

Planning Report January 2021

We have been consulted on two new applications since the previous report:

APP/20/01575 - 1 Alton Road: Re-roofing and exterior alterations to bungalow

The proposals include replacing the existing red roof tiles with reproduction slate and the demolition of part of the existing garage and conservatory extension.

Comment: The bungalow is situated at the junction of Alton Road and Village Road. It is identified, and pictured, in the Character Appraisal as an illustration of a recent building in a prominent location which detracts from the character of the Conservation Area. These proposals, particularly the replacement of the visually prominent red clay roof tiles with good quality slate reproduction tiles, would mitigate some of the negative features identified in the Character Appraisal, and for this reason the application was **supported**.

APP/20/01806 – 53 Christchurch Road (former Rowlands pharmacy): Retrospective application for an external ventilation flue in relation to the proposed change of use to restaurant / hot food takeaway.

There was an update in the report to last meeting on development proposals for this property. The main concern was the continuing internal conversion work which suggested the possible intended use as a hot food takeaway and the external work to erect a ventilation flue without planning permission. This retrospective application addresses the latter point.

The Society has commented that while there is no objection to the flue the main concern remains the intended future use, as the internal layout drawings accompanying the application are identical to those submitted with an earlier application (subsequently withdrawn) for a hot food takeaway. We remain in correspondence with the enforcement officer on this. His advice is that the work in progress is not in breach of planning controls, and that a recent temporary change to the Permitted Development regulations means that it would be lawful for the business to open and operate solely as a hot food takeaway **providing** that when the temporary regulations expire on 31st March 2021 the business reverts to a predominantly restaurant (i.e. dining in) use, with the takeaway element as subsidiary. Based on his discussions with the applicant the enforcement officer understands that this is the intention and that it would be feasible to adjust the ground floor layout to accommodate this. The enforcement team will keep a watching brief on how the business operates post 31st March – subject of course to a possible extension of the temporary regulations in the light of the ongoing coronavirus restrictions.

UPDATE - 3 Talbot Road: Subdivision of front garden area and construction of a new house.

This significant application, and the Society's reservations on aspects of the design of the development, was reported at length to the last committee. The development

was **approved**, subject to standard conditions on the approval of the details of materials and landscaping.

ENFORCEMENT COMPLAINT

The Society has submitted an online enforcement complaint in respect of the demolition of a length of boundary sandstone wall at 14 Hughes Lane. Any demolition of walls in the Conservation Area fronting the public highway requires planning permission.