

<p><b>Report of:</b> Director of Planning and Strategic Transport</p> <p><b>Author:</b> Pete Smith</p>	<p><b>Title:</b> Weekly Planning Decisions</p>
--	--

**1. Purpose**

1.1 This report provides a list of cases determined (since the last Planning Committee) providing details of the site and description of development (by Ward), whether the case was determined by officers under delegated powers or by Planning Committee/Sub Committee and the outcome (refusal/approval).

**Planning Decisions**

1.2 Attached as Appendix 1 is the list of delegated and Planning Committee/Sub Committee decisions taken between 25<sup>th</sup> November 2019 and 2<sup>nd</sup> December 2019.

1.4 During this period the service issued 171 decisions (ranging from applications for full planning permission, applications to discharge or vary planning conditions, applications for tree works, applications for prior approval, applications for non-material amendments and applications for Certificates of Lawful Development). 4 applications were withdrawn by the applicants (which also appear on the list).

1.5 Out of the 171 decisions issued, 25 were refused (14.6%). Therefore the approval rate for last week was 85.4%.

1.6 Notable decisions are listed below

- On 25<sup>th</sup> November 2019, planning permission was refused for the redevelopment of 5 Silver Lane (situated within the Webb Estate Conservation Area) involving the replacement 5 bedroom house (LBC Ref 04546/FUL). This follows on from a previous refusal of planning permission for a similar form of development which had previously been dismissed on appeal. The refusal of planning permission followed on from previous concerns around the loss of the existing building which makes a positive contribution to the character and appearance of the Webb Estate Conservation Area with the replacement being overly extensive in terms of mass and footprint, whilst adopting an unacceptable contemporary approach, failing to respect the landscape first principles enshrined in the CAAMP.
- On 4<sup>th</sup> December 2019, outline planning permission was refused for the redevelopment of 41 Kingswood Lane involving the erection of a

building comprising 2x3 bed and 4x2 bed flats with car parking (LBC Ref 19/04390/OUT). This was an outline planning application with all matters reserved – and officers were concerned about the scale of development proposed with the failure to provide adequate private amenity space – with inadequate consideration being offered to sustainable travel and refuse storage arrangements.

- On 3<sup>rd</sup> December 2019, planning permission was refused for the redevelopment of 44 Beulah Road involving the erection of a replacement building comprising 1x3 bed, 3x2 bed and 4x1 bed flats with 1 off street car parking space (LBC Ref 19/04721/FUL). This decision followed on from 2 decisions taken in 2018; planning permission for the redevelopment of the site to provide 5 self-contained units and refusal of planning permission for redevelopment to provide 8 self-contained flats. The reasons for refusal focussed on substandard accommodation, the proposed scale and mass of the proposed building failing to respect local character and the Beulah Road street-scene, lack of evidence submitted to justify limited levels of off street car parking in an area already suffering elements of on street car parking stress and the enclosing effect of the development on immediate neighbours.