

Agenda Item 5

PLANNING SUB-COMMITTEE

Thursday 28 June 2018

- ADDENDUM TO AGENDA -

Item 5.1 – 18/01224/FUL (59 Norbury Crescent)

1. In paragraph 3.2- “*Situated within a Local Area of Special Character*” should be omitted
2. Paragraph 7.1 should be revised to read as follows:

Policy DM1.2 seeks to protect family sized units in the borough stating “the Council will permit the redevelopment of the residential units where it does not result in the net loss of 3 bedroom homes (as originally built) or the loss of homes smaller than 130m²”. The floor space of the existing dwelling is over 130m² and as originally built had at five bedrooms. As the proposal would re-provide a 2 bedroom 4 person unit on the ground floor with direct access to private amenity space, there would be no net loss of a family sized unit. The proposed conversion in principle is in accordance with DM1.2 subject to further considerations.

3. Paragraph 7.6 should be revised to read as follows:

SPD2 states that two storey rear extensions are generally not acceptable unless it can be demonstrated that there is no substantive harm to adjoining occupiers. In this case the first floor would be extended by 2.4 metres. The site is separated from number 57 Norbury Crescent by 1.3 metres which is considered sufficient distance to prevent the appearance of dominance and the applicant has shown that it would not cause an unacceptable level of visual intrusion from the neighbour’s first floor window. Moreover, the orientation is such that the extension would be north of number 57 and so would not cause significant overshadowing. The first floor extension would therefore be in accordance with SPD2.

Item 5.2 – 18/00785/FUL (Waddon McDonalds)

1. Paragraph 2.2

The following conditions should be attached to the permission:

1. Hard and soft landscaping scheme to be submitted

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