

Addendum

LA01/2016/1266/F

Full Application

Update

Additional objections have been submitted since the report was forwarded to Council. Issues raised in the additional objections relate to:

- How the 2013 application at the application site was approved
- Impact on privacy
- Impact on character – proposal is out of character with neighbouring dwellings and the surrounding area and dominates the skyline
- Questions whether the proposed building is a house or a number of apartments
- Out of scale with development on both sides – the building now recommended for approval is 1.2m higher than the height of the dwelling previously approved
- Lowering of the top storey would cause problems with Building Control
- A new application is required to resolve the issues
- The amendments do not and cannot address the mass of the building and will result in a worse situation than currently exists
- The new utility area to the north of the building is the most blatant intrusion into the privacy of the residents at 29 Prospect Road, creeping closer and providing for future change of use which most people believe will be apartments
- The additional basement area is not a basement at all and is an exercise to create three independent levels easily adaptable to apartments
- Ceiling height of the middle floor was raised during construction
- The appearance and disappearance of a huge solar panel on the north side of the building is a continuing worry for residents who firmly believe it will reappear recreating a monstrosity of uncontrollable dimensions
- Those living at 33 Prospect Road will experience a total erosion of privacy

Many of the issues raised above have been addressed in the main report. The following addresses only the additional issues raised.

- On straight overlay, the building is approximately 0.7m higher than the previous approval, rather than 1.2m. While the lower ground floor level has been reduced by 51cm, the proposed building will sit 18cm above the previously approved building in the skyline.
- The proposed solar panels are 0.7m in height

An objector also submitted an email to the Planning Committee including photographs showing the impact of the proposal on his property at 33 Prospect Road. The Local Planning Office has had sight of this email.

The following paragraphs of the main report are also clarified:

- Paragraph 5.1 - There are currently 51 letters of objection from 30 separate addresses and 4 letters of support.
- Paragraph 5.1 – Argued by an objector: Floor to ceiling height in the stamped approved drawings is 2.4m. Currently, the as-built structure has a top floor to ceiling height of 2.525m, while the ground and first floors are 2.7m. It would be impossible to reduce the top floor ceiling height by 50cm and meet Building Control standards for a minimum ceiling height of 2.1m. To reduce the current top floor ceiling (which is 2.4m) by 50cm, would leave a height of 1.9m. Objectors suggest that the roof would be lowered by only 0.3m, instead of 0.5m.
- Paragraph 8.6 (second bullet point) – there are two additional windows at lower ground floor level which were not mentioned in the main report – a hall window below the blank spandrel panel and a utility room window
- Paragraph 8.7 (third bullet point) – the top of the screen wall at the south / rear of the property is 34cm higher than what was approved when measured as an OS datum point. As the ground level at this point has not been built up to the extent shown in the original approval, the overall span has increased.
- Paragraph 8.10 (second paragraph re: overlooking) – the separation distance from the second floor window to the rear windows of 16 Seaview Drive North is at least 20m, as per the standard in Creating Places Design Guide. However, the separation distance is 24m at its closest point.
- Paragraph 8.10 (second last paragraph: re: criterion a of Policy QD 1 of PPS 7) – Building Control section advise that there is no minimum standard for floor to ceiling height other than for stairs and landings; a reasonable clearance from floor level to ceiling

would be 2.0m; and the flat roof and ceiling could be achieved within 0.5m. Since there is 2.6m from the floor to the top of the roof, this leaves a clearance of 2.1m after the construction of the roof, which takes up 0.5m.

Recommendation

That the Committee agrees with the recommendation to approve set out in Section 9 of the Planning Committee Report.