

Part 8 Other Planning Matters**Item 8.1**

Report of: Director of Planning and Strategic Transport	Title: Weekly Planning Decisions
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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 22nd June and 3rd July 2020.
- 1.4 During this period the service issued 151 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applications for non-material amendments and applications for Certificates of Lawful Development). 7 applications were withdrawn by applicants (which also appear on the list).
- 1.5 Out of the 144 decisions issued, 24 were refused (16.66%). Therefore the approval rate for last reporting period was 83.34%.
- 1.6 The majority of cases determined during this period were relatively limited in scale and scope. Notable decisions are listed below
- On the 24th June 2020 Planning Permission was refused (20/01900/FUL) for 'Part first floor rear and ground floor side and rear extensions to facilitate the conversion of the house into an 8 bedroom HMO with other associated alterations' at 37 Havelock Road. Officers had significant concerns regarding the application. It was consequently refused on a number of grounds including that it would result in the loss of a family dwelling, the size and appearance of the extensions would be excessive in scale and of an unsympathetic design which would harm the character of the building and the East India Conservation Area. Further refusal reasons also related to the poor standard of accommodation that would be provided for future occupiers, concerns regarding the impact on the development on the adjoining occupiers and a lack

of information to demonstrate that use would not have a negative impact on parking demand in the vicinity of the site.

- On the 22nd June 2020 planning permission was refused (19/01633/HSE) for the formation of vehicular access and front hardstanding. The proposal raised highway safety concerns particularly as the proposal did not allow sufficient turning space to allow a vehicle to enter and exit in a forward gear, and the required sight lines were not provided within the boundary of the site. The application was consequently refused on grounds relating to highway safety.
- On the 23rd June 2020 a planning application was refused for the erection of two storey outbuilding in the rear garden. The application was refused for one reason which related to the impact which the development would have on the amenities of the adjoining occupiers in terms of loss of light, outlook and overlooking to that property.