

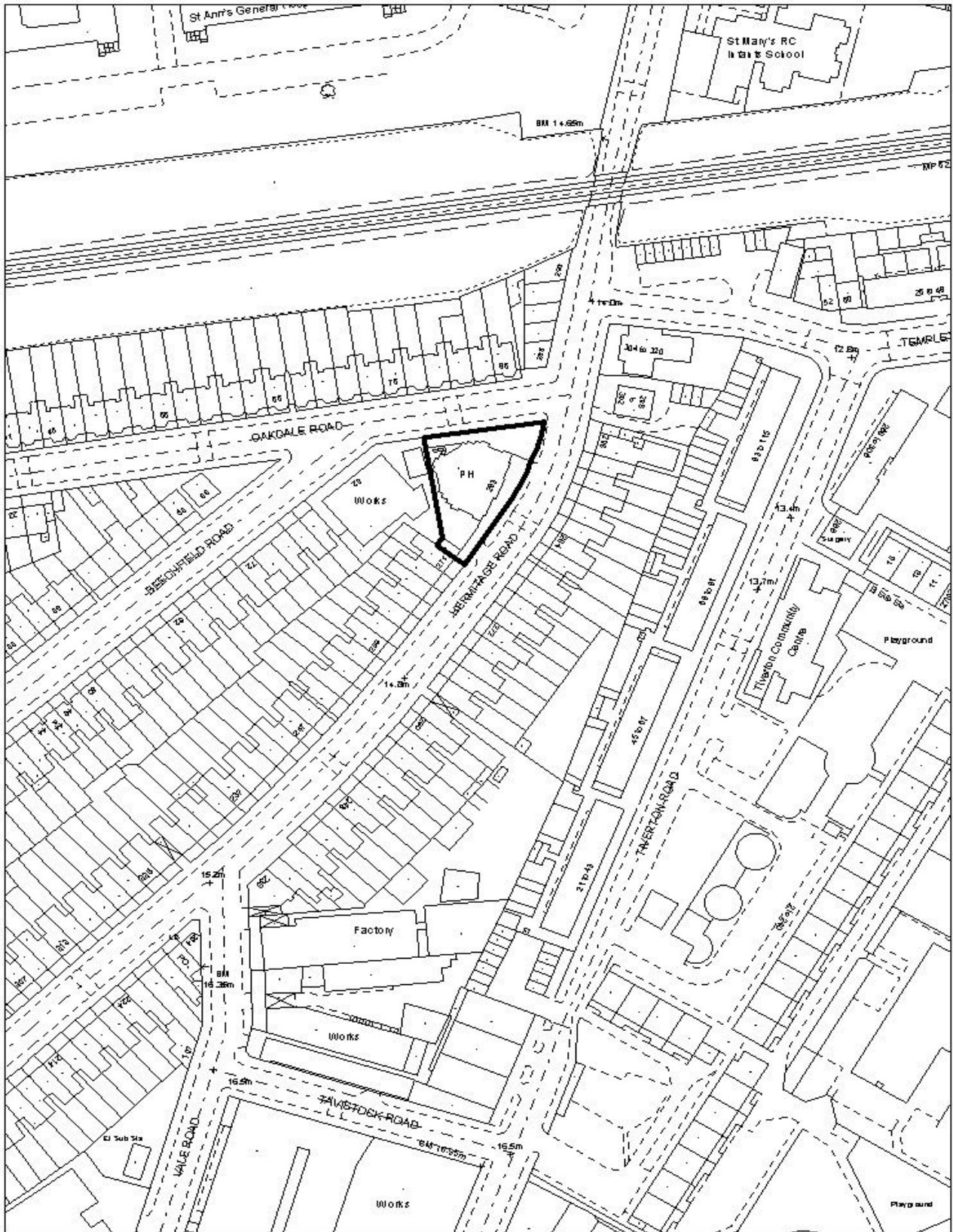
REPORT FOR CONSIDERATION AT PLANNING COMMITTEE

Reference No: HGY/2011/2138	Ward: Seven Sisters
Date received: 15/11/2011	
Address: 283 Hermitage Road N4 1NP	
Proposal: Erection of a three storey building comprising 4 x 1 beds, 3 x 2 beds, 2 x 3 bed self contained flats.	
Existing Use: Vacant site	Proposed Use: Residential
Applicant/Owner: Mr Ajay Sumal C and S Builders Merchants (Stamford Hill) Ltd	
Drawing number of plans: P021B, P022, P023, P024, S001 and S002	
Case Officer Contact: John Ogenga P'Lakop P: 0208 489 5120 E: john.plakop@haringey.gov.uk	
PLANNING DESIGNATIONS: Road Network: C Road	
RECOMMENDATION GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement /	
SUMMARY OF REPORT: Planning permission reference number HGY/2005/0734 was granted on Appeal in May 2006 (APP/Y5420/A/06/1197720). This permission has now expired. The current application seeks planning permission for the erection of a three storey building comprising 4 x 1 bed, 3 x 2 bed, and 2 x 3 bed self contained flats. A basement was proposed in the previous permission however it is no longer proposed in this development. It is considered that the site makes a contribution to housing supply and provides an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible urban land for housing purposes is in the National Planning Policy Framework (2012).	

PLANS		
Plan Number	Rev.	Plan Title
S/001	-	Existing Site Plan
S/002	-	Existing Section and Elevation
P/021	B	Proposed Site Plan
P/022	-	Proposed Sections and Elevations
P/023	-	Proposed Floor Plans (3 ground, first and second)
P/024	-	Proposed Street Elevation Hermitage Road

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1.0 PROPOSED SITE PLAN



SITE VIEW FROM OAKDALE ROAD



SITE VIEW FROM THE JUNCTION OF HERMITAGE ROAD/ OAKDALE ROAD



5.0 RELEVANT PLANNING POLICY

5.1 National Planning Policy

National Planning Policy Framework (2012)

The NPPF was formally published on 27th March 2012. This document sets out the Government's planning policies for England and supersedes the previous Planning Policy Statements (PPSs) and Planning Policy Guidance notes (PPGs).

5.2 London Plan 2011 – (Spatial Development Strategy for Greater London)

Policy 3.5 Quality and design of housing developments

