

HRA objects to Planning Application 20/00595/FUL

Amendments to planning permissions 18/00765/FUL and 19/01533/FUL for the erection of a two storey garage with workshop: including solar panels on the roof, erection of covered link between the main house and the garage workshop and a change of shape of rear window.

Highfield Residents' Association objects to this application for further Amendments to Planning Permissions 18/00765/FUL and 19/01533/FUL. It is a further extension of an already extended application process over many years from initial planning approval to re-build the garage in 2015. This is the applicant's 7th application regarding a replacement garage structure and subsequent amendments, which has included a Refused permission (17/01517/FUL - for multiple breaches of Approved application 15/01644/FUL) and two Enforcement Notices (19/00132/ENBOC and 19/00580/ENBOC - both for breach of conditions attached to Approved application 18/00765/FUL).

The new, further Planning Application 20/00595/FUL is considered to be seeking SCC planning approval by incremental aggregation and disregard of planning regulations. It appears to be a back-door method to circumnavigate, undermine and regularise a failure to comply with earlier SCC planning decisions.

The documentation provided in the application is minimal and the plan is inadequate and does not illustrate the structures that are planned. The hand drawn sketch is not to scale and the covered link is not shown. The solar panel construction is not shown. The window shape is not shown.

Solar Panels. The plans provided are inadequate and do not give dimensions for the 6 proposed new solar panels, but their dimension is significant and inappropriate. They will protrude too high above the existing roof structure, will be out of place and highly visible from the road. The house (No. 18) already has an array (8) of large solar panels on the main roof and the proposed new solar panels are excessive in design and as such are not suitable in a residential setting.

Construct a covered link between the main house and garage. There is no plan view of this structure. Its position between the house and the garage is not clearly shown or defined. The described dimensions of the link would be a very significant addition to the front elevation of the existing buildings (house and garage). If built, the link will create an appearance that the main house and garage are all one structure and could open the way for further/retrospective amendment to Planning Approvals to put doors on the walkway - effectively an extension of the main house and once completed, potential to make the garage first floor workshop into living accommodation.

Increase the size of one of the rear elevation windows from 0.5m wide to 1m wide. In a previous application, the appellant constructed the window too wide, contravening a Planning Condition. Subsequently, this wide window had to be part filled in to the permitted width under instructions of the Planning Enforcement Officer.

This latest Planning Application is clearly an action to undermine the expertise and authority of the Planning Authority (SCC) and planning rules over decisions that did not suit the appellant's desires. Highfield Residents' Association therefore calls on the Council to reject the application.

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