

Addendum

LA01/2017/1183/F

Update

1.0 Background

1.1 The application was presented to the Planning Committee on Wednesday 28th November 2018 with a recommendation to REFUSE planning permission as the proposal is contrary to PPS 7 and its addendum. The reasons advance related to the building's form, density, scale and design, which was considered out of character with this part of Prospect Road and would simply appear out of place.

1.2 Following debate and consideration by Members during November's Planning Committee, it was agreed that the decision on the application be DEFERRED for 1 month and brought back to the Planning Committee with revised plans addressing the building line for 2 semi-detached properties.

2.0 Revised Plans

2.1 Revised plans were received on the 7th December 2018. The changes are summarised below:

- New doors in the front elevation
- Car parking reduced from 6 to 4 spaces to the front of the development
- The development moved forward in the site by approx. 2.4m

2.2 DfI Roads was consulted on these revisions and raise no objections subject to conditions and informatives as set out in its consultation response dated 11th January 2019.

2.3 A further letter of objection was received on 3rd January 2019 advising original concerns remain with this development. The objectors' concerns relate to density, impact on local character, position of building

line, parking at the front and excavation of the site and its impact on existing foundations at their residential property (No. 99 Prospect Road).

2.4 All of the concerns raised were previously considered within the Planning Committee Report.

2.5 The revised plans have been through due process and notified and consulted upon as necessary. These plans are now subject to Members consideration of this application.

2.6 The revised plans have amended the front elevation to incorporate two front doors. This gives the impression of a pair of semi-detached properties as opposed to a block of apartments. This has the effect of making the proposal more acceptable in terms of the character of the area notwithstanding the actual density. This addresses the second reason for refusal regarding Policy LC1 of PPS7 Addendum.

The proposal has been moved forward in the site by approx. 2.4m to be more reflective of the building line adjacent. However, the proposal still sits approx. 2m behind the building line of adjacent properties. The proposed development will appear incongruous in the context of Prospect Road given the strong building line of existing residential properties.

Parking spaces are still provided to the front of this development albeit less in number given the repositioning of the building. This still does not address previous concerns because the extent of hard surfacing results in no front garden which is uncharacteristic of the area.

Although the amendments improve the scheme in terms of appearing like a pair of semi-detached dwellings, they do not address the original fundamental concerns such as scale, massing, design, excavation/reduced levels outlined under paragraphs 9.4 to 9.7 in the Planning Committee Report.

3.0 Recommendation

3.1 That the Committee note the contents of this Addendum and agree with the recommendation to REFUSE the planning application as set out in Section 1, and the first refusal reason as set out in Section 11, of the Planning Committee Report.