

PLANNING COMMITTEE
Thursday 8th February 2024

- ADDENDUM 2 TO AGENDA -

Part 6 Item 1: 23/03465/FUL - 34A, 34B And Rear Of 34 Arkwright Road, CR2 0LL (2 addendum)

This addendum provides a response to an additional objection which was received on 5/02/2024 regarding the status of land to the rear of 34 Arkwright Road as a wildlife habitat area, the height of boundary hedges, their impact on mitigating overlooking and inspectors appeal decisions in which the height of boundary hedges was not sufficient.

Wildlife habitat area- An application was granted in 2018 at 34 Arkwright Road (18/00749/FUL) for the, "Demolition of existing building: erection of a two-storey building with accommodation in roof space comprising 6 two bedroom and 1 three-bedroom flats: formation of associated access and provision of 7 parking spaces, cycle storage and refuse store. A condition was attached to the application to retain the rear garden as a wildlife habitat area. In 2019 a subsequent application (19/04165/CONR) for a minor material amendment was submitted and approved. The retention of the garden as wildlife habitat area was not part a part of the condition which was carried through and therefore the rear garden of No.34 Arkwright has no designation as a wildlife habitat area and is an area of lawn with trees.

Notwithstanding this an ecological appraisal has been submitted which states that the site as a whole generally of low ecological value and overall there would be in increase in biodiversity as result of increased planting and habitats.

Hedging- P. 8.33- 8.39 assesses the impact of the proposal on 78- 80 Ridge Langley and the following sections are taken from the officers report:

"8.36 A number of comments have been received regarding the planting to the rear comprising trees and hedging. Officers note that there may be a possibility that this planting could not be maintained, in this case however, the proposed separation distances together with the modest height and traditional windows would mitigate significant overlooking impacts at Nos. 78- 80 Ridge Langley in themselves and therefore the proposed development would not be reliant on additional measures to be policy compliant.

8.37 It should be noted however that these trees have already been at the boundary of the site for a number of years and so will continue to provide screening to the rear of the site. This planting would also be maintained with additional tree cover and secured for the lifetime of the development by condition."

With regards to the inspectors appeal decision for the site (21/01208/FUL), it should be noted that this scheme relates to a 3/4 storey building comprising 19 flats and the impact on overlooking and mitigation measures including the hedging was assessed in this context. The current scheme for 6 detached dwellings presents a different relationship and significantly reduced overlooking. This impact as stated above would be acceptable and does not rely on hedging as a mitigation measure.