Policy 5.1 Climate change mitigation

Policy 5.2 Minimising carbon dioxide emissions

Policy 5.7 Renewable energy

Policy 7.8 Heritage assets and archaeology

5.3 Unitary Development Plan

G1 Environment

G2 Development and Urban Design

UD3 General Principles

UD4 Quality Design

UD2 Sustainable Design & Construction

UD7 Waste Storage

UD8 Planning Obligations

M10 Parking for Development

HSG1 New Housing Development

HSG7 Housing for Special Needs

5.4 Haringey Local Development Framework – Core Strategy and Proposals Map:

5.4.1 Haringey's draft Haringey Local Plan: Strategic Policies (formerly the Core Strategy) was submitted to the Secretary of State in March 2011 for Examination in Public (EiP). This EiP commenced on 28th June and an additional hearing was held 22 February 2012 to discuss subsequent amendments and the Sustainability Appraisal. The Council is currently undertaking a 6 week consultation from 27th April to 13th June 2012 on how the recently published NPPF may affect the content of the Plan. As a matter of law and due to the advanced stage of development, some weight should be attached to the Local Plan policies however they cannot in themselves override Haringey's Unitary Development Plan (2006) unless material considerations indicate otherwise.

5.5 Haringey Draft Development Management Policies:

5.5.1 The consultation draft of the Development Management DPD (DM DPD) was issued in May 2010 following the responses received. The DM DPD is at an earlier stage than the Core Strategy and therefore can only be accorded limited weight at this point in time.

5.6 Supplementary Planning Guidance / Documents

SPG1a Design Guidance
 Housing SPD (October 2008)
 SPG3b Privacy/Overlooking, Aspect/Outlook and Daylight/Sunlight
 SPG8b Materials
 SPG4 Access for All – Mobility Standards
 SPG5 Safety by Design
 SPG10a The Negotiation, Management and Monitoring of Planning Obligations,
 SPG7c Transport Assessment
 SPG7a Vehicle and Pedestrian Movement

6.0 CONSULTATION

Statutory	Internal	External
No statutory consultation required	Transportation Group. Design Team. Waste Management. Ward Councillors.	<u>Amenity Groups</u> <u>Local Residents</u> 265-271, 285-293, 272-320 Hermitage Road. 65-85 Oakdale Road. 53, 72-82 Beechfield Road <u>Total No of Residents Consulted: 42</u>

