

**HARROW COUNCIL**

**SUPPLEMENTAL ADDENDUM**

**PLANNING COMMITTEE**

**DATE : 25<sup>TH</sup> May 2022**

<b>2/06</b>	<p><b>53 Suffolk Road – P/0940/22</b></p> <p><b>Alter the wording of Paragraph 5.3</b></p> <p><b>From:</b></p> <p><del>4.no objections have received during the secondary consultation period. Matters raised can be summarised as follows:</del></p> <p><b>To:</b></p> <p>8.no objections have received during the secondary consultation period. Matters raised can be summarised as follows:</p> <p><b>Within the summary of objections provided after paragraph 5.3 include the following additional objections:</b></p> <ul style="list-style-type: none"><li>- Concerns over issues of flooding and surface water retention.</li><li>- Concerns over the development resulting in issues of subsidence.</li><li>- Concerns of the development resulting in increased strain on the local sewage system.</li><li>- Concerns over the development setting a precedent for similar development along the road.</li><li>- The development will be in contravention of a covenant which states that natural light should be allowed between houses.</li><li>- Concerns over other development along the road not being constructed in line with approved plans.</li><li>- Concern over the development adversely impact on the house prices of neighbouring properties.</li><li>- Concern over noise disturbance resulting from the proposal.</li></ul> <p><b>Alter the wording of Paragraph 5.4</b></p>
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**From:**

~~1.no letter of support was received during the secondary consultation period. Matters raised can be summarised as follows:~~

**To:**

5.no letters of support were received during the secondary consultation period. Matters raised can be summarised as follows:

**Within the summary of letters of support provided after paragraph 5.4 include the following:**

- General support for the proposal.
- The development would support the needs of the applicant as he has 4 children.
- The proposal is acceptable in context with surrounding development

**Following paragraph 7.6.23 include the following:**

7.6.24 Concerns over issues of flooding and surface water retention.

Officer Comment – The application site is not located within a flood zone, but is located within a Critical Drainage Area. The proposal would result in an increase in the development footprint on site, but this would not be to such an extent that it would be unacceptable in terms of its flooding and drainage impact. The use of Sustainable Urban Drainage systems have been encouraged through an informative.

7.6.25 Concerns over the development resulting in issues of subsidence.

Officer Comment – This does not constitute a material planning consideration and will be assessed separately under building regulations.

7.6.26 Concerns of the development resulting in increased strain on the local sewage system.

Officer Comment – The development relates to domestic extensions and alterations and is not considered to be of such a size and scale that it would result in unacceptable strain on the local sewage system.

7.6.27 Concerns over the development setting a precedent for similar development along the road.

Officer Comment – Each application is assessed on its own merits, officers cannot take into account a development setting a precedence for similar development elsewhere within the assessment of an application.

7.6.28 The development will be in contravention of a covenant which states that natural light should be allowed between houses.

Officer Comment – Covenants do not constitute material planning considerations.

7.6.29 Concerns over other development along the road not being constructed in line with approved plans.

Officer Comment – This has no direct relevance to the proposed development. Planning Enforcement action may be taken if the development is not constructed in line with the approved drawings.

7.6.30 Concern over the development adversely impact on the house prices of neighbouring properties.

Officer Comment – This does not constitute a material planning consideration.

7.6.31 Concern over noise disturbance resulting from the proposal.

Officer Comment – The development relates to domestic extensions and alterations, the building is still to be used as a single family dwelling house, as such neighbouring occupants would still be subject to similar levels of noise.

**AGENDA ITEM 10 – REPRESENTATIONS ON PLANNING APPLICATIONS**

**NONE**