

Planning Committee Addendum

15 August 2024

Item 1: 23/04562/FUL – 23 Hollymeoak Road

- Amended plan

Following on from the publication of the report, the Council has received a slight amendment to the floor plans relating to the dwelling at Plot A (front left of site).



First Floor

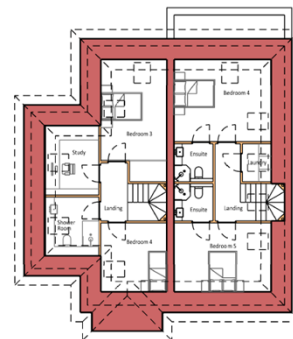
Existing first floor plan for plots A and B



Front Left Semi
183 sqm / 1,970 sqft (left)
183 sqm / 1,970 sqft (right)
Ground Floor



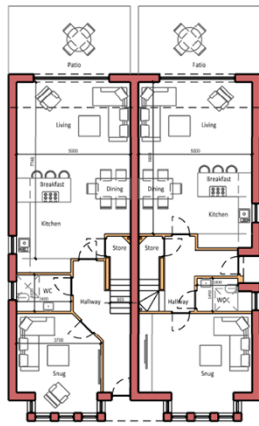
First Floor



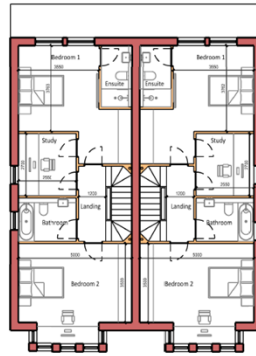
Attic Floor (measurements to 1.5M headroom)

Plots A-B – the first floor plan of plot A has been amended slightly to combine bedrooms 1 and 3 together, enabling bedroom 1 to be served with a dressing room area with obscured glazed window.

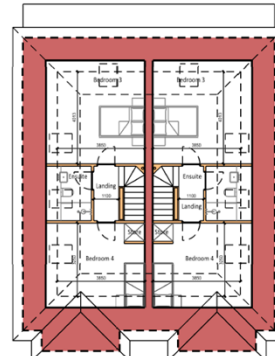
The floor plans for other units remain the same:



Front Right Semis
171 sqm / 1,840 sqft
Ground Floor

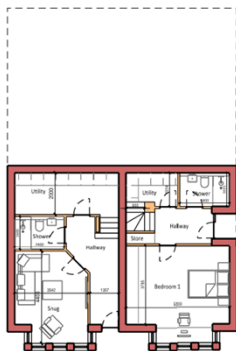


First Floor

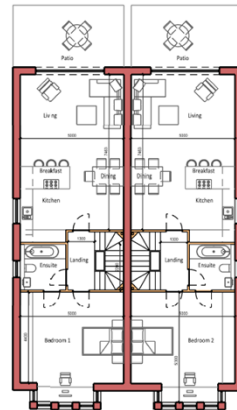


Attic Floor (measurements to 1.5M headroom)

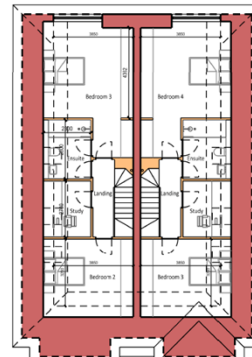
Plots C-D



Rear Semis
168 sqm / 1,808 sqft
Ground Floor



First Floor



Attic Floor (measurements to 1.5M headroom)

Plots E-H

Corrections to Committee report

- Para 7.8

Instead of the current reference to plots E-F paragraph 7.8 should read, “The dwellings at plots E-H would be set into more rising land towards the more central/rear part of the site but from the front elevation would appear as a pair of detached houses with two front doors located in a wide central porch”.



The street scene plan (proposed) on page 38 of the agenda report has been updated to reflect the amendments made increasing the distance between the side elevation of plot D with the side elevation of No.27 Hollyme oak Road. The street scene plan above is the correct version.

- Para 7.17

The distances between the built form of the development and No.27 should read, "The building accommodating houses C-D would be set at a distance of between 5.8m-6.4m between the flank walls of house D and the dwelling at No.27, and a minimum distance of 3.6m between the side elevation of plot D and the boundary."

- Para 7.28

The first floor accommodation for the dwelling at Plot A would now provide two double bedrooms rather the three double bedrooms previously proposed.

Officer Comments

In relation to the amended plan for the first floor layout of Plot A, it is considered that the amendment would mean that there would be no overlooking from the first floor window within the side outshot element. This window had the closest relationship with No.5 Caversham Close, enabling oblique views towards the side elevation of this property however it is now proposed to be obscured glazed, serving a dressing room area for bedroom 1. This dwelling would become a 4B6P dwelling and there would be no changes to the Gross Internal Area (GIA) at 183sqm.

Additional/amended conditions

Amended plan PL100 17 to be added to list of approved plans to replace PL100 16.

