

18/ 01466 Full Comments made by the Applicant

The Pond/flooding and drainage

- Councillors raised that the pond has been removed.
- When Mr Marsden purchased the land (4 years ago) the pond was dried up (caused by the Willow) and was nothing more than a small dip in the ground, the site was overgrown and just getting to the dip (old pond) was virtually impossible.
- In any case, Mr Marsden was within his rights as the land owner to remove the pond. He accepts that the Parish Council are concerned regarding the drainage of the site, and we are willing to look at additional drainage as part of the scheme.
- Please note that a soakaway is proposed on the plans to deal with all on site surface water, we can look into enhancing this if required.

Subterranean living

- Some Councillors were adverse to the idea of the basement element.
- The objection to part of the property being underground is wholly unfair, it is common for houses have basement elements and it adds an interesting and exciting architectural addition to the property.
- It should be noted that a living room and bedroom would be above ground floor providing areas for the future residents to enjoy views out of the property. Natural daylight is provided to the subterranean parts through large roof lights.

Tree Roots

- We take on board the Parish Council comments regarding the value of the existing trees.
- We have worked closely with the RBWM Tree Officer and our Tree Consultant, thus the surrounding trees will 100% not be harmed by this scheme.

Highway Access

- The Council has received a highways response, raising no objection.
- The Parish Council rightly raised the issue of emergency vehicles, and it was agreed that an ambulance can access the site, as the neighbour has an oil tanker delivery through the access track.

Backland Development

- We note the Parish Council comments that the site is outside of the proposed settlement boundary (the boundary actually goes out of its way to go around the application site).
- This site is within the Conservation Area boundary, which sets the older village boundary as seen on the ground.
- The site is surrounded on all four sides by residential and commercial land.
- It is our view that the proposal would not result in a precedent for further development away from the ribbon development of the village, and is a unique opportunity only possible as it is replacing an existing building.

Green Belt considerations

- The site has already been accepted as a brownfield site within the Green Belt and therefore the principle consideration is the openness.
- We were in agreement it would not affect the openness as the proposed building is not materially larger than the existing building.
- The proposed development would not result in any loss of openness due to the lack of long views of the site. This is achieved in part through a subterranean element.

CIL

- The proposal would provide a CIL payment to the Council of £20,256, £3038.40 of which would be eligible to go directly to the Parish Council.

Conclusion

The site is already developed and will need to have a future use. This will either be the use of the existing poor quality pre-fabricated garage for a small business or storage facility or residential uses. My Client's proposal is small sympathetic dwelling, which we believe is in the best interest of the village, and designed appropriately to overcome any planning policy concerns.