

UPDATE REPORT, DEVELOPMENT COMMITTEE. 13th August 2020

Agenda item no	Reference no	Location	Proposal / Title
1.0	PA/20/00580	Existing garages, Vawdrey Close, London, E1 4UA	Demolition of existing garages and construction of four new family-sized houses.

1.0 Corrections

- 1.1 Para 7.5 should read
- 1.2 Concern has been raised in respect of the loss of current use of the land, which appears to be for garages. It is noted that there is no policy requirement to replace the existing carparking spaces. As highlighted in the main report, residents are able to apply to Tower Hamlets Homes for a replacement garage, subject to availability. It is also noted that the site is in an area will good access to public transport as highlighted above.
- 1.3 Para 7.31 should read
- 1.4 This would result in a displacement of a maximum of four cars. The transport officer notes that this low level of displacement cannot be guaranteed given the reallocation of garages and the permit free development proposed. It should also be highlighted that the site has good access to public transport given the '5' PTAL rating. On balance impacts on traffic generation within the surrounding environment are anticipated to be acceptable.
- 1.5 Para 2.7 should read.
- 1.6 Secure cycle storage will be provided in the rear garden of each unit.
- 1.7 Para 7.32 should read
- 1.8 Secure cycle parking spaces will be provided within the rear garden of each new dwelling. The applicant noted good provision of cycle parking and hire schemes within the surrounding area. This is not an adequate substitute for secure and private cycle facilities in accordance with Policy D.TR3. A condition will be imposed requiring all cycle facilities to be provided retained and maintained for the use of the future residents for the life of the development.
- 1.9 Para 7.33 should read
- 1.10 In relation to pedestrian access to the new dwellings from Vawdrey Close, the travel route would remain as existing. Whilst the proposal lacks accessible parking given the constraints of the site and good access to public transport this is acceptable.

1.11 Additional supplementary plans to be added to Appendix 1 are as following:

- Sketch showing privacy screens, LTS Architects Ltd
- 3D View showing privacy screens, LTS Architects Ltd
- 1916 05_DE_502_P3 Proposed Unit 2 Cross section, LTS Architects Ltd dated 05.08.20
- 1916 01_GA_102_P2 Proposed First Floor Plan, LTS Architects Ltd dated 05.08.20
- 1916 04_DE_402_P2 Proposed Detailed Unit 02, LTS Architects Ltd dated 05.08.20

Clarification

1.12 As stated within paragraphs 7.5 and 7.31 above, residents will be able to apply for new garages through Tower Hamlets Homes. This is in contrast to being automatically allocated new garage spaces which was incorrectly stated within the report.

1.13 Within paragraph 7.32 secure cycle storage will be provided in the rear gardens of each dwelling. This provision is in accordance with policy D.TR3 to provide secure and private cycle storage as there is no other suitable location on site.

1.14 Plans to be added to appendix 1 provide further details in regard to the proposed privacy screens to Unit 2 and first floor windows to be obscure glazed.

2.0 RECOMMENDATION

2.1 Officer recommendation remains that planning permission should be APPROVED.