

# Erratum

## LA01/2018/1562/F

### 1.0 Update

- 1.1 References in the Planning Committee Report are made to the previous approved housing development (Ref: C/2005/0239/F) adjacent the application site being extant. As the appropriate mechanism to establish lawfulness is a Certificate of Lawful Development (CLUD), and as no CLUD has been submitted, these references in paragraphs 8.22 and 8.35 are amended accordingly.

Paragraph 8.22 states;

Given the proposal includes provisions for 55 dwellings it exceeds the 25 unit threshold as stated in PPS 8 Open Space and Recreation policy OS 2 relating to open space in new residential development. In line with this policy there is an expectation that 10% of the total site area should be allocated as public open space. There are three large areas of open space proposed as part of the scheme which equates to approximately 2003 square metres, which is 8% of the overall site. Although this falls below the required 10%, consideration has been given to the previous approval in which a material start has been completed and the provision of public open space was less than this scheme. On balance this provision of public amenity space is acceptable. The proposed areas of public open space have recreational and amenity value and access to these areas will be safe for proposed residents.

This should state;

Given the proposal includes provisions for 55 dwellings it exceeds the 25 unit threshold as stated in PPS 8 Open Space and Recreation policy OS 2 relating to open space in new residential development. In line with this policy there is an expectation that 10% of the total site area should be allocated as public open

space. There are three large areas of open space proposed as part of the scheme which equates to approximately 2003 square metres, which is 8% of the overall site. Although this falls below the required 10%, consideration has been given to the previous approval in which the provision of public open space was less than this scheme. On balance this provision of public amenity space is acceptable. The proposed areas of public open space have recreational and amenity value and access to these areas will be safe for proposed residents.

Paragraph 8.35 states;

A consideration must also be given to the townhouses and apartments approved under application reference LA01/2018/1466/F at Beresford Avenue which will share a back to back relationship with the dwellings proposed under this application at plots 20 to 25. Within Creating Places it is recommended that there should be a separation distance of around 20m or greater between the opposing rear first floor windows of new houses. It is also recommended that there should be a separation distance of 10 metres to the common boundary. In terms of the approved townhouses there is a separation distance of 19 metres back to back. This is considered adequate to protect residential amenity and is similar to what was approved under application reference C/2005/0329/F in which development was commenced and can be completed.

Paragraph 8.35 should state;

A consideration must also be given to the townhouses and apartments approved under application reference LA01/2018/1466/F at Beresford Avenue which will share a back to back relationship with the dwellings proposed under this application at plots 20 to 25. Within Creating Places it is recommended that there should be a separation distance of around 20m or greater between the opposing rear first floor windows of new houses. It is also recommended that there should be a separation distance of 10 metres to the common boundary. In terms of the approved townhouses there is a separation distance of 19 metres back to back. This is considered adequate to protect residential amenity and is similar to what was approved under application reference C/2005/0329/F.

1.2 Paragraph 8.29 states;

The dwelling at plot 2 is a bungalow with roofspace accommodation and is orientated so that the rear windows of the proposed dwelling look toward the side of the existing dwelling at 28 Mounsandel Road and not toward its most private amenity space to the rear of the dwelling. Skylight windows are located at roofspace level. There is a substantial boundary with hedges and trees which will protect the private amenity of the dwelling at 28 Mountsandel Road. Given the extensive boundary treatment and the fact that this is a bungalow there is no concern in regard to loss of light or overshadowing.

This should state;

The dwelling at plot 12 is a bungalow with roofspace accommodation and is orientated so that the rear windows of the proposed dwelling look toward the side of the existing dwelling at 28 Mountsandel Road and not toward its most private amenity space to the rear of the dwelling. Skylight windows are located at roofspace level. There is a substantial boundary with hedges and trees which will protect the private amenity of the dwelling at 28 Mountsandel Road. Given the extensive boundary treatment and the fact that this is a bungalow there is no concern in regard to loss of light or overshadowing.

**3.0 Recommendation**

- 3.1 That the Committee note the contents of this Erratum and agree with the recommendation to approve the application in accordance with Paragraph 1.1 of the Planning Committee report.