

**Application for Planning Permission**[click here for case file](#)

Reference	PA/20/01442/A1
Site	Walker House, 6-8 Boundary Street
Ward	Weavers
Proposal	Change of use of first floor office use (use class B1a) to 4no residential units (Use class C3). Construction of a two-storey building to the rear to provide office space (use class B1a)
Summary Recommendation	Grant planning permission with conditions and planning obligations
Applicant	Metro Associates
Architect/agent	GML Architects Ltd
Case Officer	Nicholas Jehan
Key dates	- Application registered as valid on 09/07/2020 - Public consultation finished on 09/09/2020 - Development Committee on 03/02/2022

1. BACKGROUND

- 1.1 This application was considered by the Development Planning Committee on 03 February 2022. A copy of the original report is appended.
- 1.2 As set out in the Minutes of the meeting, the Committee requested a site visit so that members could better understand the physical context of the proposal. The site visit has been arranged to take place prior to the Committee meeting.
- 1.3 The application was therefore deferred by Members to allow for a site visit to take place. This report has been prepared to discuss matters arising from the Committee's reason for deferral and to address any further information provided by the applicant following the committee meeting on 03 February 2022.
- 1.4 This report specifically addresses concerns and queries raised at the previous committee meeting. This report should be read in conjunction with, and not in replacement of, the original report and the update report.
- 1.5 A site visit has been arranged and all committee members have been invited. Those members attending will be able to discuss their observations from the visit when the application is determined.

2. UPDATED PLANNING ASSESSMENT

- 2.1 Since the Development Committee meeting on 3 February 2022, the applicant has submitted additional information and made some minor amendments to the proposals in order to

address concerns which were raised at the previous meeting, and which are detailed further below. Officers have proposed additional conditions in relation to the amendments submitted to ensure they are controlled and secured within any consent.

Windows looking on to Wargrave House to the south

- 2.2 Concerns were raised at the previous meeting regarding the separation distances between the proposed windows of the building and the residential windows of Wargrave House to the south of the site. The applicant has provided a diagram indicating the separation distance between the proposed windows and the existing residential windows as below.



Figure 1: Diagram showing distances to Wargrave House windows. Distances are in mm.

- 2.3 The diagram shows that the distance between the existing ground floor windows of Wargrave House and the windows of the new building will range between approximately 18.7m to a minimum of 12.1m. Whilst the explanatory notes of Local Plan Policy D.DH8 states that a separation distance of approximately 18m between windows will be applied to developments, this is stated to be a guideline depending upon the design and layout of the development. In this case, the windows to Wargrave House are set at an angle when compared to the proposed windows of the new building which is considered to ameliorate the situation and lessen the impact of overlooking and onlooking to and from the new development. Additionally, the bottom of the windows will be set at 1.45m high and will also be partially obscured by existing Ivy growth, which is intended to be retained.
- 2.4 In any event, the Applicant has also amended the plans to indicate that these windows will now be obscure glazed and so any impact on overlooking into residential properties to the south will be removed in relation to windows set less than 18m. It is proposed the obscured windows would be secured via an additional planning condition.

Light Pollution from windows

- 2.5 Concerns were raised with regards to potential light pollution emanating from the proposed roof lights to the north of the new building. The applicant has provided an example automated blind system which can be installed which is available with blackout fabric and can be programmed to provide automated timed closing of the blinds as required. It is proposed to include a condition securing the installation and on-going maintenance (and replacement, if necessary) for the life of the development of an appropriate automated system such that the blinds are closed between certain hours all year round to alleviate concerns as to light pollution.

Ivy retention

- 2.6 Concerns and queries were raised with regards to the retention of the Ivy growth on the perimeter wall. The applicant has provided further details of discussions with their Ecology Consultant and provided two potential options to ensure that the Ivy growth remains in place following the development. The preference has always been to retain and maintain the existing Ivy growth, but a second option has been provided which would involve the replacement with an alternative natural screening solution in the form of managed planting should there be any reason the existing Ivy fails or needs to be replaced. The details of this would be included within the previously proposed Landscape Plan condition to ensure appropriate measures are introduced that will safeguard the existing level of growth and/or screening is retained in perpetuity.

Verified Views

- 2.7 Concerns were raised by one speaker relating to the lack of verified views of the proposals having been provided. The applicant has provided a summary of the methodology for the generation of the CGI visualisations which can be found at Appendix 2. Officers are satisfied with the accuracy of the imagery provided for the purposes of assisting in the assessment of the visualisation of the scheme and the nature and scale of the proposal in its site context.

Summary

- 2.8 In summary, officers welcome the proposed amendments to the plans which, in officers' opinion, will not prejudice any resident and so no additional consultation would be necessary. The other additional documentation provided also assists in the consideration of the proposals and addresses certain concerns and queries raised at the Development Committee Meeting in February 2022.

3. RECOMMENDATION

- 3.1 The issues raised at the previous committee meeting have been considered and are addressed in this report. In light of further consideration and clarification, officers do not wish to change their original recommendation to **GRANT** planning permission, subject to the conditions and legal agreement as outlined in the original report and subject to the following additional conditions:
- approval of details and installation and on-going future maintenance of an appropriate automated blind system to be operated between certain specific times prior to first occupation; and
 - obscure glazing to south elevation and rooflights above waste store.

APPENDIX 1

LIST OF APPLICATIONS PLANS AND DRAWINGS AMENDED SINCE PREVIOUS MEETING

- 4793/PA040 B – Proposed Elevations (superseding drawing no 4793/PA040 A)
- 4793/PA045 B – Proposed Sections (superseding drawing no 4793/PA045 A)

APPENDIX 2

EXPLANATORY NOTE OF CGI METHODOLOGY

APPENDIX 3

ORIGINAL COMMITTEE REPORT AND UPDATE REPORT