

# Addendum

## LA01/2024/0699/F

### 1.0 Update

- 1.1 Following publication of the Planning Committee Agenda for March 2026 a further letter of objection was received by the Planning Department on 19<sup>th</sup> March 2026 from the owner/ occupiers of Apartment 3, 63 Beach Road.
- 1.2 The objection raises several issues, some of which the objector states have been raised previously and not sufficiently addressed. The objector also refers to the planning history and the availability of information in relation to these.

### 2.0 Consideration

- 2.1 In relation to the planning history, the objector states that documents relating to the consideration of application C/2007/1218/F (redevelopment of No.63), which was cited in Para 3.3 of the Committee Report, have not been made available to them. They state that decision making is not being applied consistently in the consideration of the current application before the Planning Committee.
- 2.2 The objector goes onto state that No. 63 received at least 5 refusals from DoE Planning and that details of the refusals have not been available to them.
- 2.3 Due to the Council's Retention and Disposal Policy, copies of any detailed records, discussions or documentation do not survive for these historic applications. Notwithstanding this, each application must be considered on its own merits.

- 2.4 Other issues raised include the visual impact of the proposal, Overlooking / impact on amenity and privacy, exacerbation of existing traffic/parking issues, and the use of a buff brick finish.
- 2.5 These issues have already been considered in the Planning Committee Report within the consideration and assessment of the proposal at Section 8.
- 2.7 The visual impact, impact on character and design, streetscape are considered at Paras 8.7-8.17, and Paras 8.27-8.28 of the Planning Committee Report.
- 2.8 Overlooking / Privacy and Amenity are considered at Paras 8.29-8.40 of the Planning Committee Report.
- 2.9 Traffic and parking are considered at Paras 8.24-8.26 and Paras 8.44-8.45 of the Planning Committee Report. Consultation has been carried out with DfI Roads as the competent authority on traffic related matters in relation to the proposal and there are no objections. Recommended conditions in relation to the proposed access arrangements are included at Section 10.
- 2.10 The use of the buff brick finish is considered at Para 8.16 of the Planning Committee Report.
- 2.11 The objector asks how the proposal satisfies PPS3 in terms of promoting a more accessible environment, including the needs of those with disabilities. Policy AMP 1, Creating an Accessible Environment, applies to all development proposals, including those for public developments. This proposal is for residential development and relates solely to the building itself. The proposal considers the needs of future users, including individuals with disabilities. It incorporates features such as adequate turning circles, appropriate door dimensions, and in-curtilage parking. There is continuous, level or gently sloping pathways provided externally. These routes are of sufficient width to accommodate all users and are kept free from obstruction, ensuring safe and convenient movement. There is one apartment entirely on the ground floor with dedicated parking. The design avoids

unnecessary changes in level and provides step-free access into the development. There is further in-curtilage parking located to the rear, in proximity to the building, offering convenient and accessible parking for residents. The development, when constructed is required to comply with the requirements of the Disability Discrimination Act (DDA) as implemented through the Building Regulations, referred in Paragraph 5.5 of PPS 3.

### **3.0 Recommendation**

- 3.1 That the Committee note the contents of this Addendum and agree with the recommendation to approve planning permission as set out in paragraph 9.1 of the Planning Committee Report.