

LONDON BOROUGH OF TOWER HAMLETS

MINUTES OF THE DEVELOPMENT COMMITTEE

HELD AT 7.00 P.M. ON WEDNESDAY, 7 FEBRUARY 2018

**COUNCIL CHAMBER, 1ST FLOOR, TOWN HALL, MULBERRY PLACE, 5 CLOVE
CRESCENT, LONDON, E14 2BG**

Members Present:

Councillor Marc Francis (Chair)
Councillor John Pierce
Councillor Suluk Ahmed
Councillor Gulam Kibria Choudhury
Councillor Chris Chapman
Councillor Sabina Akhtar
Councillor Danny Hassell (Substitute for Councillor Helal Uddin)

Other Councillors Present:
None

Apologies:

Councillor Helal Uddin

Officers Present:

Nasser Farooq	(Team Leader, Planning Services, Place)
Fleur Francis	(Team Leader - Planning, Legal Services Governance)
Jane Jin	(Team Leader, Planning Services, Place)
Julian Buckle	(Planning Officer, Place)
Angelina Eke	(Planning Officer, Place)
Zoe Folley	(Committee Officer, Governance)

The Chair agreed to change the order of business to consider item 5.2 before item 5.1 as this would help the consideration of the application. For ease of reference, the items are set out in the order they are listed on the agenda

1. DECLARATIONS OF DISCLOSABLE PECUNIARY INTERESTS

No declarations of interest were made

2. MINUTES OF THE PREVIOUS MEETING(S)

The Committee **RESOLVED**

That the minutes of the meeting of the Committee held on 8th January 2018 be agreed as a correct record and signed by the Chair.

3. RECOMMENDATIONS AND PROCEDURE FOR HEARING OBJECTIONS AND MEETING GUIDANCE

The Committee **RESOLVED** that:

- 1) In the event of changes being made to recommendations by the Committee, the task of formalising the wording of those changes is delegated to the Corporate Director, Place along the broad lines indicated at the meeting; and
- 2) In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Corporate Director, Place is delegated authority to do so, provided always that the Corporate Director does not exceed the substantive nature of the Committee's decision
- 3) To note the procedure for hearing objections at meetings of the Development Committee and the meeting guidance.

4. DEFERRED ITEMS

None

5. PLANNING APPLICATIONS FOR DECISION

5.1 1 Capstan Square, London E14 (PA/17/01251)

Nasser Farooq (Planning Services) introduced the report for a two storey extension to the existing house.

Angelina Eke (Planning Services) presented the report describing the site location and the nature of the surrounding area. Consultation had been carried out resulting in: one letter of objection, a petition in objection (with 24 signatures) and 11 letters in support. All of the representations were addressed in the Committee report and mainly related to the future use of the property as a House in Multiple Occupancy, the impact from car parking, a land dispute (that was not a planning issue), design and appearance and increased rubbish on the Square. Officers considered that the proposal was acceptable in terms of these issues.

There were no land use issues as the proposal would remain a single use residential property. The concerns around the creation of a HMO could only be considered as speculative at this stage. Any further change of use would be an enforcement matter.

It was also considered that the proposed extension was acceptable in terms of its bulk, mass, scale and design. The extension would relate well and be subservient to the existing building. The proposed layout would be acceptable and it would not result in a material change to neighbouring amenity.

The loss of the garage space to enlarge the property complied with policy. Highway Services had requested that there should be a car free agreement and this would address the concerns raised by objectors. The cycle spaces within the existing garage space would also be relocated.

Officers were recommending that the application was granted permission.

The Committee asked questions about increased on street parking from the proposal, given the increase in size of the property and also the loss of the garage. Officers advised that the impact on parking and the highway should be minimal in view of the proposed car free agreement and also that the property had a driveway.

The Committee also asked questions about the conversion of the loft space into a habitable room and it was noted that this would require a new planning permission.

The Committee also asked questions about the land dispute and it was confirmed that this was a civil matter.

On a vote of 6 in favour and 1 against the Committee **RESOLVED:**

1. That the planning permission be **GRANTED** at 1 Capstan Square, London E14 for the erection of a two storey side extension to the existing house (PA/17/01251)
2. That the Corporate Director of Place is given delegated authority to impose the conditions set out in the Committee report (or add or remove conditions acting within normal delegated authority) in relation to the planning permission

5.2 43 Capstan Square (PA/17/02793)

Nasser Farooq (Planning Services) introduced the report for a 3 storey extension with minor alterations.

Julian Buckle (Planning Services) presented the application explaining the location of the property at the end of the terrace, the nature of the surrounding area and the most recent planning history. It was noted that in November 2016, plans for a four storey, four bedroom dwelling in the land adjacent to 43 Capstan Square and external alterations to 43 Capstan Square extension was

approved. It was also reported that in 2017, a proposed four storey side extension to the property was withdrawn due to concerns about the scale of the proposal in relation to the existing building.

The Committee were advised of the key features of the application including the proposed floor plans and the outcome of the consultation. In response to which, one petition (with 21 signatures) and a representation in objection was received. The concerns raised were addressed in the report and related to the creation of a Home in Multiple Occupancy (HMO), increased rubbish from the proposal and car parking stress.

There were no land use issues as the property would remain a single use residential property. Any further changes to create a HMO would require a separate planning permission. A self-contained unit was not the proposal being presented.

The proposed design of the extension was considered to be acceptable in terms of scale, mass, and form. The extension would be subservient to the original dwelling and integrate well with the host dwelling and its surroundings. The proposal would not adversely impact on the amenity of any adjoining occupiers or that of the public realm and was therefore acceptable in amenity terms.

In view of this, Officers considered that the application should be granted planning permission.

The Committee asked questions about the height of the extension compared to the previously withdrawn 2017 application. In response Officers explained in further detail their concerns with that proposal. Officers considered that the change in height would ensure that the extension would be subservient to the original dwelling.

Regarding the use of the property as a HMO, it was noted that the Council could take enforcement action if there was a breach of the planning permission. The proposal would create a five bedroom single use property and the issue around the use of a HMO could be considered as speculative.

The Committee asked questions about increased car parking stress from the proposal. It was questioned whether the proposal would add to the existing problems and whether steps could be taken to mitigate this.

It was reported that the impact on the highway should be minimal given the property had a garage and a driveway. There was no evidence to suggest that there would be an increase in parking from the proposal. It was also noted that any additional condition would need to meet the necessary planning tests in policy. In view of this advice, Councillor Marc Francis moved and Councillor Chris Chapman seconded an additional condition that the garage space only be used for the storage of vehicles and no other purposes. On a unanimous vote, this additional condition was agreed.

On a unanimous vote the Committee **RESOLVED:**

1. That the planning permission be **GRANTED** at 43 Capstan Square for a 3 storey side extension with minor alterations (PA/17/02793)
2. That the Corporate Director of Place is given delegated authority to impose the conditions set out in the Committee report (or add or remove conditions acting within normal delegated authority) in relation to planning permission and the following additional condition:

That the garage space only be used for the storage of vehicles and no other purposes

6. OTHER PLANNING MATTERS

None

The meeting ended at 7.50 p.m.

Chair, Councillor Marc Francis
Development Committee