

Item No: 7.	Classification: Open	Date: 15 June 2017	Meeting Name: Planning Committee
Report title:		Addendum Late observations, consultation responses, and further information	
Ward(s) or groups affected:		Grange	
From:		Director of Planning	

PURPOSE

1. To advise members of observations, consultation responses and further information received in respect of the following planning applications on the main agenda. These were received after the preparation of the report and the matters raised may not therefore have been taken in to account in reaching the recommendation stated.

RECOMMENDATION

2. That members note and consider the late observations, consultation responses and information received in respect of each item in reaching their decision.

FACTORS FOR CONSIDERATION

3. Late observations, consultation responses, information and revisions have been received in respect of the following planning applications on the main agenda:

Item 7.2 – Application 16/AP/3612 for: S.73 Vary/remove conds/minor alterations – Marshall House, 6 Pages Walk, London SE1 4SB

ADDITIONAL NEIGHBOUR CONSULTATION RESPONSES

Additional Neighbour Representations

- 3.1 Since the completion of the Case Officer report, five additional representations have been received from residents of Rose Stapleton Terrace. The residents maintain their original concerns and emphasise the following matters:
 - Loss of daylight to properties
 - Overshadowing to gardens and rear access way
 - Overlooking into rear windows, gardens and rear access way
 - Overdevelopment of the site caused by additional units
 - Overbearing impact of proposed extension in terms of design
 - Noise from plant / mechanical ventilation
 - Application format

Officer response

The issues detailed above have already been dealt with in full in the committee report and as such raise no new issues.

Update on daylight and overshadowing

- 3.2 Paragraphs 75 to 83 of the Case Officer report assess the impact of the proposed additional floor on the daylight and overshadowing of neighbouring properties. The

assessment was based on the original drawings submitted for the proposed extension and so didn't take account of the reduction in height, the additional set-back or the change in cladding material. As such, the actual impact on neighbouring residents will be less than that cited in the report. Additional modelling has since been undertaken based on the revised extension design.

Daylight to Rose Stapleton Terrace

- 3.3 The updated VSC results show that there would be a slight improvement at each receptor on Rose Stapleton Terrace as compared with the previously proposed scheme (i.e. the original October 2016 submission). The additional modelling does not alter the officer conclusions set out in the main report.
- 3.4 Based on the amended design, all upper floor rear windows would continue to receive in excess of the recommended 27% VSC. The ground floor living rooms windows show a modest improvement in absolute VSC levels (with resultant levels ranging from 8.95% to 12.85%).

Overshadowing to Rose Stapleton Terrace

- 3.5 The overshadowing results for the 21 March show no change as a result of the proposed revised design. With the exception of No. 8, all gardens would receive in excess of 2 hours of sunlight. No. 8 would continue to receive 1.97 hours as originally reported.
- 3.6 There would be a slight improvement during the summer months (21 June) with gardens receiving between 5.91 and 6.10 sunlight hours.

Clarification on use of rear access way

- 3.7 The residents of Rose Stapleton Terrace benefit from a right of way over a portion of the application site which gives access to a piece of land to the rear of the terraced properties. This land gives alternative access to the rear gardens of the properties and is laid out as hardstanding. It appears to be used by some residents to park vehicles.
- 3.8 Residents have commented that children play in this area and that it would be adversely affected by the proposed Block D extension in terms of loss of light and overlooking.
- 3.9 No change is proposed to the siting of Block D and therefore the relationship between the block and the rear access way remains unaltered (an approximate separation distance of between 5m and 11m maintained).
- 3.10 The access way does not form part of the formal outdoor amenity area for the terraced properties and was not shown as such on the approved planning drawings for the terrace (ref. 10/AP/2999). In accordance with the guidance produced by the BRE, no daylight / sunlight assessment is required to be undertaken.

CHANGES TO THE OFFICER RECOMMENDATION

Condition 1 – Approved drawings

- 3.11 The following drawings taken from the parent permission (ref. 12/AP/2702) should be removed from the list of approved drawings as they have since been superseded.

Site Layout Plans: 690 GA 11 Rev A; 690 GA 12 Rev A
Unit Layout Plans: 690 FL 07; 690 FL 09; 690 FL 12; 690 FL 13; 690 FL 18; 690 FL 19
Sections: 690 GS 02 Rev B; 690 GS 04 Rev B; 690 GS 05 Rev B

- 3.12 In addition, the following correction is required: Site Layout Plan L(00) 000 Rev P4 corrected to L(00) 0001 Rev P4.

Condition 27 – Wheelchair accessible affordable units

- 3.13 Unit CG.02 should read Unit CG.03.

REASON FOR URGENCY

4. Applications are required by statute to be considered as speedily as possible. The application has been publicised as being on the agenda for consideration at this meeting of the planning sub-committee and applicants and objectors have been invited to attend the meeting to make their views known. Deferral would delay the processing of the applications and would inconvenience all those who attend the meeting

REASON FOR LATENESS

5. The new information, comments reported and corrections to the main report and recommendation have been noted and/or received since the sub-committee agenda was printed. They all relate to an item on the agenda and members should be aware of the objections and comments made.

BACKGROUND DOCUMENTS

Background Papers	Held At	Contact
Individual files	Chief Executive's Department 160 Tooley Street London SE1 2QH	Planning enquiries telephone: 020 7525 5403