

From: Wishart, Maxine
Sent: 07 May 2025 17:33:37 UTC+00:00
To: "paul@paulohare.com" <paul@paulohare.com>
Subject: 25/00157/FUL - 26 Derwent Avenue, Prescott
Categories: Egress Switch: Unprotected

Hi Paul,

Thank you for taking the time to speak with me this afternoon. As discussed, there are a few issues needing clarification. As I mentioned I will need to carry out a further site visit and discuss the proposal in more detail with the Local Highway Authority Engineers. I need to fully understand the impacts that the proposal would have on the parking provision within the site and impacts on the neighbours. In summary I need to consider the following:

- The parking looks tight in terms of the depth of the driveway following any development (minimum 5 m length)
- We would be looking at a minimum of 2 no. car parking spaces as there would be an uplift the bedrooms. This would require the removal of at least part of the front boundary wall if spaces can fit on-plot. Consideration of the visual impact of this would be a consideration.
- Amendment will be required if it is determined that 2 no. spaces can fit on the site.
- I have concern over the extension projecting forward of the neighbouring property (No. 28) – it appears that the proposed extension would be within a 45 degree line from the mid-point of the neighbour's nearest habitable room window. The approved plans of the neighbour's extension have been digitised without a scale bar and I cannot calibrate the drawings to get a measurement from plan so will need to check on site.

The Council's guidelines in respect of the above matters can be seen in the *Householder Development SPD* on the Council's website [here](#).

As discussed can I ask for an **extension of time until 22 May 2025** to allow further consideration of the proposal?

If you require any further information please let me know.

Regards

Maxine

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