

**CIRCULATED
BEFORE THE
MEETING**



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
15 JANUARY 2018**

MEMBERS' UPDATE

AGENDA ITEM NO. 8

Application Number	FUL/MAL/17/01289
Location	33 Princes Avenue Mayland Essex CM3 6BA
Proposal	Erection of 2No. 3 bedroom dwelling to replace existing dwelling
Applicant	Royal Day Investments
Agent	Mr Gary Taylor – Ken Judge & Associates Ltd
Target Decision Date	19.01.2018
Case Officer	Devan Lawson
Parish	MAYLAND
Reason for Referral to the Committee / Council	Member Call In.

7.4 Representations received from Interest Parties (summarised)

7.4.1 A letter of representation has been received from Mr and Mrs King, 31 Princes Avenue, Mayland. The letter consists of objections to the planning application unless certain assurances are made.

Objection Comment	Officer Response
Loss of privacy due to the positioning of windows.	There are no proposed windows within the side elevations at first floor level. Furthermore, the first floor windows are situated beyond the rear elevation of No.31 so views into the neighbouring property from these windows will not be available. The ground floor windows on the side elevations will be screened by boundary treatments which will be established under condition 4. Please also see section 5.3 of the report.
A concern over the size of boundary	It is not considered there will be a loss

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<p>treatments to prevent loss of privacy. Seek assurance that a 6 foot fence will be installed.</p>	<p>of privacy to the neighbouring properties as detailed in section 5.3 of the report. Furthermore, boundary treatments will be taken into consideration under condition 4.</p>
<p>Loss of garden privacy</p>	<p>The first floor windows will have some views available into the neighbouring gardens. However, given the setback position of the dwellings and the lack of any side windows at first floor level it is not considered that there will be a harmful increase in overlooking.</p>
<p>Loss of privacy due to removal of the tree at the side of the site. The tree should only be cut back.</p>	<p>The proposal does not include the removal of any protected trees or hedges. However, as discussed in section 5.3 it is not considered that there will be any substantial loss of privacy to neighbouring occupiers. Furthermore, condition 4 will take account of boundary treatments and any resulting loss of privacy.</p>
<p>Rear fence is on the neighbouring land due to previous neighbouring refusing to replace it. Removal of overgrowth on the new property will destroy the fence and it will need replacing back on the boundary line.</p>	<p>Boundary treatments will be taken into account under condition 4. The replacement of fencing however, is a civil matter that cannot be dealt with via the planning system.</p>