

DELEGATED

**AGENDA NO
PLANNING COMMITTEE**

DATE 18 July 2007

**REPORT OF CORPORATE DIRECTOR OF
DEVELOPMENT AND NEIGHBOURHOOD
SERVICES**

07/1356/ARC

**Application under Section 73 to vary Condition 2 (Approved Documents) and Condition 12 (Levels) with regard to Plot 419 of planning approval 06/2100/REM for Residential Development of 35 no. dwellinghouses
Portus Bar, Ingleby Barwick,**

Expiry Date 15 August 2007

UPDATE REPORT

An additional letter of objection has been received from the occupier of 20 Brougham Close. Objection is based on the following;

- The close proximity of the property
- The objector bought his property on the understanding that it was to be open to the rear and this property is too close
- This has led to a devaluation of my property due to the above,
- Loss of light to 2 habitable rooms due to the property and the suggested fence height
- Loss of privacy
- Loss of amenity
- The size of the property has an overbearing impact and is intrusive and changes the character
- This property was built without discharging planning conditions, Charles Church have continued to market the property for sale and by putting a higher fence around it does not make it acceptable

MATERIAL PLANNING CONSIDERATIONS

It is considered that an element of the objection relates to issues which are not material planning considerations, however, it is considered that those elements of the objection which are material planning considerations have been adequately considered within the main report.

CONCLUSION

That the application be determined in accordance with the main report.