

From: Simon Davis
Sent: 18 February 2019 14:37

Subject: BR/281/18/PL 99 Victoria Drive, redevelopment with flats

Dear Tim,

The Group Head of Planning has declined to sign off the report for the Committee. He has a number of concerns:

- The parking to the rear and the vehicle movements to the side of a single residential property;
- No other examples of this in streetscene;
- The noise issue is far too quickly dismissed in the report and needs to be addressed – this isn't about a statutory noise nuisance or about noise impact assessments; this is about a change in character and disturbance from moving vehicles and car doors to the rear of residential properties. The parking is right next door to the rear of private residential gardens. I do not agree with our conclusions that this will be acceptable;
- This proposed building is three stories high and projects 10m to the rear of no.97. I accept the distance separation but put yourself in this garden and think of the scale of that building. That will be over-bearing;
- All windows on the south west elevation of the rear projection need to be removed – not just obscure glazed; and
- I think the above points to the fact that this is too much on too small a site.

Although I had recommended approval I do see merit in the points raised and as such this will be a delegated refusal. However, I write to you now in case you would like to withdraw with a view to resubmitting something smaller. I am sorry to raise this at this late stage. I had not previously agreed my recommendation with Neil or Juan and had assumed that they would share my view.

Kind Regards

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