

Appendix B

(Thank you Chairman)

We have been looking for our new family home for nearly four years now, and as we have been unable to find a property that meets our needs we are excited by the opportunity to build our own home in Standlake.

We have now sold our house, and are renting a property on the High Street in Standlake, which will enable us to get a feel for the community, and to oversee the build as it progresses.

As we have two small children, we would like to be able to get them and their bags to and from the car without walking in the rain or snow, especially after a long day at preschool.

The master bedroom has been designed to go above the garage, so to have this detached would mean reconfiguring the upstairs and potentially losing a bedroom. As we have family in Ireland it is important to us to have room within the house where they can comfortably stay when they visit.

I hope you will agree that this is not an unreasonable request, but something that would make our lives much easier.

We may also in due course wish to have a garden shed, and would hope to be able to do so without having to apply for further planning permission. I believe that with the current conditions in place we would be required to do so, and hope that you will agree that this seems unreasonable.

We were pleased to see that neither the public nor the Parish Council raised any objections to amending these conditions, and hope that you will be in support of this application.

In addition to my personal request above please can you also consider the notes below from the planning consultant who has helped me with this application.

He does not feel that officers have had regard to the relevant planning legislation in their assessment. He also tells me that the Council has already been tested on this issue on 131 Abingdon Road, which is a house to the rear of the plot I am purchasing. Again, the Council removed permitted development rights but the appeal inspector found the approach to be flawed (the appeal decision was attached to the emails that were distributed to the Committee Members prior to this meeting).

He states that the national planning practice guidance, which Local Planning Authorities are expected to apply in making planning decisions in relation to removing permitted development rights on new build houses, states the following:

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Area-wide or blanket removal of freedoms to carry out small scale domestic and non-domestic alterations that would otherwise not require an application for planning permission are unlikely to meet the tests of reasonableness and necessity.

I am told that under permitted development there are no rights to construct outbuildings or extensions forward of the front of the house. Secondly, an extension to the sides is not possible to achieve without a planning application. What remains therefore is extensions to the rear of the dwelling however, as views of the rear are not possible from any public vantage point. He finds it very difficult to understand the officer's reasoning.

The views possible from the road are minimal and would be unaffected by returning these rights to me.

Your officers also mention the need to protect residential amenities. But again, permitted development is designed with this in mind: you cannot add windows in side elevations beyond ground level, and extensions, where close to a boundary, have to be greatly restricted in height and form.

I would like to thank the Chairman and Committee Members for giving me the opportunity to present my case, and hope you will support my application to return the permitted development rights and to attach the garage to the side of the house.