7.0 RESPONSES

Statutory	Internal	External
No statutory consultation Required.	Transportation Group raises no objection. (See appendix 1). Design Team raise no objection. (See appendix 2).	<u>Amenity Groups</u> <u>Local Residents</u> Ten letters of objection has been received as a result of notification. (See appendix 3). <u>Total No of Residents Consulted: 42</u>

7.1 Local Residents

Ten letters of objection has been received as a result of notification. (See appendix 3),

7.2 Design Team raise no objection. (See appendix 2).

8.0 ANALYSIS / ASSESSMENT OF THE APPLICATION

8.1 The main issues in respect of this application are considered to be:

- Principles of residential use;
- Design and layout;
- The layout/ standard/ mix of accommodation of the proposed residential units;
- Residential Amenity;
- Parking and access;
- Waste management;
- CIL applicability;
- Section 106 Agreement;

8.2 Principles of residential use

8.2.1 The surrounding area is predominantly residential. The proposed building would be three storeys and provide 9 flats. The redevelopment of the site for residential purposes complies with UDP Policy HSG1 'New Housing Developments'.

8.2.2 The Council has acknowledged that the site can make a contribution to housing supply and provides an acceptable environment for residential use. Furthermore, the principle of making full re-use of previously developed and accessible urban land for housing purposes is in the National Planning Policy Framework (2012). It is therefore considered that the regeneration potential of the scheme complies with UDP Policy HSG1 'New Housing Developments' above.

8.2.3 The principle of residential use and the regeneration potential of the site is acknowledged by the Appeal Decision (APP/Y5420/A/06/1197720) of May 2006 when planning permission was granted for the demolition of the then Oakdale Arms to allow for the erection of a three storey building comprising of 4 x 1beds, 3 x 2beds and 2 x 3 bed self-contained flats and parking at basement level.

8.3 Design and layout

8.3.1 The site was formerly occupied by the Oakdale Arms public House. The building has been demolished and the site is open and vacant. It is considered that in view of the site location, a redevelopment of the site for residential purposes is wholly appropriate. The proposal which was previously granted planning permission. The proposed development represents an acceptable design for the site and is similar to the design of the adjoining building which is currently under construction. The building design also responds to being at a focal point in the street at the junction of Hermitage Road and Oakdale Road.

8.3.2 The main elevations are detailed in brick with metal balconies and large windows. The top storey is set back and has a metal facing finish with metal railing detail the corner junction has a circular balcony detail with stone facing panels on the corner which are also shown on the main elevations.

8.3.3 The height, bulk, massing and detailed design are considered acceptable in this location subject to detailed conditions relating to elevation and materials and including larger scale drawings of the windows/ doors/entrance canopies/roof facing. A condition has been added which would mean that samples of all facing materials would be submitted and agreed by the Council before any work on site commences.

8.3.4 The design solution meets the aims of policy UD3 'General Principles' in that the proposal contributes positively to the character of the street, amenity of neighbours and the immediate locality. The design team in the Council considers the scheme acceptable. Their comment has been included in the response above and appendix 2.

8.3.5 It is proposed that the north façade will step down to represent the street juncture at ground floor level. This would be a prominent element as viewed from Hermitage Road as well as Oakdale Road. The upper storey is set back to minimise the overall bulk.

8.3.6 At ground floor level there is a pedestrian access way fronting Hermitage Road

8.4 The layout/ standard/ mix of accommodation of the proposed residential units

8.4.1 The proposal will comprise of 9 self contained units comprising of 4 x one bed, 3 x two bed and 2 x three bed flats spread at three level with a basement level. The accommodation proposed are acceptable and in compliance with the Council's policies HGS1 'New Housing Developments, UD3 'General Principles' and UD4 'Quality Design' in terms of standard of flats proposed, amenity and design.

8.5 Residential Amenity;

8.5.1 The proposal has been carefully designed so that there is the east, north and west side facing windows which do not result in any overlooking. The proposal meets the requirements of the Housing SPD in terms of distances required between facing principal windows and will not result in a loss of privacy from overlooking to any adjoining property.

