

PLANNING COMMITTEE ADDENDUM
Thursday 18th July 2019

PLANNING COMMITTEE

Item 6.2 - 19/01900/FUL – 91 Marlpit Lane, Coulsdon, CR5 2HH

- One additional representation has been received since this items confirmation on the committee agenda. This representation has raised additional material considerations which the committee report has not previously addressed.

Car parking overspill on to surrounding roads

The proposed car parking has a ratio of 1:1 which is in line with the London Plan. No parking survey has been provided however the level of parking stress is considered to be low, and as such cars will be able to park safely within reasonable radius of their homes. It is considered that this would not lead to a significant impact on the public highway in terms of parking stress or highway safety.

Trees along the shared boundary impacting solar panels

The property at 85 Marlpit Lane has solar panels on the front roof slope facing towards Marlpit Lane. Although tree planting is proposed along the side boundary forward of the proposed building, it is considered that it would not significantly affect renewable energy production due to the angle that the panels face.

Contrary to Policy DM 10.6 c (overlooking of private outdoor space)

Paragraphs 8.15 to 8.29 have addressed the impact on neighbours. A minimum distance of 21m would exist between the rear elevation and the site boundary when measured perpendicular to the rear elevation, therefore the proposal is compliant with Policy DM 10.6 c.

ITEM 6.3 – 19/02110/FUL – 40 WOODCOTE GROVE ROAD, COULSDON, CR5 2AB

Conditions

Condition 3 to change to

3. Hard and soft landscaping including replacement tree planting, boundary treatment and retaining walls to be submitted.

Condition 5 to change to

5. Bin store enclosure to be provided prior to occupation.

Condition 7 to change to

7. Obscure glazing to windows in flank elevations at ground, first and second floor level below 1.7m.

Condition 16 to change to

16. Bicycle store to be provided prior to occupation.

Condition 17 below added to list of conditions

17. Flat 2 and 4 to meet M4(2) and Flat 3 to meet M4(3).

Current condition 16 to become condition 18.

3.0 Proposal and Location Details

Fig 1 – Map to be replaced as incorrect property highlighted. To be replaced with the following image:



Planning History

Paragraph number 3.4 to become 3.6

Paragraph number 3.5 to become 3.7

6.0 Local Representations

Since the publication of the committee two further representations have been received. Their concerns are summarised below:

That the title deeds contains a restrictive covenant that prevents the development of flats.

Officer's response - This is not a planning matter.

That the table of response do not sufficiently consider objectors views.

Officer's response – Further detail is provided below.

| Objection | Officer comment |
|-----------|-----------------|
|-----------|-----------------|

| | |
|--|--|
| Design and appearance | |
| Overdevelopment of the site | The proposed development complies with policy as set out in the officer's report and as such not considered to constitute overdevelopment of the site. |
| Out of keeping with street/obtrusive | The proposed development is of an appropriate mass/bulk and high quality contemporary design that would make a positive contribution to the appearance of the site and surrounding area. |
| Impact on amenities of neighbouring properties | |
| Loss of light to neighbouring properties | As set out in section 8.19 to 8.25, the proposed development would not cause unacceptable loss of light to neighbouring properties due to its appropriate mass and separation distances to neighbouring properties. |
| Overlooking and loss of privacy for neighbours | As set out in 8.19 to 8.25, subject to conditions the proposed development would not cause an unacceptable loss of neighbouring privacy or overlooking. |
| Extra pollution and noise | The development would not generate significant level of traffic movement or pollution, such to justify the refusal of planning permission. The proposed development would not result in significant levels of noise nuisance, given the proposed use is residential. |
| Construction noise and dust will be harmful to local residents | Addressed in section 8.31, a condition requiring a Construction Logistics Plan is recommended to help mitigate the impact of construction. |
| Landscape/Trees | |
| Loss of the existing garden and trees | As set out in section 8.37 to 8.39, none of the existing trees on the site are protected, nor are they of any particular merit. Any impact on visual amenity can be mitigated through an appropriate worded landscaping condition. |

| Transport and Parking | |
|--|--|
| Inadequate parking provision. Cars parked on road will cause extra parking stress which is already causing an issue within the immediate and wider area. | As set out in section 8.26 to 8.29, given the sites close proximity to Coulsdon Town Centre, six proposed car parking spaces for the development is considered adequate to cope with the demands of the development and would not lead to unacceptable level of parking stress on surrounding roads. |
| Negative impact on highway safety | Given that the proposed development would not cause unacceptable levels of parking stress, and that cars would be able to leave and exit the site in a forward gear, the proposed development would not have an unacceptable impact on highway safety. |
| Other | |
| Cumulative impact of various developments being constructed within the wider area. | The proposed mass and design of the development is in keeping with other developments approved, most notably at no.38. The proposed development is also not considered to cause unacceptable parking stress even when taking into account the possible impact of developments in the surrounding area. |

8.0 Material Planning Considerations

8.32 18 cycle parking spaces will need to be provided, not 20 as stated.

8.33 Current wording of last line of paragraph 8.33

Full details to demonstrate that the scale is adequate for the needs of the development will be secured by condition

To be replaced with

The refuse store shown on submitted plans meets council standards, and recommended to be secured by condition and provided prior to occupation.