

UPDATE REPORT, DEVELOPMENT COMMITTEE. 17th April 2019

Agenda item no	Reference no	Location	Proposal / Title
4.2	PA/18/02822	Sites Adjoining Birchdown Denbury and Huntshaw House, Devons Road, London	Construction of 18 dwellings comprising: 1. Redevelopment of surface car park to the rear of Birchdown House, Rainhill Way by a 3-storey building to provide 8 residential flats; 2. Demolition and redevelopment of car parking garages and surface car park adjacent to Denbury House, Devons Road by 3 x 3 storey dwellinghouses; 3. Demolition and redevelopment of car parking garages and electricity substation adjacent to Huntshaw House corner of Devons Road & Talwin Street by a 4-storey building to provide 7 residential flats.

1.0 ADDITIONAL REPRESENTATION

1.1 The Council has received one additional representation from a local resident. The representation is a comment in support of the application and states the following:

- The development will improve the garden space to the rear of Birchdown House and reduce anti-social behaviour.
- The other developments will provide similar benefits to the local community.
- Will provide more new housing that is required.

2.0 CLARIFICATIONS

2.1 The floor to ceiling heights of 2.5m as stated in para 11.2 will not be achieved on site three, as they follow the adjacent building heights which are very minimal. The actual ceiling heights will depend on construction details however will be in accordance with National Space Standards.

3.0 RECOMMENDATION

3.1 Officer recommendation remains that planning permission should be GRANTED for the reasons set out in the main report.