8.5.2 It is considered that there will be no significant loss of sunlight and daylight to any adjoining property as a result of the development. A similar three storey building at 82 Beechfield was approved in September 2008 (HGY/2008/0214). The proposal will not be unacceptably detrimental to the amenity of adjacent users, residents and occupiers or the surrounding area in general.

8.5.3 Overall the proposed development has taken careful consideration to protect the residential amenity of neighbouring occupiers. As such the proposal is considered to be in accordance with policy UD3 'General Principles' and with sections 8.20-8.27 of the Housing SPD

8.6 Parking and access

8.6.1 The current scheme would now be car free as a result of the omission of the basement car park. The site has good transport accessibility. The Council's Transportation Group is satisfied that the proposal will generate less vehicular traffic movements compared with that generated by the lawful use of the former public house. There are 2 car parking spaces provided

8.6.2 Waste management

8.7.1 The bin storage and waste collection facility would be located at the rear in a purpose made facility in line with the aims of SPG8a. The Council Waste Management team

commented that the development requires a waste storage area to store bulk bins and recycling bins and have given the development RAG traffic light status of AMBER for waste storage and collection arrangement. It is therefore considered that a condition be impose that details of waste storage should be submitted and approved in writing by the Local Planning Authority.

8.7.2 CIL applicability

8.7.3 The proposal will be liable for the Mayor of London's CIL as the additional floorspace exceeds 100m²/ the scheme provides one or more residential units. Based on the Mayor of London's CIL charging schedule and the information given on the plans the charge is likely to be **969.00m² x £35 = £33,915.00**. This would be collected by Haringey after implementation (if permission were granted) and could be subject to surcharges for failure to assume liability, submit a commencement notice and late payment, or and indexation in line with the construction costs index.

8.8 Planning Obligations/Section 106 Agreement

8.8.1 Under Section 106 of the Town and Country Planning Act, the terms of Circular 05/2005 Planning Obligations, and in line with Policy UD8 and Supplementary Planning Guidance 10a 'The Negotiation, Management and Monitoring of Planning Obligations' and 10c Educational Needs Generated by New Housing Development the Local Planning Authority (LPA) will seek financial contributions towards a range of associated improvements immediately outside the boundary of the site.

8.8.2 In line with SPG10a, it is appropriate for the Local Planning Authority to seek a financial contribution towards the cost associated with the provision of facilities and services arising from additional demand generated for school places.

8.8.3 Accordingly, it is recommended that the applicant enters into an Agreement or Agreements with the Council in order to secure £45,772.00 educational contribution because of the expected child yield from the development and environmental enhancement of the immediate locality, and an administrative/recovery cost.

8.8.4 The applicant contributes a sum of £20,000 (Twenty thousand pounds) by way of S.106 towards the environmental enhancement of the immediate locality.

8.8.5 As part of the S106, it is also recommended that a financial contribution of £4,500.00 is required from this development through a legal agreement in order to secure a contribution towards recovery/administration costs.

8.8.6 The total contribution is therefore £70,272.00 (Seventy thousand two hundred and seventy two).

9.0 HUMAN RIGHTS

9.1 All applications are considered against a background of the Human Rights Act 1998 and in accordance with Article 22(1) of the Town and Country Planning (General Development Procedure) (England) (Amendment) Order 2003 where there is a requirement to give reasons for the grant of planning permission. Reasons for refusal are always given and are set out on the decision notice. Unless any report specifically indicates otherwise all decisions of this Committee will accord with the requirements of the above Act and Order.

10.0 EQUALITIES

10.1 In determining this planning application the Council is required to have regard to its obligations under equalities legislation including the obligations under section 149 of the Equalities Act 2010. In carrying out the Council's functions due regard must be had, firstly to the need to eliminate unlawful discrimination, and secondly to the need to promote equality of opportunity and good relations between persons of different equalities groups. Members must have regard to these obligations in taking a decision on this application.

11.0 CONCLUSION

11.1. The proposed development is considered appropriate for the site. Planning permission was granted on appeal in 2006. Overall, there has been no material change in the circumstances since that time apart from the omission of the basement. It is considered that the proposed development will contribute to housing provision and sustainability in the borough. It is also considered that the proposed development would relate well to its surroundings in respect of scale, massing, height, design and external materials and finishes. The proposal would not detract from the Council's housing policies in compliance with HSG1 'New Housing Developments'.

