order indicated in the table below. The remaining applications will then be considered in the order shown on the original agenda unless indicated by the Chair.

2.0 ITEM 4 – APPLICATIONS FOR PERMISSION TO DEVELOP, ETC.

REVISED ORDER OF AGENDA (SPEAKERS)

Part 1 Applications for Planning Permission					
Application	Site Address/Location of Development	Ward	Page	Speakers	
				Against	For
<u>101192</u>	26 Grangethorpe Road, Urmston, M41 9HT	Urmston	122		
<u>101460</u>	1 Lichfield Road, Davyhulme M41 0RU	Davyhulme East	143		✓
<u>101467</u>	321 Moorside Road, Flixton M41 5PA	Flixton	154		✓ Cllr S. Procter

SPEAKER(S)

AGAINST:

FOR:

**Mark Seers
(Agent)**

REPRESENTATIONS

One further representation has been received from Councillor Dillon stating that the proposal would be in keeping with the pattern of development in the surrounding area and would retain the current level of spaciousness and that, in order to overcome the concerns regarding outlook, the design of the extension has been revised and substantially reduced in scale since the previous application.

RECOMMENDATION

There is a minor grammatical error in the recommended reason for refusal on the main Committee report. It is therefore recommended that the wording of the reason for refusal is amended to the following: -

1. The proposed first floor side extension, by reason of its size, scale, height, massing and proximity to the common boundaries with both Nos. 137 and 139 Canterbury Road, would result in an unacceptable overbearing impact and undue visual intrusion when viewed from the rear windows and rear gardens of these properties. The proposal would therefore have a detrimental impact on the amenity that the occupiers of these dwellings could reasonably expect to enjoy. As such, the proposal would be contrary to Policy L7 of the Trafford Core Strategy, relevant paragraphs of the NPPF and the Council's Supplementary Planning Document SPD4: A Guide for Designing House Extensions & Alterations.

SPEAKER(S)

AGAINST:

FOR:

**Peter Rowe
(Applicant)
Cllr. S. Procter**

RICHARD ROE, CORPORATE DIRECTOR, PLACE

FOR FURTHER INFORMATION PLEASE CONTACT:

Rebecca Coley, Head of Planning and Development, 1st Floor, Trafford Town Hall, Talbot Road, Stretford, M32 0TH. Telephone 0161 912 3149