

EAST AREA PLANNING SUB-COMMITTEE

11TH JANUARY 2012

ADDENDUM TO ASSISTANT DIRECTOR OF PLANNING & DEVELOPMENT MANAGEMENT'S REPORT

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B/00753/11

Land rear of 69 Jackson Road, EN4 8UU

Additional objection letters received – 23 received within time and 2 received out of time. Additional points raised are as follows:

- Concern that the site is not a 'brownfield site' as described by the agent in the application documentation.
- Jackson Road is of 'high historical importance' and 'should be protected because of its architectural merits, being original Victorian railway cottages.'

Comments on additional objections are as follows:

- The manner in which the agent has described the site within the application form has no bearing on the assessment of the application.
- Jackson Road and Oakleigh Court are not located within a Conservation Area, an Area of Special Character or an Area of Archaeological Significance. In addition, no buildings within these areas are Listed.

Condition 13 (Obscure Glazed Windows) should be amended as follows:

"Before the building hereby permitted is occupied all windows on the western flank elevation, and the lower half of each of the proposed bay windows on the front elevation at first and second floor level shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To safeguard the privacy and amenities of occupiers of adjoining residential properties."

Condition 14 (Site Enclosure) should be deleted as these requirements are duplicated in Condition 11.

The following Informative should be added:

"The landscape scheme for the site should seek to retain and incorporate the existing trees on the site particularly those on the northern and western sides of the site."

The reason for approval should be amended to read:

"The proposed development would be in keeping with the character and appearance of the neighbouring properties in Oakleigh Court and would not

adversely affect the amenities of neighbouring residents. The development would provide adequate parking and access, and as such it would not adversely affect highway and pedestrian safety in the area."

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114-116 Nether Street

Add drawings Nos: 11/3240/8 – Proposed Bin / Recycle Store and Drwg No 11/3240/9 – Existing Elevations to the list in Condition 1.

Condition 3 (CSH Pre-Assessment Statement) should be removed because the applicant has submitted the statement in support of the application and therefore this requirement is no longer required.

Condition 8 (Refuse Enclosures) should be deleted because refuse details are shown on drawing number 11/3240/8 (Proposed Bin / Refuse Store)

Condition 17 (Extraction & Ventilation) should be amended as follows: "Before the development hereby commences on site, details of all mechanical extraction and ventilation equipment to be installed in the basement hereby approved, shall be submitted to and approved by the Local Planning Authority and implemented in accordance with agreed details before the use is commenced."