11.2. The proposed development would produce a high quality design solution that is both practical in terms of the use and accessibility whilst also having regard to the UDP design objectives and policies especially UD3 and UD4.

11.3. It is considered that the proposal has no adverse impact upon local amenity. It is therefore in compliance with the provision of policy UD3 that seeks to protect the reasonable amenity of neighbours.

11.4. The basement car parking has been omitted from the scheme however the Transportation team has raised no objection and it is considered that there will be no adverse effect upon the locality in relation to this issue. I recommend that the proposal be approved.

12.0 RECOMMENDATIONS 1

12.1. That planning permission be granted in accordance with planning application reference number HGY/2012/2138 subject to a pre-condition that C&S Builders Merchants (Stamford Hill) London Ltd shall first have entered into an Agreement with the Council under Section 106 of the Town and Country Planning Act 1990 (As Amended) and Section 16 of the Greater London Council (General Powers) Act 1974] in order to secure: of £45,772.00 as educational contribution, £20,000 for environmental improvement and £4,500.00 as recovery cost/administration.

12.2 That, following completion of the Agreement referred to in Resolution (1) within the time period provided for in Resolution (2) above, planning permission be granted in accordance with planning application reference number HGY/2011/2138.

13.0 RECOMMENDATION 2

GRANT PERMISSION

GRANT PERMISSION subject to conditions and subject to sec. 106 Legal Agreement

Applicant's drawing No. (s) P021B, P022, P023, P024, S001 and S002

Subject to the following condition(s)

IMPLEMENTATION

1. The development hereby authorised must be begun not later than the expiration of 3 years from the date of this permission, failing which the permission shall be of no effect.
Reason: This condition is imposed by virtue of the provisions of the Planning & Compulsory Purchase Act 2004 and to prevent the accumulation of unimplemented planning permissions.
2. The development hereby authorised shall be carried out in complete accordance with the plans and specifications submitted to, and approved in writing by the Local Planning Authority.
Reason: In order to ensure the development is carried out in accordance with the approved details and in the interests of amenity.

BUILDING SAMPLE

3. Samples of all materials to be used for the external surfaces of the development shall be submitted to, and approved in writing by, the Local Planning Authority before any development is commenced. Samples should include sample panels or brick types and a roofing material sample combined with a schedule of the exact product references.
Reason: In order for the Local Planning Authority to retain control over the exact materials to be used for the proposed development and to assess the suitability of the samples submitted in the interests of visual amenity.

LANDSCAPING

4. Notwithstanding the details of landscaping referred to in the application, a scheme for the landscaping and treatment of the surroundings of the proposed development to include detailed drawings of:
 - a. Those new trees and shrubs to be planted together with a schedule of species shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. Such an approved scheme of planting, seeding or turfing comprised in the approved details of landscaping shall be carried out and implemented in strict accordance with the approved details in the first planting and seeding season following the occupation of the building or the completion of development (whichever is sooner). Any trees or plants, either existing or proposed, which, within a period of five years from the completion of the development die, are removed, become damaged or diseased shall be replaced in the next planting season with a similar size and species. The landscaping scheme, once implemented, is to be maintained and retained thereafter to the satisfaction of the Local Planning Authority.
Reason: In order for the Local Authority to assess the acceptability of any

landscaping scheme in relation to the site itself, thereby ensuring a satisfactory setting for the proposed development in the interests of the visual amenity of the area.

WASTE STORAGE

5. That a detailed scheme for the provision of refuse, waste storage and recycling within the site shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the works. Such a scheme as approved shall be implemented and permanently retained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order to protect the amenities of the locality.

CENTRAL AERIAL/DISH

6. The proposed development shall have a central dish/aerial system for receiving all broadcasts for all the residential units created, details of such a scheme shall be submitted to and approved by the Local Planning Authority prior to the occupation of the property and the approved scheme shall be implemented and permanently retained thereafter.

Reason: In order to protect the visual amenities of the neighbourhood.

