

UPDATED REPORT, DEVELOPMENT COMMITTEE, 14th June 2022

Agenda item no	Reference no	Location	Proposal/ Title
7.1	PA/22/00250/A1	Garages to the West of Donegal House, Buckhurst Street	Demolition of existing garages and the construction of 6 x 4-bed terraced town houses (2 and 3 storey) with landscaped front and rear gardens and inset roof terraces.

1. Clarifications and corrections

Daylight/sunlight

1.1 Table 4 contains an error and should read as below:

Reduction to daylight (VSC & NSL)	Effect classification	Number of assessed windows at Donegal house
0 - 19.9%	Negligible	114
20% - 29.9%	Minor adverse	4 11
30% - 39.9%	Moderate adverse	6 5
40% +	Major adverse	0

Table 4: Classifications for daylight loss of the assessed windows at Donegal House

1.2 With regard to paragraph 7.30, the overshadowing to the nearby garden spaces has been independently reviewed by the council's Daylight and sunlight specialist. All except one of the garden spaces would meet the BRE tests in terms of access to sunlight on March 21st (i.e. at least half of the garden or open space can receive at least two hours sunlight on March 21). This is acceptable given the sites context and delivery of affordable homes.

2. Amended plans/ drawings and documents recommended for approval

2.1 Schedule of drawing numbers amended to reflect receipt of amended drawings following minor internal changes made to the internal layouts to the proposed homes and removal of rooflights. Following receipt of amended ground and first floor plans, the final schedule of drawings should read as follows

Drawings	
Drawing no.	Title
BS_L_070 P04	Location plan
BS_L_080 P02	Existing site plan
BS_L_090 P03	Existing elevations
BS_L_100 P07	Proposed ground floor plan
BS_L_110 P08	Proposed first floor plan
BS_L_120 P07	Proposed second floor plan
BS_L_130 P07	Proposed roof plan
BS_L_101 P02	Proposed ground Floor plan (with existing windows)
BS_L_111 P03	Proposed first floor plan (with existing windows)
BS_L_121 P03	Proposed second floor plan (with existing windows)
BS_L_131 P04	Proposed roof plan (with existing windows)
BS_L_410 P06	Proposed sections
BS_L_411 P08	Proposed elevations
P174-L01-A	External Works Layout
P174-L02-A	Planting Plan

3. RECOMMENDATION

3.1 A compliance condition is added regarding architectural retention to ensure it will take all reasonable steps to deliver the nature and design of the Development as envisaged by the Application.

3.2 As per the original recommendation to GRANT planning permission subject to conditions.