

PLANNING COMMITTEE
Thursday 8th Oct 2020

- ADDENDUM TO AGENDA -

Item 6.1 20/01954/FUL – 49 Selborne Road

Further correspondence has been received from two existing objectors to the scheme. All of the issues raised have been considered in the main report to Planning Committee. Officers would like to clarify the following items raised:

- The position of the building line. (Officer Comment: This issue is covered in paragraphs 8.14 and 8.15 of the Committee Report).
- Density. (Officer Comment : This issue is covered in paragraphs 8.7 and 8.8 of the Committee Report. However, it is acknowledged that the density calculation is wrong and is in fact 348hr/ha. This is above the density range of 150-250hr ha in the London Plan. However, officers are satisfied that the scheme is appropriate for the site; the density matrix is not included in the draft London Plan and the existing policy states that it should not be applied mechanistically. In this instance, the site is in close proximity to a PTAL of 6a where this density would be appropriate).
- Internal accommodation and private amenity space. (Officer Comment : This issue is covered in paragraphs 8.18 to 8.20 of the Committee Report. Officers are satisfied that the internal space would be able to provide an acceptable amount of storage area in each of the flats and are satisfied that the private amenity areas correspond to standards set out in housing policy and guidance).
- Distance to Lyndhurst Close. (Officer Comment : This issue is covered in paragraphs 8.24 and 8.25 of the Committee Report. The further representation stated that the distance from the balcony balustrade to the neighbouring rear elevation is 17.4m when (measured from the proposed site plan as opposed to its except in the Design and Access statement) it is shown as 18.05m, as stated in the officers report).

Item 6.3 – 19/04919/FUL: 15 Haydn Avenue Purley

One further representation from HADRA has been received since the publication of the Committee report querying the submission of revised drawings and additional information without notification to residents. The changes to the drawings are summarised in para 3.2 in the committee report. The scale of the changes are minor and therefore it is considered not necessary to carry out re-notification.

One statement in support of the scheme has been received from the agent. Almost all issues raised in it are covered in the officers report except for the following:

- The applicant has obtained permission for similar schemes elsewhere in the Borough (Officer Comment: This is noted; all schemes are determined on their own merit)
- The conditions recommended are acceptable to the applicant (Officers Comment: This is also noted) to the applicant