ENERGY EFFICIENCY/RENEWABLE ENERGY

7. No development shall commence until 2) and 3) below are carried out to the approval of London Borough of Haringey.

1. The Applicant will submit a site-wide energy strategy for the proposed development. This strategy must meet the following criteria:

2. (a) Inclusion of a site-wide energy use assessment showing projected annual demands for thermal (including heating and cooling) and electrical energy, based on contemporaneous building regulations minimum standards. The assessment must show the carbon emissions resulting from the projected energy consumption.

(b) The assessment should demonstrate that the proposed heating and cooling systems have been selected in accordance with the following order of preference: passive design; solar water heating; combined heat and power for heating and cooling, preferably fuelled by renewables; community heating for heating and cooling; heat pumps; gas condensing boilers and gas central heating. The strategy should examine the potential use of CHP to supply thermal and electrical energy to the site. Resulting carbon savings to be calculated.

(c) Inclusion of onsite renewable energy generation to reduce the remaining carbon emissions (i.e. after (a) is accounted for) by 10% subject to feasibility studies carried out to the approval of LB Haringey.

3. All reserved matters applications must contain an energy statement demonstrating consistency with the site wide energy strategy developed in 2). Consistency to be approved by LB Haringey prior to the commencement of development.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in

Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

Reason: To ensure the development incorporates energy efficiency measures including on-site renewable energy generation, in order to contribute to a reduction in Carbon Dioxide Emissions generated by the development in line with national and local policy guidance.

CONSTRUCTION HOURS

8. The construction works of the development hereby granted shall not be carried out before 0800 or after 1800 hours Monday to Friday or before 0800 or after 1200 hours on Saturday and not at all on Sundays or Bank Holidays.

Reason: In order to ensure that the proposal does not prejudice the enjoyment of neighbouring occupiers of their properties.

REASONS FOR APPROVAL

The proposed development as amended would produced a high quality design solution that is both practical in terms of the use and accessibility whilst also having regard to the UDP design objectives and policies especially UD3 and UD4.

It is considered that the proposal has no adverse impact upon local amenity. It is therefore in compliance with the provision of policy UD3 that seeks to protect the reasonable amenity of neighbours.

It is also considered that the proposal would have no adverse impact on the local environment and traffic conditions. The Council's Transportation group does not think that the proposal would lead to parking pressure.

APPENDICES:

Appendix 1: Transportation Comments

Appendix 2: Design Team Comments

Appendix 3: Letters of Objections Received/Response to Objections Received

13.0 APPENDICES

No.	Stakeholder	Question/Comment.	Response
1	Transportation Group	<p>The application site is located in an area with a low public transport accessibility level (PTAL). Therefore, the majority of the prospective residents of this development are likely to use private vehicles for their journeys to and from the site. It has been noted that this proposal has previously been submitted under planning application HGY/2005/0734 and that the current amendments to the proposal will result in a fall from the previous number of off-street parking spaces from 9 to 2 spaces.</p> <p>However, the site falls within the Green Lanes (B) controlled parking zone, which operates between 8:00am and 6:30pm, Monday to Friday and provides a good level of on-street parking control. Furthermore, this area has not been identified within the Council's Adopted 2006 UDP as that suffering from on-street car parking pressure. Furthermore, the applicant has provided 9 covered and secure cycle racks as part of the new development.</p> <p>We have considered that the proposed development is unlikely to adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network. Therefore, the</p>	No objection

		<p>highway and transportation authority would not wish to raise any objections to the above proposal, providing that the Local Planning Authority impose a condition requiring that the applicant remove the redundant crossover and re-instate to footway.</p> <p>1. Prior to the commencement of the development hereby permitted the redundant section crossover shall be removed and the footway re-instated. Reason: In the interests of highway safety</p> <p>Informative: The new development will require numbering. The applicant should contact Local Land Charges at least six weeks before the development is occupied (tel. 020 8489 5573) to arrange for the allocation of a suitable address.</p> <p>Informative: The proposed development requires a redundant crossover to be removed. The necessary works will be carried out by the Council at the applicant's expense once all the necessary internal site works have been completed. The applicant should telephone 020-8489 1316 to obtain a cost estimate and to arrange for the works to be carried out.</p>	
2	Design Team	<p>It is considered that the site is well placed for redevelopment in planning terms, being a previously used site. It is also considered that in view of the site location, a redevelopment of the site for residential purposes is wholly appropriate. The proposal introduces a carefully conceived and design scheme that provides a sympathetic development. The position of the proposed building on the site means surrounding occupiers will not suffer loss of amenity.</p> <p>The main elevations are detailed in brick with</p>	No objection

