

16th January 2020
Planning Committee
Addendum

Item 6.1: 19/00412/FUL 56 Welcomes Road

The following additional conditions are added and/or replaced at paragraph 2.2:

3. Car parking and electric vehicle charging to be provided
12. Flats 1, 2 and 3 at ground level to be provided as M4(2) (Accessible and Adaptable) homes
16. Servicing, delivery, and visitor parking plan
18. Tree retention and protection
19. Details of revised cycle store to be submitted
20. Visibility Splay
21. Sustainable Urban Drainage
22. Step free access to ground floor

At paragraph 6.1 of the report, the number of responses is updated to state that 61 individual responses were received (all in objection). All of the material considerations raised are summarised in the report, with no new issues raised.

At paragraph 6.2 of the report (row 8 of the table) it should be clarified that the impacts on windows 15 and 16 were considered as habitable rooms within the Daylight and Sunlight Assessment and the overall effects on the room they serve were found to retain acceptable living conditions at no.54 Welcomes Road.

At paragraph 8.15 of the report it is clarified that all three of the ground floor units will be secured as M4(2) "Accessible and Adaptable" homes, with an additional condition (22) imposed requiring details of step-free access to the ground floor entrances of the site.

Paragraphs 8.19-8.21 should be replaced with the following (more detailed) assessment of the impacts on nos. 54 and 58 Welcomes Road:

54 Welcomes Road

54 Welcomes Road is a detached bungalow located to the north of the site. The nearest three (living) rooms to the site have front and rear facing windows, and the proposed development would fall outside of the 45 degree guidelines horizontally at the front and rear of the site. No.54 would still benefit from good outlook following the development.

As there are also side facing windows at no.54 (facing the site), a Sunlight and Daylight assessment was submitted with the application, following the Building Research Establishment (BRE) guidance.

Officers reviewed the exterior and the floorplans of no.54 to ensure the assessment made the correct assumptions, and for the purposes of the Sunlight and Daylight assessment all of the windows in the assessment were assumed to serve habitable rooms.

Following the development, the assessment found that the majority of the windows at no.54 would adhere to the guidelines for daylight. However, 2 windows on the south (side) elevation of no.54 (facing the site) would experience noticeable reductions in daylight. Those windows, labelled 15 and 16 would both achieve at least at least 26% Vertical Sky Component (VSC) against a target of 27%, and 0.76 times their former VSC against a target of 0.8 times. Although there would be reductions in daylight to two windows, they would be very minor, and the affected room is triple aspect and also served by 2 additional windows (14 and 17) which would pass the BRE tests. All windows would adhere to the guidelines for sunlight. Therefore the overall effect on living conditions would not be unacceptable. The other two living rooms at no.54 would experience no significant reductions in sunlight and daylight and would adhere to the BRE guidelines.

Following the development, at least 90% of the garden at no.54 would also experience at least two hours of sunlight on 21st March (which exceeds the BRE target of 50%).

Overall, the impacts on no.54 are considered acceptable.

58 Welcomes Road

No.58 is a detached bungalow to the south of the site.

The proposed building would fall outside the 45 degree lines horizontally and vertically of the windows at the front of no.58 (as it would be set further back from the street) but it would be within the 45 degree lines at the rear. There are also four side facing windows at no. 58 facing the site which would be affected.

The front and rear windows at no.58 would still benefit from good outlook following the development. The side (north) facing windows currently face the boundary and have relatively poor outlook. The proposed development will be pulled away from the boundary, and would not significantly harm the outlook from those windows.

The Sunlight and Daylight assessment covered the affected windows at no.58. Again, officers reviewed the exterior and the floorplans of no.58 to ensure the assessment made the correct assumptions. For the purposes of the Sunlight and Daylight assessment all of the windows in the assessment were assumed to serve habitable rooms except for windows 4 and 5 which are assumed to serve a dressing room and bathroom, but those windows were assessed anyway to cover the "worst case" scenario.

The Sunlight and Daylight assessment found that the windows at the front and rear of no.58 would be almost unaffected in terms of both sunlight and daylight.

One of the side elevation windows (window 5, assumed to be a bathroom) would adhere to the BRE guidance. Two (3 and 4, assumed to be a bedroom and dressing room respectively) would experience 0.69-0.77 times their former Vertical Sky Component values, against a target of 0.8 times, which would be a minor reduction and would not result in unacceptable reductions in daylight.

There would be one window (2, assumed to be a bedroom) which would experience a significant reduction in daylight – 0.47 times its former Vertical Sky Component values, against a target of 0.8 times. This is a significant reduction, and the development would significantly reduce the daylight to that room.

No.58 is a large bungalow with 4 bedrooms, and only one side facing room would experience significant impacts as a result of the development. Given that the property as a whole would still experience similar levels of daylight and sunlight to the main living spaces and the other bedrooms, with good outlook and significant gardens, living conditions at no.58 would still be acceptable following the development. The loss of daylight to one bedroom window at no.58 is therefore not considered to result in unacceptable living conditions overall, and would not warrant refusal.

Following the development, at least 86% of the garden at no.58 would also experience at least two hours of sunlight on 21st March (which exceeds the BRE target of 50%).

Whilst all developments are expected to have some impacts, the development would not result in unacceptable harm to the living conditions of the homes at nos.54 and 58 Welcomes Road.

Further to paragraph 8.23, objections have been received detailing that the lack of on-site parking for visitors would result in people parking on Welcomes Road, causing undue obstruction to the road. No on-street parking is available due to the width of the road, which will naturally prevent this occurring. The Council's Transport Planning Officer has reviewed the plans and is of the view that it would be possible to accommodate parking for visitor, delivery and/or servicing vehicles within the site, and condition 16 is recommended to secure details of how visitor, delivery and/or servicing vehicles will be accommodated and managed within the site.

Further to paragraph 8.24 (sightlines), the applicant has clarified that an appropriate visibility splay (taken from the site boundary) is possible, and condition 20 is recommended to secure a safe visibility splay in perpetuity.

Further to paragraph 8.25 (cycling), the proposed cycle storage is vertical (which is not accessible) and it would not be sheltered or secure. The site is capable of accommodating appropriate cycle storage and condition 19 is recommended to secure a revised cycle store.

Further to paragraph 8.26 (refuse store) it is also clarified, in response to the representation from Welcomes and Uplands Road Association (WURA) that the Council's Waste & Recycling Technical Manager has reviewed the proposals and

confirmed that the Council's waste and recycling vehicles can collect the proposed bins on Welcomes Road (including 1100l Eurobins).