



## Briefing Comments on Planning Applications

Prepared for Oliver's Battery Parish Council Meeting 16 December 2025

### **New Applications notified since the November 2025 PC Meeting**

#### **25/02346/HOU – 6 Mount View Road**

##### **Dormer windows over rear extension.**

Case Officer: Melita Jeffries; Applicant: Mr and Mrs Damant; Expiry Date: 19 December 2025.

Walls and roof – to match existing.

This is additional to those existing – see attached for further information.

There have been no public comments and there does not seem to be any reason for the Parish Council to object.

#### **25/02494/HOU – 3 Lake Drive, Oliver's Battery**

REPLACEMENT OF EXISTING PERISHED / ROTTEN DECKING . REPLACEMENT OF ROTTEN SLEEPER RETAINING WALL WITH TWO LEVELS OF RAISED PLANTED BEDS. STEPS LEADING TO A NEW LOWER PATIO. LOWER PATIO

TO INCLUDE AN OUTDOOR KITCHEN POSITIONED WITHIN A PERGOLA AND TO INCLUDE A SPA / SPASH POOL. STEPS LEADING TO A LAWNED AREA AND FURTHER PLANTED BEDS. PLEACHED EVERGREEN TREES TO BOUNDARY WALL TO PROVIDE PRIVACY TO NEIGHBOURS.

Case Officer: Rob Callow; Applicant: Mrs Angela Martin; Expiry Date: 6 January 2026

Walls – existing railway sleepers, retaining wall; New: Block wall clad in stone and corten.

Raised patio : Existing - tongue and groove wall decking – wood subframe:

Proposed: porcelain or corten paving and block and beam subframe.

New Spa/splash pool – small pool enclosed within composite decking.

New garden pergola – metal frame.

Lighting – new - plan to be confirmed including bat friendly downlighting.

The applicant has stated that they have consulted neighbours and amended plans as a result

See attached for further information.

No public comments to date.

#### **25/02247/LDP 5 Downlands Road Oliver's Battery**

We would like to build (under permitted development) a garden room in our rear garden.

It will have the following dimensions: Width up to 4.5m; Depth up to 3.6m; height no more than 2.5m;

external footprint 16.2m; internal 14.5m sq. It will be south facing and have a french door with one standard window (1.2 x 1m) either side of the french doors. It will be of a grey colour to match the external windows of the main property. The new garden room will be located over 1m from the boundary with our neighbour (No3 Downlands Rd) to the west side of our property.

Roof drainage will be by means of guttering to the ground. This building will actually replace a large wooden playhouse in the same location which is approximately half the size of the proposed garden room and 2.5m in height.

No new access is required and no other changes to any part of the property will be needed

Case officer: Rob Callow; Applicant: Mr Alan Sawford; No expiry date but Internal Target date is 26 January 2026.

See attached for further details – the Garden room will replace a wooden playhouse as stated above.

## **Update of applications previously reviewed by the Parish Council**

### **5 Old Kennels Close Decision Awaited**

**25/02023/HOU – Front extension over existing dwelling . Side extension. Raised verandah over garage and external staircase.**

**With hot tub, ice bath etc.**

OBPC discussed this and submitted their comments as agreed at the November PC meeting.

### **Bushfield Camp – Outline Planning Application. Ref 23/02507/OUT**

A separate document regarding the Outline planning application for Bushfield Camp was sent to councillors after the

December 2023 meeting and the PC's comments were sent to WCC planning.

This application is ongoing but it appears that some adjustment to the application is likely to be necessary, with

further comments from National Highways . These were due by 28 August with further comments expected f

rom them in February 2026

**Background** National Highways recommended that the Local Planning Authority did not grant planning permission

for the application (Ref: 23/02507/OUT) until **14 May 2025** to enable further information to be provided by the applicant

and to allow them to provide the Local Planning Authority with fully informed advice.

### **Enforcements – no further information received to date**

24/00196/WKS – 11 Mount View Road – 4/7/24 – Alleged unauthorised outbuilding.

5 Downlands Road, Oliver's Battery – Alleged unauthorised fence over 2 metres in height.

24/00109/BCOND – 3 Downlands Road – Alleged unauthorised breach of conditions 2 and 3 from Planning Permission REF 21/00248/HOU – closed 'not expedient to pursue'.

The Chair has asked Brian Laming for clarification of the reason given for closure.

25/00038/BCOND – 68 Old Kennels Lane; Alleged unauthorised breach of Planning Permission REF:24/01060/HOU regarding additional windows