		<p>metal balconies and large windows. The top storey is set back and has a metal facing finish with metal railing detail the corner junction has a circular balcony detail with stone facing panels on the corner which are also shown on the main elevations.</p> <p>The height bulk and detailed design are considered acceptable in this location subject to detailed conditions relating to elevation and materials and including larger scale drawings of the windows/ doors/entrance canopies/roof facing. Also samples of all facing materials should be submitted and agreed by the Council before any work on site commences.</p>	
3	Neighbours Consultation	<p>Comments by: Lutz Marten From: 79 Oakdale Road</p> <p>Thank you for your letter informing me of the proposed development of 238 Hermitage Road. I am grateful for the opportunity to comment on this and would like to note the following:</p> <p>1) By the time your letter was sent demolition of the public house on the property had already been completed. It would appear that the demolition work was undertaken before consultation had taken place, and before planning permission was granted. I would like to note that this is regrettable both in terms of the absence of residents' consultation, and in terms of the loss of an architecturally attractive public building.</p> <p>2) The proposed new building will have negative impact on access to street parking. Both residents' parking and metered parking currently available on Oakdale Road in front of the site of the proposed building are being used to capacity,</p>	<p>1) Planning permission was granted on Appeal in May 2006 appeal ref: APP/Y5420?A/1197720.</p> <p>2) Parking requirement of site has been carefully looked at. The Council's Transportation Group commented that the proposed development is unlikely to adversely affect the flow of traffic or indeed the car parking demand on the adjoining highway network.</p>

	<p>and any new development needs to ensure that additional, on-site parking is provided. Without this, the new development would detrimentally affect residents' access to parking.</p> <p>3) The proposed new building does not sufficiently address the current architectural context of the area. Hermitage Road and Oakdale Road consist predominantly of Victorian/1930s terraced buildings of two-storey height. The proposed development has potentially a negative effect on surrounding buildings with respect to access to light and privacy, and on the architectural coherence of the adjacent area. I suggest that the new development should be restricted to a height not exceeding the height of surrounding buildings.</p> <p>Comments by: Gillian Price From: 70 Beechfield Road</p> <p>I am also very concerned about the fact there is no provision for extra cars needing to be parked. I pay for a residents parking permit and expect to be able to park near my house.</p> <p>Comments by: Jo-Anne Rampling From: 20 Beechfield Street</p> <p>I think that the neighbourhood has lost its character with the demolition of the pub. I will be devastated if the company do not stick to their original plans to have underground/off street parking. They should be able to disintegrate the character of our neighbourhood as well as create parking and congestion problems - to maximise their profits.</p> <p>Comments by: Andrzej Jastrzebski From: 47 Beechfield Road</p>	<p>3) It is considered that the proposed development represents an acceptable design for the site and is similar to the design of the adjoining building which is currently under construction.</p> <p>The Council's Transportation Group have been consulted and they see no adverse effect the proposed development would create.</p>
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		<p>Will there be additional parking space provided for the residents of the new development at 283 Hermitage Road?</p> <p>Comments by: Alex O'Dea From: 45 Oakdale Road</p> <p>I object to the proposed development on the grounds that it will have a detrimental affect on the local area, due to the removal of the underground parking facilities.</p> <p>There is no parking available at this point on Hermitage Road, while this section of Oakdale Road is for much needed pay and display parking. Clearly, the addition of another nine flats will have an impact on parking for residents on Oakdale, Beechfield and Hermitage Roads.</p> <p>The applicant has justified his proposal on the grounds that it is adjacent to another similar development, which has already been approved (82 Beechfield Road). It is my understanding that this is to be a car free development. It is unrealistic to expect that two new developments in this area will have no impact on current parking facilities and as such I think that underground parking facilities are essential.</p> <p>Comments by: Keith Flett From: 38 Mitchley Rd</p> <p>Loss of community use; I also note that while permission is pending the public house has already been demolished.</p>	<p>There has been no objection from the Council's Transportation Group.</p> <p>As noted above</p> <p>As mentioned above, permission was granted on Appeal in May 2006. In making his decision, the Inspector noted that a Public House is not a community facility.</p>
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