

Part 8 Other Planning Matters

Item 8.1

<p>Report of: Director of Planning and Strategic Transport</p> <p>Author: Pete Smith</p>	<p>Title: Weekly Planning Decisions and Performance</p>
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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 27th January and 14th February 2020.
- 1.4 During this period the service issued 286 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applications for non-material amendments and applications for Certificates of Lawful Development). 9 applications were withdrawn by the applicants (which also appear on the list).
- 1.5 Out of the 286 decisions issued, 52 were refused (18%). Therefore the approval rate for last week was 82%.
- 1.6 Notable decisions are listed below
- Planning permission has recently been issued in respect of the redevelopment of 29-35 Russell Hill Road – involving the erection of two buildings comprising 106 new apartments with associated car parking and hard and soft landscaping (LBC Ref 19/03604/FUL). This case was considered by the Planning Committee at its meeting of the 19th December 2020, which also resolved to grant planning permission for the redevelopment of the neighbouring site (37 Russell Hill Road) to provide a further 47 apartments (LBC Ref 19/00467/FUL). Planning permission for this neighbouring site was issued on the 23rd December 2019.
 - On 13th February 2020, planning permission was refused for the redevelopment of the bungalow and garage at 3B Godstone Road involving the erection of a three/four storey building comprising 5 flats with associated bin store, formation of vehicular access and provision

of 6 parking spaces at rear (LBC Ref 19/01384/FUL). The reasons for refusal focussed on the schemes failure to respect the character and appearance of the immediate area, the quality of residential accommodation, the effect of the scheme on immediate neighbours, the failure to provide adequate refuse storage and inadequate details provided to satisfy tree protection and the ability of vehicles to access and enter the safely.

- On 13th February 2020, planning permission was refused for the conversion of existing dwelling-house to a 6-rooms HMO (C4) following the construction of a two-storey side extension, a loft conversion and amendments to existing fenestration; in addition to the construction of a detached two-storey dwelling-house (C3) with associated car parking spaces, hard and soft landscaping - following the division of the plot for 141 Brancaster Lane (19/05357/FUL). The reasons for refusal related to the siting and mass of the proposed detached building - failing to respect the character and appearance of the area/street-scene and adequacy of cycle and refuse storage/collection arrangements. Members may recall that planning permission had previously been granted in respect of this property in May 2019 for the erection of two storey side/rear and roof extensions and conversion into 6 flats with associated parking, balconies and landscaping (LBC Ref 19/00885/FUL).
- On 4th February 2020, planning permission was refused for the redevelopment of the existing bungalow at 53 Homefield Road involving the erection of a two and a half storey detached residential building with accommodation in the roof space comprising 5 flats with associated bin and cycle stores, alterations to provide 4 car parking spaces at front (LBC Ref 19/05303/FUL). The reasons for refusal focussed on the failure to provide a satisfactory standard of accommodation (including external amenity space and internal space standards) the impact on neighbouring amenity and the failure to provide adequate refuse storage arrangements.
- On 14th February 2020, planning permission was refused for the construction of 6 additional car parking spaces (associated with a previously consented residential redevelopment of the former Normanton Park Hotel) to provide a total of 31 car parking spaces (LBC Ref 19/06030/FUL). The reasons for refusal focussed on over-reliance on use of the private car over more sustainable transport modes and the increased area of hard standing within the rear garden, detrimental to the character and appearance of the area. Members may recall that a planning permission for the redevelopment of this former hotel to provide 29 apartments with 25 off street car parking spaces was granted planning permission back in December 2017 (LBC Ref 16/02577/P) which is now nearing completion on site.