

SOUTH AREA COMMITTEE MEETING – 18th August 2014

Pre-Committee Amendment Sheet

PLANNING APPLICATIONS

CIRCULATION: First

ITEM: APPLICATION REF: 14/0208/FUL

Location: 38 Almoners Avenue

Target Date: 23.05.2014

To Note: The appeal for the previous application, Ref: 13/0891/FUL, for the erection of three dwellings has now been determined. The appeal was dismissed. The Planning Inspector's report is attached.

In summary, the Planning Inspector considered:

- 1) The principle of residential development on the site is acceptable;
- 2) The trees are attractive and provide a high amenity value individually and collectively;
- 3) A residential scheme would not harm the form and character of the area;
- 4) Plot 1 would be compromised by the size of the plot and the mature trees that would overshadow the small amenity space to the rear.
- 5) S106 contributions were not considered to be justified.

Amendments To Text:

7.0 Representations:

Additional comment received from no.7 Rotherwick Way.

Concerns raised: Density; Proposal is unsuitable for this area; Sets a precedent for development in this residential area; Breach of covenant.

Officer Analysis: The recent Inspector's report raised the concern about the cramped nature of Plot 1 of the proposal. However, he did not specifically raise density as a concern. This proposal seeks to reduce the plot numbers from three to two, and therefore lowering the overall density of the site. I would therefore conclude that the proposal is acceptable and overcomes this concern. The other concerns are already addressed within the report.

Residential Amenity:

I requested a shadow study from the agent. A statistical study was firstly submitted, but this was not clear. I then requested a diagrammatical shadow diagram which

was received on 1st August and sent out to neighbours for comments.

Comments received from neighbours in response to the shadow study consultation:

Representations have been received from:

- 36 Almoners Avenue
- 51 Almoners Avenue

Their representations can be summarised as follows:

- Shadow diagram is not accurate;
- Shows significant impact on afternoon light to no.36;
- The drawing does not show topography or acknowledge the 1m drop in ground level between no.36 and no.38;

Analysis:

The diagrammatical shadow study provides a visual illustration of the potential impact on over-shadowing of the proposal, particularly on no.36 Almoners Avenue. I requested specifically for an hourly diagram to show how shadows are cast across the rear elevation of no.36 Almoners Avenue, during the Spring (March) equinox between 2-4pm.

The shadow diagram shows that there will be a reduction of mid-afternoon light to the rear of no.36 Almoners Avenue, and this would occur between 3pm and 4pm. After this time, as the sun/light continues to set, the impact is then reduced. I would therefore conclude that there will be an over-shadowing impact. However, this impact is only for a small amount of time in the day, and is not significant enough for me to conclude that the proposal should be refused on this basis.

Pre-Committee Amendments to Recommendation:

Approve as per the conditions on main report and s106 agreement to be completed by the new date of **Friday 5th September**.

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0675/FUL

Location: 102 Glebe Road

Target Date: 27.06.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/1122/FUL

Location: 18 Worts Causeway

Target Date: 10.09.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:

CIRCULATION: First

ITEM: APPLICATION REF: 14/0287/FUL

Location: 29 Fernlea Close

Target Date: 05.05.2014

To Note: Nothing

Amendments To Text: None

Pre-Committee Amendments to Recommendation: None

DECISION:
