

Planning Committee Addendum: 06 April 2023

Item 4.1: 22/05360/FUL – Land rear of 15-35 Birchanger Road, South Norwood

Consultation Responses

Since the publication of the committee report, no additional representations have been received.

Additional Matters

The Officer Report confirms that the details of the landscaping and associated management plan would be secured by a condition (6). The applicant has since provided additional detail on the proposed new tree planting (drawing 22.035-BOSK-XX-ZZ-SK-L-0002). This confirms that the 3 category C trees lost on the site will be replaced by 18 new trees (in addition to the 2m high native hedges along the boundaries). These include 10 native trees (4+m high at planting) around the boundaries to achieve instant impact, and 8 ornamental trees within the communal gardens (2.5+m high at planting) for amenity value.

Planning Conditions

The officer report explains that the impacts on neighbouring properties are acceptable. However, following discussion with the applicant, 2 additional conditions have been agreed to further protect the amenities of the neighbouring homes:

18. Removal of PD rights
19. Obscure glazing/restricted opening of side elevation windows, and first floor windows on the front and rear elevations (excluding angled windows)