

Planning Report – January – March 2018

The Society has been consulted on four applications since the previous report. We concluded that none of them raised significant issues for the character of the Conservation Area and **no comments** were submitted. In summary they were:

APP/17/01603 and ADV/18/00019: 5-9 Rose Mount (The Courtyard)

Both applications relate to the proposed building works to expand the existing bar/restaurant (7-9 Rose Mount) into the neighbouring premises at 5 Rose Mount (former Halligans). APP/17/01603 proposes the erection of a single storey ground floor extension to the rear no. 5 Rose Mount, a first floor extension to the rear of 7-9 Rose Mount and a new external staircase to improve rear access to the existing second floor residential apartment at 5 Rose Mount, together with interior alterations. As most of the exterior works are to the rear, facing onto the service yard accessed from Prices Lane, the proposed development will hardly be visible from the public highway and will not harm the character of the Conservation Area.

ADV/18/00019 contains proposals for additional signage on the front elevations of the expanded Courtyard premises, carrying the current house-style to their new premises at 5 Rose Mount. Our conclusion is that care has been taken with the design of the signage which would not be detrimental to the character of the Conservation Area.

APP/18/00114 – 3 Kylemore Road

Part demolish existing lower ground floor extension and replace with single storey conservatory to rear. Reface existing low level parapet walls and make alterations to garden retaining walls. This is minor development which would hardly be visible from the public highway.

APP/18/00122 – West Ridge Lodge, Ingestre Road

Proposed new garage and associated minor alterations. This is minor development which would not be visible from the public highway.

Update: APP/17/01457 - 17 Rose Mount: Change of use to restaurant with ancillary bar

Our response to this application was included in the previous report. In summary, we felt that there was no reason for the Council to over-turn the previous refusal on the grounds of harm to residential amenity. However, the application has now been approved. There are conditions relating to control of noise from the use of audio equipment and hours of opening: 11:00 - 23:30 Monday to Saturday, and 11:00 - 22:30 on Sundays.