



Additional documents

Planning Committee

Wednesday, 6 November 2019, 6.00pm

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PC1911 - 1 DEFERRED ITEM - S.31 RECONSIDERATION - BELLEVUE TERRACE, NO. 41 (LOT 57), FREMANTLE - ALTERATIONS AND UPPER FLOOR ADDITIONS TO AN EXISTING SINGLE HOUSE - (NB DA0065/19)

Alternative recommendation submitted by Cr Rachel Pemberton

Planning committee acting under delegation 1.1:

REFUSE under the Metropolitan Region Scheme and Local Planning Scheme No. 4 the Alterations and upper floor addition to an existing Single house at No. 41 (Lot 57) Bellevue Terrace, Fremantle, as detailed on plans dated 8 October 2019, for the following reasons:

- 1. The proposal is contrary to the design principles of clauses 5.1.3, 5.1.4, 5.4.1 and 5.4.2 of the Residential Design Codes and will negatively impact the amenity of adjoining properties by virtue of the lot boundary setbacks, reduced open space, visual privacy and solar access.**
- 2. The proposal is inconsistent with the City's policy LPP 2.4: Boundary Walls in Residential Development as the boundary walls will detrimentally impact adjoining lots.**
- 3. The proposal is not compatible with its setting in regards to building bulk and the character of the locality as per clauses 67 (m) and (n) of the *Deemed provisions*.**

Reason for change:

The bulk and scale of the proposed addition is considered to adversely impact on the amenity of the adjoining neighbours by way of visual bulk, overshadowing and overlooking.