

PLANNING AND HIGHWAYS COMMITTEE 23 June 2020

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. **Application Number:** 20/01192/FUL
Address: 74 Holmhirst Road S8 0GW

Late Representation

The neighbour at 72 Holmhirst Road (the adjoining semi) has written to express no in principle objection to the proposed extension provided that it does not exceed the measurements of their own extension which was built 40 years ago.

Officer Response

The proposed extension is a very modest addition to the property and only requires planning permission due to the height of the eaves. At 1.5 metres in depth (a minor correction from the original officer report, which stated 1.3 metres, due to an electronic measuring error) it will extend 10 centimetres beyond the neighbour's extension (which is 1.4 metres in depth) but this is entirely in line with the Supplementary Planning Guidance on Designing House Extensions which allows for projections of 3 metres beyond a neighbour's rear elevation.

The recommendation in this case, therefore, remains the same.

2. **Application Number:** 17/02756/FUL
Address: Bennett Cottage, Mayfield Road, S10 4PR

Additional Submission

An updated 'Landscape Masterplan' drawing has been received showing the retained trees on the eastern boundary and consequent revisions to new tree planting (33 new trees to be planted).

Additional Representations

9 additional objections have been received, including one from the Friends of Porter Valley, relating to matters previously summarised in the officer report.

The Council's Ecology Unit has advised that the 2020 bat survey has been carried out following recognised methodology, that no additional bat survey work is required, and that bird boxes should be erected on trees or other buildings on the site to mitigate the loss of a bird box on the outbuilding.

Officer Response

The retention of trees on the eastern boundary is addressed in the officer report. The change from 34 to 33 new trees to be planted is acceptable and has no significant impact on the assessment.

The matters raised in the additional representations are addressed in the Officer Report. A condition is recommended to secure installation of replacement bird box.

Recommendation

No change to recommendation.

Condition no.2

'30.7.17' should read '30.6.17'

Additional Condition:

Before the dwelling is occupied, a bird box(es) shall have been provided within the site in accordance with details (including the location and type of bird box) which shall have been submitted to and approved in writing by the Local Planning Authority. The bird box(es) shall thereafter be retained.

Reason: To provide appropriate mitigation in the interests of biodiversity.