

PUBLICITY CONT'D:

R.E. Mattholie, 14 Sallows Shaw	)	The proposed dwellings are too large
Dr. R.D. Snook, 31 Sallows Shaw	)	and their proximity to adjoining
T.W. Gander, 61 Sallows Shaw	)	dwellings would result in a cramped
J. Dalton, 63 Sallows Shaw	)	layout, loss of light and the
E.M. Goss, 65 Sallows Shaw	)	destruction of the open character of
		the area. A bungalow development would

be more appropriate. The existing development is of a planned concept which would be spoilt by the proposed dwellings which are out of keeping with existing dwelling sizes and design. The roads in the area are narrow. The proposal will result in the loss of a mature hedge. To allow indiscriminate building is an act of selfish indifference to the feelings of present inhabitants of the area.

A petition containing 80 signatories has also been received, as follows:

"Those residents of the area signing the attached wish to express their dissatisfaction, and hopefully stop what is seen as a rapid erosion of the environment in the Sallows Shaw area, arising from the standard of building permission currently being granted.

In that the type of housing, materials and land areas are not seen as being in keeping with existing standards".

BPO'S OBSERVATIONS

Planning permission was granted in outline on 22.6.78 under reference GR/78/263 for the erection of three dwellings at 25, 27 and 29 Sallows Shaw.

Detailed plans were subsequently approved for the erection of 27 Sallows Shaw which has now been built.

Detailed plans were approved on 22.7.81 under ref. GR/81/529 for the erection of two dwellings with integral garages at 25 and 29 Sallows Shaw. These dwellings were not commenced and the applicant now seeks to renew these permissions.

The details of the dwellings remain identical to those previously approved and reflect the design of existing dwellings in the locality. They are two storey detached houses having a 'T'-shaped plan presenting a gable end to the road and incorporating an integral garage. The fenestration would be of a modern style, with brick and render lower elevation, tile hanging to the first floor and brown concrete roof tiles. A space 1 metre in width would be retained between each house and its boundaries.

The issues raised by adjoining owners were considered in 1978 and 1981 when the previous application and details were approved. The 1978 outline application was the subject of a Members' site inspection before permission was granted. Planning policies have not since changed in the area and I have no objection to the proposal.

RECOMMENDATION:

PERMISSION, subject to:

cont'd.....