

Agenda Item 06

Supplementary Information Planning Committee on 16 November, 2022

Case No.

22/1282

Location	7 & 7A Sidmouth Road, London, NW2 5HH
Description	Proposed erection new two-storey dwellinghouse with basement level, works including associated off road cycle and car parking, private amenity, waste storage, landscaping and boundary treatment

Agenda Page Number: 77-79

Further Correspondence and Clarifications

Cllr Hack and Cllr Gbajumo have requested that the date of the Committee be deferred to a later date. This was on the basis that revised plans and documents had been received but further consultation was not undertaken. They expressed that the short notice to consider the amended documents was unfair and more time was needed to fully consider these.

The changes on the revised plans were minor and not considered to impact neighbours negatively, they improved the development and included:

- Internal alterations, including the removal of a habitable room (bedroom) within the basement and the reduction to a three bedroom house
- Changes to internal layout at first floor , removal of bedroom to rear and changing all first floor windows would be obscure glazed and non-opening below a height of 1.7 to prevent overlooking to nearby gardens and protect neighbouring privacy
- Increase in gap to boundary with 7 Sidmouth Road to ensure development complied with the 45 degree angle prescribed in SPD

The following additional documents were also received:

- Plan to show small attenuation tank referred to in Drainage Strategy
- A Fire Statement
- Information of Biodiversity Net Gain/Ecology and UGF

The application has been out to consultation for many months, and all comments made on the application are taken into account when considering the application and these comments are reported to Planning Committee members. Local residents (and Councillors) have the opportunity to register to speak at the planning committee meeting in relation to the application, but all comments that are made are considered and reported to committee (through the committee report) whether or not they speak at the meeting.

There are often minor changes to schemes, and it is not always necessary to re-consult in relation to those changes.

In this case the changes are not considered to warrant re-consultation. The alterations are generally to improve the internal arrangement of the property and the addition of an underground tank for drainage is something that we would often condition within approved scheme, rather than require as part of the application. The changes and additional documentation are not considered to materially increase the impact on surrounding properties.

Recommendation: Grant consent, subject to conditions set out in the committee report.

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