

SUPPLEMENTARY REPORT, DEVELOPMENT COMMITTEE. 17th September 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 Introductory Summary

- 1.1 This item was removed from the August Committee Agenda as it was found that not all adjacent properties were consulted, this was caused by a technical error. Officers moved to correct the error and as a result a further 40 neighbours were consulted from 14th August to 4th September 2020. As a result of the additional consultation, seven (7) further representations were received from owner/occupiers of the adjacent properties who raised opposition to the proposed development bringing the total number of representations received to 9. In addition, a petition with 51 signatures from local residents in opposition to the proposal was received.
- 1.2 In addition, consultation comments were received from the Occupational Therapist, Arborist and Daylight/Sunlight Internal Consultee. Comments are within section 2 below.

2.0 Neighbour Representations

- 2.1 Following additional objections received, Para 4.3 of the Main Report should read:
- 2.2 Nine submissions were received in objection to the proposal and two petitions with 32 signatures and another with 51 were received in opposition to the proposal. The first petition is titled "To STOP all plans for this land to development or any other reasons to remove current garage site". All 32 signatures are from residents located within the borough from the following streets:
- Cleveland Way,
 - Vawdrey Close,
 - Trinity Green,
 - Wyllen Close,
 - Wickford Street,
 - Cephas Street.
- 2.3 The second is titled "LRPN – 6034773 Petition Against Demolition of Garages & the Construction of 4 houses". All 51 signatures are from residents located within the borough from the following streets:
- Vawdrey Close,
 - Cleveland Way,
 - Trinity Green,

- Wyllen Close,
- Key Close.

- 2.4 The petition outlined residents wanting no change to status quo, and raising concerns of increase in pollution/traffic, increase in noise/antisocial behaviour, pressure on local services, parking for emergency vehicles, loss of privacy and impact from the proposed design.
- 2.5 The proposal is to be car free and has a PTAL rating of 5 with excellent access to public transport as discussed within the transport assessment of the Main Report and therefore the traffic/pollutions volumes are not likely to increase as a result of this development. The proposal will not make any changes to vehicle access arrangements and the site has no requirement to be used for emergency service parking. Impacts from loss of privacy/amenity have been assessed within the Main Report. Whilst the concerns over the pressure on the local services are outside planning remit (a matter for Thames Water to resolve), the concern raised to anti-social behaviour is not warranted. Nonetheless, a planning condition is imposed to ensure the scheme is secured by design accredited.
- 2.6 The seven additional objections are summarised as following:

Other

- Access through the existing public walkway will from Vawdrey Close will not be maintained.
- Conditions will be applied to ensure contaminants are mitigated from the subject site.

Amenity

- Concerns regarding loss of privacy from overlooking into Oasis Court and the overshadowing of Oasis Court. A solid wall in place of a window was requested.
- Health concerns regarding construction dust management. An alternative replacement flat should be sought.
- Site should be converted into a green space.

Non- planning Matters

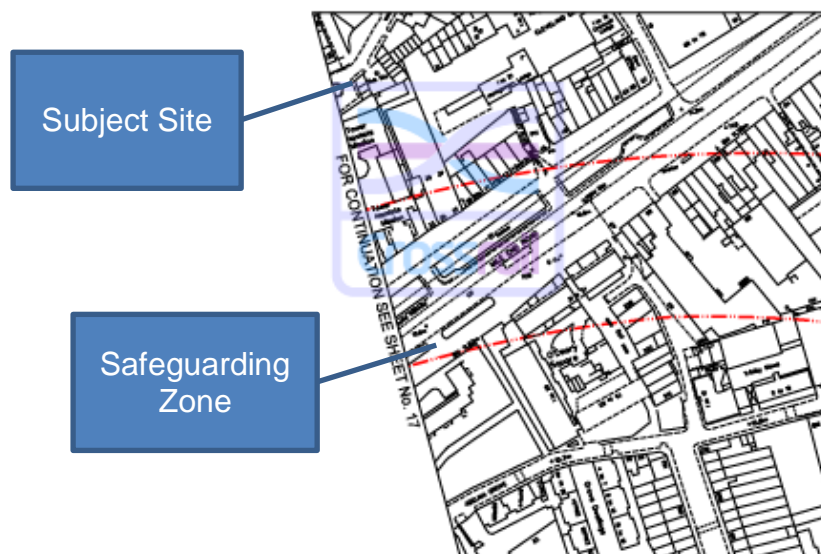
- Site drainage and servicing is dealt with under building control matters.
- Right to light sits outside of planning matters.

- 2.7 The applicant has provided a further response to objections as following:
1. *The design takes maximum care to avoid overlooking the residential properties to the South. The majority of these windows are specified to have frosted glass, which would prevent any overlooking. There are a total of two bedroom windows which must be clear glass, as they are the only window to each bedroom. These windows have been fitted with PPC aluminium privacy screens, which block any direct view to the residential buildings.*

2. *The studies have been undertaken in accordance with government and Tower Hamlets guidance, using a 3D virtual model of the surrounding area based on architectural records.*
3. *Every care will be taken during construction to minimise disruption to the surrounding residents. We are proposing to use a timber frame structural system, which will reduce the amount of dust particulates and on-site work of a more traditional concrete and steel frame construction. Dust from construction will also be managed through a Construction Management Plan. Noise and hours of operation will be managed through conditions.*
4. *The council does not re-accommodate any resident on the basis of construction.*
5. *We have not been made aware of any planning requirements for the site to be used as a parking Emergency Services Vehicles.*
6. *TH Waste Officer has advised that waste vehicles reverse down the street at present so no change to this strategy.*
7. *The Toby Club has its own dedicated car park at the rear to park vehicles.*

2.8 It is further noted that fob access for Oasis Court residents will be provided to maintain access to Vawdrey Close via the new gate. Traffic matters have been discussed in paragraphs 7.29-7.33 of the original planning report.

2.9 One submitter questioned possible impacts on Crossrail. The site sits approximately 50m north outside of the Crossrail Safeguarding Zone. There is no requirement to consult with Crossrail on this matter as the site sits outside of the Safeguarding Zone as shown on the map below.



3.0 Consultation Reponses

Occupational Therapist

3.1 *Reviewed the proposal and no issues highlighted with layouts*

Trees

3.2 *Happy that the protection measures set out in the applicant's report will adequately protect T1 and T2 during construction.*

Daylight and Sunlight

3.3 *No issues raised.*

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

- Overshadowing Daylight Analysis, Greenlite Building Physics Ltd, Rev B, 24.08.20

2.0 RECOMMENDATION

2.1 Officer recommendation remains that planning permission should be APPROVED.