

ADDENDUM REPORT

Planning Committee



Item Number: 6.5

Site: FORMER PLYMOUTH PREPARATORY SCHOOL, BEECHFIELD GROVE

Planning Application Number: 15/01168/FUL

Applicant: Linden Homes South West

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The explanatory text outlined below has been provided due to: additional information provided by the applicant after the agenda papers were published; additional consultation responses received; and due to specific questions raised by Members of the Committee at the Planning Committee site visit.

Site Layout

1. Members are drawn to paragraph 8 of the Officers report which states the distances of plots 12 and 12A from the northern boundary. The applicant has since submitted a revised plan (P01 Rev G) which demonstrates greater separation. Plot 12 and 12A are now in excess of 12m from the south elevation of 21 Hartley Road, 2m more than the original proposal.
2. For comparison purposes, the previously approved 5 bed dwelling was 14m from the south elevation of 21 Hartley Road, which was not considered demonstrably harmful due to the topography of the site. It is understood that the position of the dwellings within the site is due to underground servicing requirements.

Site Levels

3. At the Planning Committee site visit Members indicated that it would be helpful to have a site section running north to south. The applicant has agreed to provide this and it will be presented at the committee meeting as part of the case officer presentation. The plans show that the windows of the proposed dwellings will be looking directly onto the retaining walls/fences, not onto the house elevation of 21 Hartley Road.
4. When considering levels, angles and distances, officers are satisfied that amenity and privacy will be protected, and is not demonstrably worse than the previously approved 5 bed dwelling. Members will have noticed on site how privacy and separation isn't achieved completely through physical distances, but through a combination of boundary screening and the presence of significant level changes.
5. The submitted cross section shows there will be some cut, meaning the dwellings will sit below the existing ground level and therefore officers are satisfied that there will be not be an unacceptable level of overlooking.

6. With regards to the different roof pitch to the other dwellings on the site, the applicant has advised that plot 12 and 12A are a specific style of Linden Homes that were considered suitable for the location, and that the additional height allows for bat roosts to be comfortably accommodated, and as noted in paragraph 15, are not as tall overall as the adjacent plots.

Retaining Wall

7. The details surrounding the retaining wall to the north of the site were originally part of the previous planning application for the whole of Beechfield Grove Site, and were not being considered as part of this application.
8. Notwithstanding this, the applicant has submitted a plan showing the location of the retaining wall (14.110/106 Rev P). The applicant's engineers have said that the proposed retaining wall is required in its current form whether there is one or two properties provided on the site, this would have been required for the 5 bed dwelling.
9. The cross section plan that has been submitted also shows the retaining wall, which is will separated from the amenity space by a timber fence.
10. Members should note that due to the new positions of the dwellings whereby they have been pulled away from the northern boundary by 2m, this has offset the loss of space consumed by the retaining wall structure. Having measured the new areas, taking into account the proposed wall, both plots will meet the 100m² thresholds of the Development Guidelines SPD.

Local Highways Consultation Response

11. The proposal is for a slight amendment to the original permission requiring the removal of a single dwelling from the scheme and replacement with two dwellings. From a highway perspective the proposal does not significantly alter the existing permission and does not involve the creation of any additional areas of public highway. Both properties are served from a private drive at the end of the new cul-de sac with all car parking provided within the driveway area.
12. Parking provision is in the form of a single garage and 1/ 2 spaces for plot 12, and 3 spaces for plot 12a which is in accordance with existing guidance.
13. Due to the receipt of this consultation response, the following additional condition is suggested. An informative relating to a construction code of practice has already be added:-

(10) The building shall not be occupied until the car parking area shown on the approved plans has been drained and surfaced in accordance with the approved details and that area shall not thereafter be used for any purpose other than the parking of vehicles.

Reason:

To enable vehicles used by occupiers or visitors to be parked off the public highway so as to avoid damage to amenity and interference with the free flow of traffic on the highway in accordance with Policies CS28 and CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007.

Letters of Representation

14. An additional comment has been made referring to parking issues in and around the turning head of the site and the impact of this proposed development on that. This issue has been addressed in the officer report and this addendum report.

Conditions

15. Due to the receipt of the additional plans, condition 2 will now read:-

(2) The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan P04; Floor Plans and Elevations as Proposed P02 Rev B; Site Cross Section 'AA' as Proposed P03 Rev A; Site Plan as Proposed P01 Rev G; Proposed Drainage Layout 13.316/350 Rev H; 14.110/106 Rev P

Reason:

For the avoidance of doubt and in the interests of good planning, in accordance with policy CS34 of the Plymouth Local Development Framework Core Strategy (2006-2021) 2007, and paragraphs 61-66 of the National Planning Policy Framework 2012.