

5 DAY PROTOCOL 14 Penmead Road PA21/06824



From Helen Trebilcock <Helen.Trebilcock@cornwall.gov.uk>
To clerk@delaboleparishcouncil.gov.uk <clerk@delaboleparishcouncil.gov.uk>
Copy Cllr Dominic Fairman <cllr.dominic.fairman@cornwall.gov.uk>
Date 2021-09-15 15:53

Information Classification: CONTROLLED

RE:

PA21/06824

14 Penmead Road

Delabole

PL33 9AP

Proposal: Construction of ground floor extension

Dear Parish (cc Ward member)

Thank you for your comments on the above application.

Comments submitted: The Parish Council does not support this application. This is due to it causing an obstruction to the rear access for neighbouring properties.

A private right of way may exist (as per the title deeds) to the rear of the 4 terraced dwellings. This is not information we have access to as it is not a mapped public right of way. However, It is not thought that the proposals will stop access to the rear for either numbers 16 or 18 nor 12. Number 12 has its own side access as does number 18 being end terraced. Number 16 next door has access across number 18. The only access that will be obstructed by the proposal is that of the applicants dwelling number 14. As such it is not thought a reason to warrant refusal as is untrue, no access for the neighbours has been blocked. I will add an advisory to the permission to inform the applicants that by building over or obstructing a private right of way as detailed in their deeds, they may cause future civil issues/disputes. Neighbours were consulted and no objections were received.

I would respectfully request that your Council consider the following options as set out within the Protocol for Local Councils:

1. Agree with my recommendation
2. Agree to disagree
3. Having made strong planning reasons to maintain your original position on the proposal against my recommendation, it is requested that the application is determined by the Planning Committee

Please tell me which option you wish to choose within 5 working days from the date of this communication. It may not always be appropriate to take an application to Committee if the planning position is so clear-cut that it would not be right to make a different decision to the one being recommended. In these rare circumstances we will consult the Divisional Member and explain our reasoning when making the planning decision.

If I do not hear from you within 5 working days, a delegated decision will be issued in accordance with my recommendation.

If our recommendation changes for any reason we will notify you so that you may reconsider your own position.

Kind regards

**Helen Trebilcock BSc. (Hons) | Development Officer – Introductory (Areas 7&8)
Cornwall Council | Planning and Sustainable Development**

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