

ADDENDUM REPORT PLANNING COMMITTEE
7th JANUARY 2010

Item: 10

Site: 1 St Lawrence Road and 14 Houndiscombe Road, Plymouth

Ref: 09/01302/FUL

Applicant: Mr Dave Hendy

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A late letter of representation has been received objecting to the planning application and raising the following points that have not already been discussed in the case officer's report:

- The application would erode further prospects for building a sustainable, mixed use, balanced community in the area surrounding Houndiscombe Gardens including St Lawrence Road, Sutherland Road and Houndiscombe Road as part of the Mutley/Greenbank area as a whole;
- Harm the character of the area having regard to the existing excessive number of converted and non-family dwellings in the vicinity occupied by students;
- Contribute to the further concentration of non-family dwellings which could continue to change the character of the neighbourhood for the worse and make it more difficult to achieve the desirable range and mix of dwelling types.

With regards to the points raised, it is considered that this application alone would not create the demographic imbalance referred to by the objector. The application proposes a relatively insignificant number of additional units of student accommodation when compared to the existing levels of student accommodation and converted non-family units in the area. Certainly this application alone would not significantly impact upon the demographic character of the area and whilst it is accepted that levels of student accommodation in Mutley and Greenbank are high (due to the close proximity of the University), this is a minor application and there is no adopted policy that would restrict student numbers or development in this area of Plymouth. Whilst reference is made in the objector's letter to the Mutley and Greenbank Sustainable Neighbourhood Assessment this is not an adopted policy document, merely being an evidence base that is used to inform policy review and development. The application is not contrary to any adopted planning policy within the Local Development Framework Core Strategy, which is the adopted planning policy document that covers the city.

Officers have reconsidered the tariff payment and this has been calculated on the basis that there is a net gain of 5 residential units at the site. The site is currently arranged as 2 multiple occupancy units and the application proposes a total of 7 residential units (arranged over 3 floors and proposing a mix of different units containing a different number of bedroom spaces), so the net gain at the site is 5 units. The Tariff breakdown is as follows:

3 x 1 bed units

Health	£666
Libraries	£336
Green Space	£3906
Sport and Rec.	£3141
Public Realm	£165
Transport	£8613
Management Fee	£841
Total	£17, 668

Combined Total £43, 258

Combined Total /2 £21, 629

2 x 5 bed units

Health	£1044
Libraries	£526
Green Space	£6128
Sport and Rec.	£4928
Public Realm	£260
Transport	£11486
Management Fee	£1218
Total	£25, 590

* The combined total is charged at 50% in accordance with measures introduced by the Local Planning Authority to stimulate market recovery.