

UPDATE REPORT 23/08/2018

FOR DEVELOPMENT CONTROL COMMITTEE MEETING OF 28th AUGUST 2018

Item B4 - 2018/0330 (Hurst Platt / 25 Green Street, Rawtenstall)

Since publication of the Committee report, an additional letter of objection has been received from a local resident raising the following concerns:

- Not possible to accommodate two-way traffic and a footway on the road as currently proposed.
- Harm to privacy of neighbouring residents from the proposed road layout.
- Inadequate drainage.
- Retaining wall needs to be finished in random stone.

The concerns raised are noted by officers, however the Local Highway Authority has been consulted on the application and has no objection to the road layout as currently proposed (subject to conditions).

As explained fully in the Committee report, officers consider that on balance the proposed scheme offers benefits (in that the proposed timber fencing will prevent the spill of light from car headlamps into the adjacent property's windows, and that the benefits in this case outweigh the additional harm that would be caused to outlook / daylight resulting from the proposed fencing).

The retaining wall is proposed to be faced with stone to match that used in the construction of the houses on the wider site (and a condition is proposed to secure this).

As such, there is no change to the recommendation contained within the Committee report.

Mike Atherton
Planning Manager
23/08/2018

