

EAST AREA PLANNING SUB-COMMITTEE

2nd April 2012

ADDENDUM TO ACTING ASSISTANT DIRECTOR OF PLANNING & BUILDING CONTROL'S REPORT

All references in the recommendations which refer to the Assistant Director of Planning and Development Management should be amended to refer to the "Acting Assistant Director of Planning and Building Control."

All reference in the recommendations and reports to any Planning Policy Guidance (PPG) or Planning Policy Statements (PPS) should be removed. All PPGs and PPSs have been replaced by the National Planning Policy Framework (NPPF) which was published on 27 March 2012. It is considered that all applications comply with the relevant policies within the NPPF.

Page 1

F/00016/12

97 Leslie Road, N2 8BH

Two additional letters of objection received, stating the following:

- Viewed the new plans and nothing has changed regarding the dimensions of the proposed extension;
- Gate added for access but as the extension will be built over put right of way we would not be able to get through the gate anyway.
- The planning application has solely been made for number 97 but should also include 99 Leslie Road, as the proposed work will involve both properties.
- No planning regulations were applied for previous works to No. 99 Leslie Road – new works will cause damage to neighbouring properties.
- Vital access required right of way - emergency services and maintenance access will not be possible if the extension is allowed.
- Sewers and water pipes run at the rear – issues with access.
- Invasion of privacy and light.

Page 7

F/00509/12

Land Adjoining 37-39 Leslie Road

The relevant sections of the National Planning Policy framework are as follows:

Paragraph 49 of the NPPF states that "Housing applications should be considered in the context of the presumption in favour of sustainable development".

The government consider that “there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – ... by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation
- **a social role** – ... by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment ... ”

In paragraph 21, the government encourages the effective use of land by reusing land that has been previously developed (brownfield land).

Paragraph 56 states “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

It is considered that the application complies with the above sections of the NPPF.

Condition 1 should be amended to read:

The development hereby permitted shall be carried out in accordance with the following approved plans: Site Location Plan; 2566-101; 2566-106 Rev C.
Reason: For the avoidance of doubt and in the interests of proper planning.

Condition 10 should be amended to read:

The internal layout of the proposed units shall remain as shown on the hereby approved plans.
Reason: To safeguard the amenities of future occupiers.

Since the report was written, two letters have been submitted. One in support of this application and a comment made about this application.

In addition point 8 in the objections listed should be expanded to include “Unhappy with the representation made within the Design and Access Statement”

This comment is addressed as follows: As needed in the amendment to condition 1, the Design and Access Statement has been removed from the list of approved documents. The Local Planning Authority doesn’t consider this is a point that changed that recommendation of this application.

The comment made was:

Not objecting to this proposal but ask that if it is passed there be a condition that the occupiers are not allowed to have CPZ permits. The reason for this is the lack of any car park provision on-site.

This comment is addressed as follows: The highways team with looking at the proposal didn't feel that this was a condition needed.

The letter of support was:

Find it astonishing that the previous planning permission (F/04264/11) to build residential accommodation on derelict garages has been refused (AGAIN).

It would be understandable if a multi-storey building were proposed, or the garages were in good condition BUT this post-war unit (subdivided into two small garages & a half-garage perhaps for a motor-cycle) is run down & a risk to passers-by from falling masonry.

- The garages are old, derelict & too small for many cars or motor-cycles (I rented the middle garage for some years but ended up using the garage as expensive storage space).
- These & other garages in the locality are under-used & attract graffiti litter & dumping of unwanted items (e.g. those in Park Gate).
- Garages are an anachronism, especially when housing is in short supply in urban areas.
- 'The Walks' alleyway is a constant source of anti-social behaviour, noise, graffiti & litter, which a residential dwelling would deter.
- This is a residential road and a new residential development would be a positive addition. The plans & design are in keeping with the unique, Edwardian, purpose-built, two-storey maisonettes
- If planning is not granted & the garages are demolished, any hoarding/empty space, would be used for dumping, graffiti, or anti-social activities. This begs the question: what is this site suitable for other than a small residential unit?

Page 31

F/00573/12

738-742 High Road

The relevant sections of the National Planning Policy framework are as follows:

Paragraph 23 of the NPPF states that local planning authorities should recognise town centres as the heart of their communities and pursue policies to support their viability and vitality and recognise that residential development can play an important role in ensuring the vitality of centres"

Paragraph 49 of the NPPF states that "Housing applications should be considered in the context of the presumption in favour of sustainable development".

The government consider that “there are three dimensions to sustainable development: economic, social and environmental. These dimensions give rise to the need for the planning system to perform a number of roles:

- **an economic role** – ... by ensuring that sufficient land of the right type is available in the right places and at the right time to support growth and innovation
- **a social role** – ... by providing the supply of housing required to meet the needs of present and future generations; and by creating a high quality built environment
- **an environmental role** – contributing to protecting and enhancing our natural, built and historic environment ... ”

In paragraph 21, the government encourages the effective use of land by reusing land that has been previously developed (brownfield land).

Paragraph 56 states “the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

It is considered that the application complies with the above sections of the NPPF.