

**DEVELOPMENT COMMITTEE 1 NOVEMBER 2022
UPDATE REPORT OF THE DIRECTOR OF PLANNING AND BUILDING CONTROL**

Agenda item no	Reference no	Location	Proposal / Title
5.1	PA/21/02500	5, Hollybush Place, London, E2 9QX	Demolition of builder's merchants (Sui Generis) and redevelopment of the land to provide residential units (Use Class C3) over two blocks and the provision of commercial floorspace (Use Class E) at lower ground and ground level, with raised podium and associated landscaping, access and cycle parking.

1. Daylight & Sunlight – 305 Cambridge Heath Road

- 1.1 The assessment of impacts on daylight and sunlight to neighbouring buildings produced for the previous application did not account for the residential units on the top 4 storeys of 305 Cambridge Heath Road to the east of the site on the other side of the railway. That development has since been completed and is now occupied.
- 1.2 The applicant has provided confirmation that the whole of the proposed development falls below a 25 degree angle to the horizontal measured from the centre of the lowest window to a main living room of the development at 305 Cambridge Heath Road. The residential windows at 305 Cambridge Heath Road are therefore confirmed as being out of scope for assessment for daylight and sunlight impacts in line with the guidance in the Building Research Establishment Site layout planning for daylight and sunlight: a guide to good practice.

2. Changes to affordable housing mix

- 2.1 Since the committee report has been published, the applicant has made minor changes to the affordable housing mix. The overall level of affordable housing will remain at 35.5% and the split between intermediate and affordable rent by habitable room will also remain exactly the same (69.1%:30.9% in favour of affordable rent). However, 2no. of the affordable rented 1 bedroom homes have been converted to intermediate homes and 1no of the intermediate 3 bedroom homes has been converted to an affordable rented home.
- 2.2 The table set out at paragraph 7.81 of the Committee Report should therefore be replaced with the below:

	1 bedroom Percentage (Target Percentage)	2 bedroom Percentage (Target Percentage)	3 bedroom Percentage (Target Percentage)
Private Sale	15 39.5% (30%)	21 55.3% (50%)	2 5.2% (20%)
Intermediate	2 33.33% (15%)	3 50% (40%)	1 16.67% (45%)
Affordable rent	1 9.09% (25%)	4 36.36% (30%)	6 54.55% (45%)

2.2 The change to the housing mix is considered to be a positive step by the applicant as it results in an increased provision of much needed 3 bedroom family sized affordable rented homes, in the form of 3no. 3bed 4person and 3no. 3bed 5person homes, whilst also ensuring that the same overall level and tenure split of policy compliant affordable housing is provided.

3. Recommendation

3.1 The officer recommendation to grant planning permission remains, subject to the conditions and obligations set out in the Committee Report.