

## **Wiswell Parish Council's response to planning application 3/2023/1026 23 Pendleton Road.**

The response is based on:

- A review of relevant documentation on RVBC's web site.
- Visiting the site.
- Consultation with members of Wiswell Parish Council and residents.

### **Summary:**

**The Parish Council support the application for the refurbishment and extension to the residential property on Pendleton Road (including plans for off-road parking).**

The property has been in a state of neglect for several years and its sensitive restoration and development is welcomed by neighbours and other members of the village community.

The Parish Council is appreciative of the applicant's intention to use materials and design features that are sympathetic to the surrounding area and that there is due regard that the property lies within the Wiswell Conservation area.

However, the Council note that the external design for access and parking is not in accordance with the details which were approved under 3/2019/0305 (Site Plan dated 9 May 219) when the change of use from the 'dance studio' to a holiday let was approved.

The design under that approval recognised the link under permitted development between the residential property and the new development in that four adjacent parking spaces were served by a single, new entrance off Pendleton Road. Most of the original, heritage stone wall along Pendleton Road would have been restored.

The current proposal includes for two separate entrances each with two separate parking spaces each for the residential property and the holiday let, each side of a new boundary. This leaves the property completely open with no wall replacement possible on Pendleton Road together with the division into two entirely separate curtilages.

This severs any link between the holiday let and the residential property and the original concept of approval under permitted development rights will be lost for ever, also making a future change to residential status easier to achieve, formally or informally. We also understand that a certificate of lawfulness has never been requested for the original dance studio, so the planning status remains in doubt.