

17/00708 Detached dwelling rear of Baskerville House, Shurlock Row

The Parish Council objects to this application on the following grounds:

- 1) Approval would open up a new building line well outside the Recognised Settlement (adopted Neighbourhood Plan P 36) and it is not surrounded by development on all sides. Therefore it cannot be said to be within the 'village envelope' as an infill site (NPPF para 89)
- 2) It is within the Shurlock Row Conservation Area...
- 3) The application does not meet the requirements of existing policy GB3 para 1 as it does not represent closing an existing small gap in the built up frontage
- 4) If allowed it could conflict with GB3 further backland development (conflict with policy GB3 para 2.1.18)
- 5) It is unlikely that the development would not interfere with the roots of a substantial willow tree, the subject of a TPO, which is a magnificent specimen and a key feature of the street scene both from The Street and the neighbouring pub. Damage to the roots, whether intentionally caused by the construction work or not, would render it unstable requiring severe cutback and loss of significance. The Arboricultural Officers opinion is therefore vital.
- 6) The property is proposed to be built on the site of a historic pond (as shown on historic plans of the area) that has been filled in. A flood assessment will be important and therefore the Parish Council has concerns about the inclusion of the basement.
- 7) No very special circumstances exist for the proposed development.

If the planning officer is minded to recommend approval this application should be called to panel.