

15th July Planning Committee Addendum

Item 6.1 20/05575/FUL – 6 Smitham Downs Road

Additional Residential Objections

An additional 31 representations have been received, all objecting to the proposal. The objections raise issues already raised and addressed in the Committee report. No new issues are raised.

Item 6.2 20/05370/FUL – 5 Smitham Downs Road

Fire Statement

A fire statement has been submitted for the proposed development to demonstrate how it would seek to comply with relevant fire safety standards.

Amended Drawings

Amended layout drawings have been submitted 14/07/21 and which involve minor internal changes to address fire safety, as follows :

- Smoke vent added in front of the stair which runs the height of the building internally.
- Marginal re-positioning of the apartment door positions for units 8, 9, 12, 13 , 19 and 20 to reduce internal apartment travel distances.
- Lobby area provided to plant room to the lower floor (lobbied to the main corridor leading to the communal play).

The drawing numbers listed in Part 1.0 of the Committee report are updated to read (amended plans submitted 14/07/21 are identified in **bold** text) :

0102 Rev C ; 0103 Rev C ; 0104 Rev C ; 0105 Rev C ; 0250 Rev B ; 0251 Rev B ; 0252 Rev B ; 0253 Rev B ; 0254 Rev B ; 0255 Rev B ; 0453-E04 Rev A ; 0503-Visual-03 Rev A ; 0602 07 Zones by Apartment Units Rev A ; 0501-Visual-01 ; 0502-Visual-02 ; 0370-Detail Sheet 01 ; 0371-Detail Sheet 02 ; 0450 ; 0450 A ; 0451 ; 0451 A ; 0452 ; 0452 A ; 0453 ; 0256 ; 0200 ; 0400 ; 0401 ; 142-GA-100 ; 0350 ; 0351 ; 0352 ; 0353 ; 0354 ; 0100 ; 0101 ; 0454 ; 0455.

Additional Residential Objections

An additional 29 representations have been received, all objecting to the proposal. The objections raise issues already raised and addressed in the Committee report. No new issues are raised.

Parking

Paragraph 8.33 of the Committee report is corrected – it refers to 3b+ units requiring 1.5 spaces per unit in policy terms when in fact 1 space per unit is required in this PTAL. The total parking policy demand is correctly stated as 17.75 spaces.

Paragraph 8.34 of the Committee report is corrected. The potential overspill of cars that could result from the proposed development is 8 (rather than 1.25).

Item 6.1 & 6.2 - Cumulative parking impacts from numbers 5 and 16 Smitham Downs Road:

The proposed development at 5 Smitham Downs Road (20/05370/FUL) is for 20 flats with 10 car parking spaces. The maximum car parking provision permitted on site would be 17.75 according to London Plan standards so overspill car parking of 8 cars should be factored into the cumulative assessment of parking impacts.

16 Smitham Downs Road proposes 6 car parking spaces for 9 flats, against a maximum on site provision of 7.5 car parking spaces permitted according to London Plan standards, so overspill car parking of 2 cars should be factored in.

The cumulative assessment for both schemes already include recent approvals at 1 Smitham Downs Road (19/04500/FUL) and 10 Smitham Downs Road (19/02313/FUL), but neither have considered 5 and 16 respectively (as neither have planning permission yet).

As proposed, parking stress (including cumulative impacts) within 300-350m walking distance of number 16 Smitham Downs is 35%. The parking stress (including cumulative impacts) for 5 Smitham Downs is 37.1%.

If an additional 8 overspill cars from number 5 were factored into the cumulative parking stress for number 16, parking stress would rise to 40% (59.5 cars / 149 spaces).

If an additional 2 overspill cars from number 16 were factored into the cumulative parking stress for number 5, parking stress would rise to 38% (93 cars / 245 spaces).

There are no parking restrictions in place on local roads so cumulative car parking stress resulting from both developments is considered to be acceptable.