

## Planning Report November 2019

There have been no new planning application consultations since the last report.

However, there is an update on the following application.

**APP/19/01069 - Land to the rear of 38-40 Arno Road:** Erection of a bungalow with vehicle access from Arno Road.

The rlast eport to the last Committee meeting noted that: "... we have already commented that the Heritage Statement is not fit for purpose and that the application should not be considered until further information has been provided."

The case officer did not reply to our concern about the inadequate Heritage Statement.

It was agreed that in the absence of further information to address our concerns the Society should **object** to the application on the following main grounds:

- The Character Appraisal notes that: "Bungalows are almost always incongruous features within Oxtun, due to their single storey form, horizontal emphasis and, in most cases, contrasting materials and detail". This is particularly pertinent within Zone B as defined in the Character Appraisal. The visibility of the proposed bungalow, and the means of mitigating its potential adverse visual impact, is therefore a critical consideration.... If the development is permitted in accordance with the plans the view of the bungalow from Arno Road would be screened by the existing hedges, which the applicant proposes to protect with a 20-year covenant. The Society questions whether this protection is adequate in terms of its duration or its reliability as an enforcement mechanism, given that hedges are not covered by the Conservation Area protection given to trees.
- Creating the new vehicular access from Arno Road would require the demolition of a length of sandstone wall and, given the gradient and proposed method of construction, would also necessitate the construction of new retaining walls. This would be likely to have a negative effect on the character of Arno Road. Apart from the visual impact the Tree Group expressed serious concern about the risk of damage to the root system of the protected boundary trees adjacent to the new access.

No decision has yet been made on the application, and in view of the fact that there were 17 neighbour objections it is possible that it will be referred to Planning Committee.