

## **Planning Applications Committee: 29 January 2014**

### **Updates to reports**

#### **Application no: 14/01526/A - Prospect House, Rouen Road**

##### **Item 4 (b) Page 39**

The wrong application number has been used throughout the committee report. The correct application number is 14/01526/A.

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#### **Application no: 14/01780/F Land adj to 36 Sunningdale**

##### **Item 4 (c) Page 49**

##### **Additional information from the applicant:**

- Addition elevations, plans and section of the new foundation detail
- The applicant confirmed that there was a technical error in the dimensions of the foundation detail submitted in the previously approved application (14/00169/F) meaning that the ridge height of the roof would have to be higher than what was indicated on those approved plans. They also concluded that the Abbey Pynford product rendered the scheme unviable in the current approved state. To rectify this, they have proposed a viable alternative floor construction.
- Any concerns raised by adjoining properties relating to the structural stability and environmental / residential amenity matters have already been considered within the report and deemed acceptable. Nevertheless, the applicant was invited to respond to the matters raised. Their response is summarised in the points below:
  - The bespoke solution is engineered, design and detailed in consultation with external arboriculturists and the Council's tree officer
  - The piling method is virtually identical to that of the Abbey Pynford. However, the proposed adopts a smaller size of pile, requiring less impact force to drive, resulting in a smaller piling rig. Indeed, this system is readily used inside failed buildings which are at much higher risk of further failings than a structure with full integrity.
  - It should be noted that previously approved scheme introduced piles up to 5 metres closer to the adjacent properties than the proposed, which with the use of smaller piles and lighter rig, will result in less nuisance. The piling operator would usually provide a site based risk assessment.

- Normal rules of working will be actioned on site, taking due regard to health and safety and as necessary any bylaw restriction of working.
- The area is not considered at risk of heave as the subsoil comprises sands and gravels, this will also indicate that ground water / aquifers will not be affected within the zone of this construction.

**Response:**

- The additional plans have been submitted to assist members establish the extent of changes between the previously approved application and the current submission. These are contained within the Powerpoint presentation
- The submission mirrors the view of officers that the methodology used to secure the protection of the trees is acceptable and in the context of other legislation (Building Regulations and Party Wall Act) will not cause any significant harm to the structural stability or amenity of neighbouring properties. The development would be subject to a pre-commencement meeting and arboricultural supervision. It is also recommended that an informative be added to assist developers conduct site operations in a safe and neighbouring manner.

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**Application no: 14/01757/F Land North of 2 Primrose Road**

**Item 4 (d) Page 61**

**Additional information about adjacent site:**

- To the north of the site 25 and 27 Quebec Road each have permission to be converted to two flats each. The approved permission for No.25 (14/00320/U) includes the removal of the garage that currently sits adjacent to the entrance from Primrose Road. If implemented this would have a very minor impact upon the way the shared entrance is used and is not considered to have an adverse highway impact. A plan has been included within the presentation to demonstrate this.
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**Appendix 1**

- An additional appeal has been lodged for the erection of a bungalow at the rear of 25 Clabon Road (reference number 14/00840/F).
  - An appeal decision has been received for 8 Taylors Buildings which has been dismissed.
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**Appendix 2.**

**Update:**

**64-66 Westwick St**

The unauthorised conservatory to the business use, fronting the river, has been demolished in the last few days prior to the magistrates court prosecution and court appearance yesterday. The owner pleaded guilty and was fined £4,000 and costs were awarded to the council. Further work still needs to be undertaken to ensure full compliance with the notice.

**Item missing**

**Case No.:** 13/00148/CONSRV/ENF

**Address:** 39 Neville St

**Development:** Unauthorised window alterations (Article 4 direction applies)

**Committee:** October 2013

**Current status:** Due to an administrative oversight this case has not been pursued until the last few weeks. Meetings have been held with the owner and an amicable solution has not been forthcoming nor seems likely to be achievable and so an enforcement notice will be issued shortly.

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