

Planning Ref: 22/00336/F

Proposal: Single storey rear extension and canopy over front door – re-submission of 21/00565/F

Location: 1 Meadow Crest Cottages, Burdrop

Sibford Gower Parish Council **OBJECTS** to this application

While noting that this application has been significantly scaled down from the previously withdrawn 21/00565/F, there continues to be a number of concerns associated with this property, identified as a designated asset within the conservation area, namely:

Canopy over front door: The siting of the proposed canopy would cause run-off to fall onto the adjacent property's front door area.

Structural damage: Due to the age of this group of properties, it is likely that they do not benefit from robust foundations. The intrusive nature of any significant construction works, therefore, generate the very real possibility of structural damage to adjacent properties.

Party wall/Maintenance: The plans show varying detail in addressing potential party wall issues, and offer no provision to facilitate regular maintenance requirements for adjoining properties

Mains services: No evidence is provided to identify access and delivery of shared mains services, including fuel oil, within the constraints generated through the terraced nature of these cottages.

Highways: The plans fail to reflect the very constrained highways provision which is a dominant feature in this restricted and congested location – very narrow road, no separate public footpath, extremely limited off-street parking availability for residents, no rear access to the property, close proximity of doctor's surgery with associated additional on-street parking requirements.

Construction works: Given the previously identified highways constraints, any provision for the delivery and storage of materials, together with parking requirements associated with works related vehicles, would have an increased negative impact in an already hazardous location