

Addendum

LA01/2023/1047/F

1.0 Update

- 1.1 A further letter of objection was received on 19/01/2024. The total number of objections are now 10 letters of objection from 7 no. addresses.

2.0 Consideration

- 2.1 The objector has commented further in respect of their concerns in relation to parking as an amenity issue and commented in respect of the contents of the Supporting Information accompanying the application. The objector also refers to their original objections. Issues raised to date have been considered within the Planning Committee Report.
- 2.2 Consultation was carried out on the application with DfL Roads to allow for comment in respect of the proposed access and parking arrangements. The objector has commented that in relation to a previous HMO proposal on a different application DfL Roads advised that *“as car parking is an amenity issue the Local Planning Authority will decide if this is acceptable”*. The objector states that it is the amenity and ease/convenience of access which are what is important in this case.
- 2.3 The issue of parking has been considered within the Planning Committee Report, in Paras 8.6-8.9, and Para 8.12. The impact of the proposed parking arrangements has been considered and assessed in relation to any potential impact on amenity. The existing driveway areas are capable of accommodating 5 no. vehicles and there are no changes proposed to these arrangements. The manoeuvring arrangements are as existing. The premises can accommodate the proposed number of occupants as required by criteria 1 of Policy HOU 4. It is

considered that the proposal would not intensify the current arrangements to an unacceptable degree, nor result in an unacceptable impact on neighbouring amenity.

2.4 The proposal is to accommodate 4 no. occupants and it would not be unreasonable to consider that if each had their own vehicle, 4 no. cars could be present at the property. The immediate surrounding area is characterised by residential dwellings some of which have driveway parking arrangements which also require cars parked one behind the other. The proposal, which utilises these existing arrangements, would not result in an unacceptable change to the character of the area or have an unacceptable impact on neighbouring amenity.

2.5 The contents of the Supporting Information provided by the applicant have been noted, but as the occupants are not a material consideration no weight has been attached to this.

3.0 Recommendation

2.1 That the Committee note the contents of this Addendum and agree with the recommendation to Approve the application in accordance with Paragraph 1.1 of the Planning Committee report.