

## **PLANNING REPORT – 27th July 2026**

**Planning Applications received:** None

**The Borough Council has GRANTED Planning Permission for the following Application:**

26/00858/F  
47 Castle Rising Road, South Wootton  
Construction of Garage and Attic Space

**The Borough Council has informed us that the following Planning Application has been WITHDRAWN:**

26/01187/LDP  
4 Oak Avenue, South Wootton  
Application for Lawful Development for the proposed erection of a single-storey rear extension to the existing dwellinghouse. The extension will project from the rear elevation of the existing property and will have flat roof construction. The external walls will be finished in render to match or complement the existing dwelling. The proposed extension will incorporate two sets of French doors within the rear elevation opening onto the existing rear garden. As part of the work, a section of the existing rear wall will be removed to create an opening between the existing kitchen and the proposed extension, as shown on the submitted plans. All structural alterations will be carried out in accordance with Building Regulations. The proposed extension will have the following principal dimensions:

- \* Overall width: 7.30 metres
- \* Overall depth: 3.90 metres
- \* Overall height: 3.00 metres

No alterations are proposed to the existing vehicular or pedestrian access to the property. No new street, driveway, hard standing or parking area is proposed.

No new boundary treatments or means of enclosure are proposed as part of the development.

Surface water from the proposed flat roof will be collected by new guttering and discharged via a new rainwater downpipe positioned on the left-hand side of the proposed rear extension, as indicated on the submitted drawings. The rainwater downpipe will connect into the existing surface water drainage system, replacing the previous drainage arrangement at the rear corner of the dwelling. All drainage work will be carried out in accordance with Building Regulations.

The proposed extension will be sited at the rear of the existing dwelling as shown on the submitted plans, with all dimensions and its precise location indicated on the accompanying drawings

### **Highways Matters:**

Following concerns received from a resident regarding the potential danger to cyclists who are crossing the Avon Road junction adjacent to the cycle path from the narrow eastern footpath (non-cycle path), often without looking, onwards towards North Wootton. This matter has been highlighted to our local Highways Engineer who has replied to say:

A suitable cycle path is available on the opposite western side of the road, with all the appropriate white markings in situ, however, if cyclists choose to travel along an alternative route, this is difficult to stop.

There have been no reported incidents at this location.

Regarding a potential barrier at the location, this would not be possible as it would obstruct the vision for drivers egressing the junction from Avon Road, the space is not wide enough to accommodate a barrier plus a pushchair / wheelchair / mobility vehicle.

Unfortunately, there are no improvements that can be made to the location.