

Addendum to Agenda Items Tuesday 18th December 2018

10. ITEMS FOR DETERMINATION

Item 10a

N/2018/1122

**Ground and first floor extensions, conversion of part ground and first floor to form three self-contained flats. Subdivision of existing retail unit into two units and alteration to shopfront
93 - 95 St Leonards Road**

No update.

Item 10b

N/2018/1457

**First floor extension with associated alterations and installation of dormer windows and raising roof height
46 Barn Owl Close**

No update.

Item 10c

N/2018/1461

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 5 occupants
169 Adnitt Road**

No update.

Item 10d

N/2018/1463

**Change of Use from Dwellinghouse (Use Class C3) to House in Multiple Occupation (Use Class C4) for 3 occupants (Retrospective)
144 Southampton Road**

Since the officer's report has been published, a planning application N/2018/1717 for a change of use from a dwellinghouse to a 5 persons HIMO has been received for 161 Euston Road, which would be within 50m of the application property. If this property is included in the concentration calculation, there would be 12 properties within the 50m from the application site and the concentration would be 13.95%, which would still be below the 15% threshold.

Officer's recommendation is still for approval of the application with the reasons contained in the report.

Item 10e

N/2018/1467

**Change of Use of Unit from Sure Start centre to Community Cafe (Use Class A3), including the installation of a catering kitchen
16 Park Square**

No update.

Item 10f

N/2018/1491

**Change of use from dwelling (Use Class C3) to House in Multiple Occupation (Use Class C4) for 4 occupants
6 Holly Road**

No update.

Item 10g

N/2018/1546

**Demolition of 20no domestic garages and construction of 2no new dwellings
Garages rear of 21 Keswick Drive**

Highway Authority – No comments received.

A further nine letters of representation have been received. Comments can be summarised as:

- The proposal would result in a loss of privacy.
- There would be a loss of light.
- Security would be affected.
- The development would create more demand for on street car parking, and displace parking into surrounding streets.
- The garages are in use.
- The site could be more appropriately used for development

In addition, a petition signed by 165 individuals has been received. This objects to the development on the grounds that the development would have an adverse impact upon the highway system, and that there is a need for the garages.

Officer Response:

The impacts of the development are discussed within the committee report (within paragraphs 7.2 and 7.3), and for the reasons set out therein, it is considered that the proposal would not have a significant adverse impact on neighbour amenity. Following discussions with the Highway Authority, the scheme has been revised. No further objections, or observations, have been received and, as a consequence, it is considered that the development would not result in significant harm to the highway system. It is also noted that there are no parking restriction within Keswick Drive and therefore the development would not change the current situation.

10h

N/2018/1576

**Demolition of existing Community Centre and construction of 3no new bungalows (re-submission following planning permission N/2018/0448)
110 Nene Drive**

Arboricultural Officer – the arboricultural control measures specified in the submitted report should be fully implemented and properly maintained throughout the duration of the development to prevent harm to the retained trees.

Amended Condition 2:

The development hereby permitted shall be carried out in accordance with the following approved plans: PH485848/ND/TP/001, (P) 01 Rev B, (P) 02 Rev B, (P) 03 Rev D, (P) 04 Rev A, (P) 0C Rev B & (P) 06 Rev C.

Reason: For the avoidance of doubt and to accord with the terms of the planning application.