

**CIRCULATED AT  
THE MEETING**



**REPORT of  
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

to  
**SOUTH EASTERN AREA PLANNING COMMITTEE  
08 APRIL 2019**

**MEMBERS' UPDATE**

**AGENDA ITEM NO. 9**

<b>Application Number</b>	<b>HOUSE/MAL/19/00122</b>
<b>Location</b>	Oakleigh 48 Mountview Crescent St Lawrence
<b>Proposal</b>	Extensions and alterations to existing bungalow to convert to a chalet style property
<b>Applicant</b>	Mr and Mrs Lear
<b>Agent</b>	Elisa Hampson – E.H Planning Services
<b>Target Decision Date</b>	EOT 09.04.2019
<b>Case Officer</b>	Devan Lawson
<b>Parish</b>	<b>ST LAWRENCE</b>
<b>Reason for Referral to the Committee / Council</b>	Member Call In by: Cllr. Penny Channer Reason: Local Knowledge and Public Interest

Please note that the agenda states that the application is within the Mayland Parish. However, it is located within St Lawrence Parish as noted above.

Paragraph 5.9 should read 'Having regard to the above assessment, it is considered that the development **not** cause material harm to the character and appearance of the dwelling.

**7 CONSULTATIONS AND REPRESENTATIONS RECEIVED**

**7.4 Representations received from Interested Parties**

7.4.2 **One further letter objecting** to the application has been received and the reasons for objection are summarised as set out in the table below:

<b>Objecting Comment</b>	<b>Officer Response</b>
The proposal would represent overdevelopment of the site.	Addressed at section 5.2 of the Officers report.
Application 15/01249/HOUSE at 75 Mountview Crescent is not comparable to the proposal and was never constructed.	It is noted that a comparison was provided within the planning statement between the proposal and permission 15/01249/HOUSE. The proposal and the permission are comparable to some degree in that they both feature

<p>The applicant parks commercial vehicles here for a commercial business he runs from the site so there is concern in a reduction of off-street parking.</p> <p>Photographs have been provided to show that the site currently fails to provide sufficient parking.</p> <p>Application should include a side to rear vehicle access to take the vehicles away from the streetscene.</p> <p>The applicant should be applying for permission to run a commercial business from the site.</p>	<p>substantial increases to the scale, mass and bulk of existing bungalows. Nevertheless it is noted that the permission was not built out. However, each application is assessed on its own merits and the scale, bulk and mass of the proposal is considered acceptable as addressed at section 5.2of the report.</p> <p>The proposal meets the minimum number of required parking spaces as discussed at section 5.4 of the Officer’s report.</p> <p>The proposal provides sufficient parking in accordance with the Councils Vehicle Parking Standards. The proposal is assessed on the lifetime of the development and not on the needs of individual occupiers.</p> <p>This application can only be assessed on what has been proposed.</p> <p>This does not form part of this application and therefore, is not considered as part of the assessment.</p>
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