

Date: 05 December 2019

Title: Report Item 9 – Planning Matters

By: K Larkin (Parish Clerk)

Purpose: To provide additional information from the Chair of Planning regarding application SDNP/19/04705/CND

Recommendations: a) To note the report
b) To consider making a further consultee response to the SDNPA

The parish council's Planning Committee considered this application at their meeting on 19 November.

There was an issue that the committee did not address at the meeting, and which still needs to be pursued, as is mentioned in the Minutes. The application seeks to justify itself on the basis that the 'as built' extension complies with policy SD31 of the Local Plan. To be able to arrive at a decision on this point, it is necessary to compare the 'as built' form (sq. footage/meterage) of the building **prior to the SDNP/15/00226 consent**, and the 'as built' form now. The application does not provide that information, and does not even refer to it. There is only a red line drawing outlining the difference between the consented extension and the as built. The Parker Dann Planning Statement only mentions areas in the following statement found on Page 2 of their document: "The total floor space of the as built building (174.5 sq. m gross internal area) represents an increase of 43.5 sq. m over the 131 sq. m of the approved building ". The documentation from the consented application SDNP/15/00226 makes no reference to areas either. This leaves open the possibility that Parker Dann are basing their analysis of areas, and thereby their justification that the 'as built' annex is compliant with SD 31, by a comparison of the as built area of the extension against the **consented area of the extension in 2015**. This should be an irrelevance for the purposes of considering the application.

This point has been referred to the planning officer with a request for his further comments, and for an assurance that no decision will be made until this point has been properly investigated. At the time of writing, a response is awaited.