

## **Brierfield Committee Update Report – 4<sup>th</sup> September 2018**

**18/0430/FUL – 9 Ainsdale Avenue, Reedley.**

**Full: Erection of replacement dwelling and associated car parking.**

Amended plans have not yet been submitted, showing a revised scheme to address design and residential amenity concerns.

Extant permission 13/15/0485P for two dwellings to the front (north west) of the site has not yet been implemented. This permission expires December 2018, so could still be implemented.

The erection of the two dwellings would conflict with this proposed replacement dwelling. The required privacy distances of 21 metres, stated within the Design Principles SPD, would not be met. In addition, the proposed location of the parking would conflict with the extant permission and an access would be required off both Larkhill Avenue and Ainsdale Avenue to satisfy both permissions, this would not be acceptable.

It has been confirmed by the applicant that they do not intend to implement the 2015 permission, however a unilateral undertaking would need to be agreed and signed prior to a decision being issued.

**The recommendation to delegate grant consent subject to acceptable amendments to the design being received still stands.**