

Addendum

LA01/2017/1183/F

Update

The Agent has provided an email 25.06.18 contesting the proposed recommendation to refuse this application.

The Agent argues that the proposal is policy compliant and meets the criteria set out in PPS 7. Consideration of the Design and Character are set out in paragraphs 9.3 – 9.7 of the Planning Committee Report. DfI Roads only provide technical advice with regards to access details and parking, and do not make any assessment on the impact on character. This is a matter for the decision maker.

Density

The Agent argues that the area has a wide variety of both apartment and townhouse developments, and the density produced by each development varies considerably. However, density is not restricted or limited to a particular scheme, but rather within the surrounding area and is generally calculated on the no. of units per acre (or hectare). Paragraph 9.7 of the Planning Committee Report addresses the issue of density.

Each application must be assessed on its merits having regard to the proposed development and the site's context. An application to grant outline approval for 3 townhouses (LA01/2015/0152/O) in place of a pair of semi-detached dwellings is not comparable to this scheme which is seeking 4 apartments. Therefore this should be given limited weight.

The Agent did engage with officials at the very start of the process and it was explained that the principle of 4 apartments on this site was unacceptable. Concerns were not solely limited to height, but to scale and massing. It was reiterated at the meeting and recorded twice on the meeting notes that a more acceptable planning response to this site is to seek a like for like replacement i.e. 2 dwellings. Officers can merely advise applicants/agents and it is a matter for them if they wish to

address any matters or concerns raised at these meetings. There was no commitment that the principle of parking to the front was acceptable subject to the inclusion of a wall and vegetation.

This recommendation to refuse the application is not assessed or based on the adjacent dwelling as the Agent alludes. It is an assessment of the context of the site, within a suburban area of existing detached and semi-detached houses, with some townhouses. While there is another apartment development on Prospect Road, this is located a substantial distance away and does not form the part of the character or context of the site.

Recommendation

That the Committee notes the contents of the Addendum and agrees with the recommendation to refuse, as set out in paragraph 10.1 of the Planning Committee Report.