Consultee Comment for planning application 21/01048/HP

Application Number	21/01048/HP
Location	Field Cottage The Avenue Birlingham Pershore WR10 3AB
Proposal	Two storey rear extension, single storey side extensions and Air Source Heat Pump
Case Officer	Robert Smith
Organisation	Birlingham Parish Council
Name	Mrs J Hiden
Address	Lamorna Birlingham Pershore WR10 3AF
Type of Comment	Comment
Type	
Comments	The existing buildings proportions and aesthetic appeal is very much appreciated by the village and the members of the Parish Council, especially with its proximity to the conservation area. The current buildings symmetrical style and shape are deemed to add to the village and the conservation area in proximity. The Parish Council also note that two healthy trees are to be removed, which is cause of some concern. The Parish council feel that the larger rear and side extensions represent an over development of the site and is excessive. We also note that the applicant purports that a previous planning consent extension has been commenced to sufficient degree that it is a technical and formal commencement of development and therefore has implemented the previous owners consent. The Parish council would dispute this, in that no ?adequate and proper foundations? to take the brick line of the former consented extension, have been implemented, and that we leave it to the planning officer to assess, based on case law, whether, if this is the case, the previous consent has lapsed. If this is the case the current application is a fresh application and stands alone without the support of a partly implemented previous consent. Can the case officer also please check the distance of the proposals to the rear (wester) boundary and its implications. However, the Parish Council would support a smaller rear extension, in the rendered style of the existing property, with no side extension fronting onto the road.
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Attachments	