

C O M M I T T E E R E P O R T		
REPORT OF	MEETING	DATE
Director of Planning and Development	Planning Committee	Date: 27 April 2021

<b>ADDENDUM</b>
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**ITEM 3d - 21/00119/FULHH – Prospect Cottage, Gregson Lane, Brindle**

**The recommendation remains as per the original report**

One additional letter of objection from the direct neighbour has been received, raising the following issues in relation to the site plan:

- There is an error on the site plan as neighbouring first floor window labelled as 'upper floor doors'. This is actually a fire escape into the sloping kitchen roof but suggests a precedent for a balcony is set.
- The proposed extension comes out 300mm beyond neighbouring kitchen and with the balcony 1600mm.

Two letters of support have been received, including one from the neighbouring church, stating that the cottage is in need of repair and that the proposal would breathe new life into it.

*Officer comment: Having visited the site, it is clear that these doors open to the kitchen roof. No balcony precedent has been assumed as each application is assessed on its own merits.*