

## Planning Advisory Group Comments, April 2021

**Application Reference:** 21/01404/FUL

**Address of Proposal:** 11 Upper Mount Pleasant, Freshford, Bath, Wiltshire, BA2 7GW

**Proposal:** Erection of first floor extension and dormer

**Type of Application:** Full Application

**Planning Constraints:** Agric Land Class 1,2,3a, Conservation Area, Housing Development Boundary, MOD Safeguarded Areas, Policy CP8 Green Belt, Policy CP9 Affordable Housing Zones, Policy NE1 Green Infrastructure Network, Policy NE2 AONB, Policy NE5 Ecological Networks, SSSI - Impact Risk Zones

### **Key Points**

- Two comments from neighbours regarding concerns over access for the building works.
- The extension appears inevitable as it is largely filling in between existing additions.

### **Comments**

- Some concern expressed regarding the impact of the dormer window on the aesthetic of building and a lack of sufficient justification for this addition. The balance of opinion was this wasn't sufficient for to recommend objection.
- A Construction Management Plan should be provided by the applicant to address concerns over access for the building works.

### **Recommendation**

- Comment only
- We are concerned about the impact the dormer window may have on the aesthetic of the building and the lack of sufficient justification for this addition to ensure it complies with our NP 3.3 Planning and Development Policy (c) Design.
- We request a Construction Management Plan is submitted by the applicant.