

Planning Apps:

Ref 261172 May 2026 (Retrospective)

Ref 250394 April 2025 (Approved Side & Rear extension)

Submitted by D Wood

Comments:

Further to my last comments, I wish to add the following objection.

It is not possible to use a Sec 73 to bolt on a retrospective planning application, in this case engineering works (raising land levels) and fence heights to circumvent the planning process.

The original planning application 250394 states "proposed single storey side and rear extensions. Plus the installation of roof lights and changes to fenestration"

The description and plans in the original application do not outline or reflect raised land and raised boundary treatments as part of the development. The Council cannot legally alter the description of 250394. They are entirely separate matters and cannot be added to regularise further unauthorized additions that did not form part of the original granted application. Sec 73 is used for variation or removal of a condition which does not apply in this case. The applicant has applied for Condition 2 to be removed or varied. The granted permission condition cannot be removed or varied as the land raising and raising fence height was not granted in the first place.

The submitted plans are misleading in as much the raised fence height combined with the raised land is not detailed.