

PLANNING COMMITTEE C – 27th January 2021

ADDENDUM TO OFFICERS REPORT

Item: 1

Reference: 20/2253/FUL

Address: 56 Hendale Avenue

Nb – this is the same addendum from the 02.12.20 meeting (carried over as item deferred)

Since the original publication of the report ahead of its first hearing at the 02nd December 2020 Committee, 1 no revised objection has been received from Mr Happe as part of the re-consultation on scheme's new elements (rear extensions / reversion to 2x 3 bed, 4 person dwellings). This updates his previous representation and has not increased the overall number of unique comments.

The new issues raised are summarised below:

- The number of occupants has been increased to 8 in the new proposal. This means that the provision of only two car parking spaces on site will be even more inadequate, on-street parking pressures will increase.
- The new plans show an increased number of WC facilities on all three floors so it's not unlikely that the properties will be rented out as single rooms (HMO).

For clarity, after a Councillor query, it is confirmed that the lawful use of the property is currently as a single family dwellinghouse, with the implementation of the relevant change of use (17/4850/FUL) having been confirmed by its 2019 planning history, including officer site visit(s) to the property.

Item: 4

Reference: 20/5292/HSE

Address: 37 Chiltern Gardens

Paragraph 4 – Public consultation. 1 further comment has been received:

- Objector has evidence to believe the property is in use as a HMO without a license.
- Boundary access issues are still to be resolved with neighbouring property
- There is a tree blocking access for 2 cars

Officer response to additional comments:

- This application is solely for extensions to the property t
- Issues regarding boundary disputes are not a planning consideration