

Agenda Item 05

Supplementary Information Planning Committee on 22 July, 2020

Case No.

20/0568

Location	Aneurin Bevan Court Garages, Coles Green Road, London
Description	Demolition of garages and erection of a three storey building comprising 9 self-contained flats; provision of waste storage, car and cycle parking with amenity space and associated landscaping

Agenda Page Number: 83 - 102

Garages

A query was raised regarding the use of the garages. At present 6 of the garages are let and 2 are vacant. This was confirmed by the agent to be the same number at the time of the garage survey, where it was identified that none of the garage were used for parking vehicles.

Cycle storage

There is currently no secure cycle storage for the existing residents of Aneurin Bevan Court. The applicant has proposed the provision of 8 cycle storage spaces to serve the existing residents, in addition to the 15 provided for the new residents.

Quality of accommodation

Paragraph 2.4 of the committee report refers to there being a shortfall in defensible space provided adjacent bedroom 2 of flat 1. In order to improve levels of privacy for the occupants of this ground floor unit, the window is now proposed to be obscure glazed and an additional clear glazed window has been introduced facing the private balcony area. These amendments secure greater levels of privacy for future occupants.

Trees

Paragraph 6.1 refers to the removal of 9 trees, including 7 that are low value and two moderate value. However, the low value trees are within categories C and U (not B and C as specified in the main report). The moderate value trees are within category B.

Conditions

As a result of the amendments to the windows of flat 1, condition 2 (approved plans) has been updated to include the revised drawings. It now reads as follows:

The development hereby permitted shall be carried out in accordance with the following approved drawings:

1844 P01 Rev B
1844 P02 Rev B
1844 P03 Rev F
1844 P04 Rev H
1844 P05 Rev G
1844 P06 Rev D
1844 P07 Rev A
1844 (P-)08
240825 Rev G

Reason: For the avoidance of doubt and in the interests of proper planning.

Recommendation: Remains approval subject to conditions

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