

PLANNING SUB-COMMITTEE
Thursday 26th January 2017

- ADDENDUM TO AGENDA -

Item 6.1 – Addendum for 16/04590/FUL – 40 Northampton Road

1.1 Three additional representations (objections) have been received. The issues raised in summary are :

- 1.2 Validity of existing drawings (Officer Comment: At the time of my visit to the property works were ongoing within the building, however the property was not occupied for habitable purposes in connection with the proposed conversion of the dwelling to flats . The Existing Floorplan submitted by the applicant shows the dwelling as it was laid out prior to the commencement of those works. The proposed plans provide the proposed works being undertaken. However, any works that the applicant has undertaken to the dwelling without the prior benefit of a planning permission for the conversion of the building to flats, has been done so entirely at his own risk. On the occasions where works commence without the benefit of planning permission the applicant is not expected to provide updated 'existing plans' which show the works undertaken. In paragraph 4.3 of the Sub-Committee report there is an acknowledgement that 'Works to the house were ongoing at the time of the application submission' . It is not considered that the works ongoing on the site would prejudice the decision making process as they were clearly associated with the proposed conversion of the property to flats. The Council does not condone works commencing on proposed development without the benefit of planning permission. Nevertheless, where a planning application is validated the Council has a duty to process it, assess it and bring it to a conclusion).
- 1.3 Layout will lead to further sub-division of property (Officer Comment: The Council can only deal with the application proposal put forward and not supposition regarding the future use of the property).