

8th September 2022 Planning Sub Committee Addendum

Item 5.1 – 21/05536/FUL – Laurel Court, 7 South Park Hill Road

Additional Representations

The number of objections received has increased from 13 to 14.

The additional objection raises similar concerns to those already addressed in the report.

- Overlooking
- Construction noise
- Residential amenity
- Overbearing

Update to Planning History

Tudor House Nursing Home (adjoining the eastern boundary of the site)- 17/04437/FUL - Demolition of two existing residential units (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road – GRANTED

Update to the 'Impact on Neighbour Amenity' section of the Officer's Report

Works appear to have commenced beyond the rear boundary of the site for permission 17/04437/FUL for *Demolition of two existing residential units (Class C3); erection of two blocks at the rear of 4 Birdhurst Road (Tudor House) to provide additional 53-55 bed care home accommodation with alterations to ground levels, additional parking and landscaping with access from Birdhurst Road and Coombe Road*. The scheme involves the demolition of 16 Birdhurst Road which is a bungalow and the erection of a part 3/ part 4 storey block of flats close to the boundary of the application site. Between the rear of the new flats and the existing bungalow or new care home would be approximately 40 metres which is sufficient to avoid significant harm to amenity.

Item 5.2 – 20/03380/HSE – 37B Brighton Road, Purley, CR8 2LR

Additional Representations

One further representation was received from the same address as the original objector.

The additional representation questioned the fact the turning circle/tracked path for only one car was shown, and whether the second car needs to be shown due to garden layout.

OFFICER COMMENT: with the modification to the planting strip, it is considered there is sufficient space for both cars to turn and leave the site in forward gear.

Report amendments

All references to 'Director of Planning and Strategic Transport' should be replaced with 'Director of Planning and Sustainable Regeneration'.

Paragraph 2.2 Condition 6) should read:

Condition 6) Fire Safety (in accordance with submitted fire strategy)

Paragraph 8.6 states:

"The side elevation at no.37 has no side facing windows, therefore there would be no loss of amenity in that respect".

This should be amended to:

"There is a window at first floor level in the side flank wall of no. 37. This window appears to be obscure glazed serving a stairwell, meaning there would be no adverse impact. Even in the event this window did serve a habitable room, the proposed single storey extension is at a lower level, set against an existing two storey property and well separated, with the proposed rooflights to be obscurely glazed, meaning the proposed extension would have a minimal impact on the amenities of no. 37."