

Introduction

This submission relates to the removal under S73 for the removal of Condition 4 listed under Planning Approval 091935/FO/2009/S1 granted in December 2010.

Proposed Changes

The basis for the proposed removal of Condition 4 is so that a range of quality internal spaces can be provided that are better suited to the 'cultural' requirements of residents of the area. In addition, it also allows for a dedicated space that can be given over to the demand for 'working-from-home' study spaces.

The space would be accessible off the existing hallway and would allow for two good sized rooms on the ground floor. Refer to drawing 0905_02 rev D.

Externally the elevational change is limited with the treatment being of a similar aesthetic as the approved design. Refer to drawing 0905_04 rev E.

The proposed change has been independently assessed by separately appointed Transportation Engineers; who have assessed the proposal to ensure that the loss of the garage space would not detrimental to either the residents of the houses or to traffic locally. Please refer to the Transport Technical Note as prepared by SCP; ref LB/230874/TM01, dated 3rd November 2023. The report clearly demonstrates that the site has great accessibility and and when considered against transportation engineering criteria the proposed removal of Condition 4 should be deemed acceptable.

Justification

The provision of better range and quality of internal spaces by removal of Condition 4 whilst not impacting residents parking provision or affecting traffic locally adversely be supported.