

Planning, Taxi Licensing and Rights of Way Update Committee Report

Application Number: 22/1033/FUL
Grid Ref: E: 310979
N: 291595
Community Council: Newtown And Llanllwchaiarn Community
Valid Date: 14.07.2022

Applicant: Mr N Bryant

Location: Former Motorworld Site, Gas Street, Newtown, SY16 2AB

Proposal: Demolition of existing building, erection of a building containing a ground floor retail space and 6 flats above, to include with associated auxiliary spaces and all associated works

Application Type: Full Application

Reason for Update Report

This update report provides clarity regarding when public representations were received in relation to amended plans and balconies on the proposed development.

Representations

95 objections were received following validation of the application on 14th July 2022 until 23rd November 2022.

Following the receipt of the final amended plans on 2nd December 2022, 29 objections and 57 support representations have been received.

Officer Appraisal

Amenity

The amenity section of the committee report refers to 'side and rear balconies'. To clarify, the final version of the proposed development has 'juliette balconies' to the first and second floor, with the top floor having a balcony enclosed by the roof overhang.

RECOMMENDATION

The above updates do not affect the recommendation set out within the initial committee report; that it is considered that the design has not been sufficiently amended such that the development would complement or enhance the character of the surrounding area in terms of appearance, scale, height, massing, integration and design detailing and the development would harm the appearance of the Newtown Conservation Area and the

settings of the identified listed buildings. Therefore, the recommendation is one of refusal as set out in the initial committee report.

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