



Addendum to Agenda Items Tuesday 24th August 2010

Items for Determination

Item 10 A

N/2010/0472 - Change of use from retail (Use Class A1) to hot food takeaway (Use Class A5) including installation of extraction flue system at 16 Bushland Road.

There is are **typographical errors**:

- In the final line of paragraph 7.6, which should read: *The County Council as Highway Authority has raised no objections to the proposal;* and
- In condition 2 which should read: *The premises shall be open only between the hours of 1100 and 2130 Mondays to Saturdays and at no time on Sundays.*

The **Highway Authority** has provided further more details comments:

Bushland Road is 7.3m wide and allows parking outside the commercial premises for the coming and going vehicles. There is a degree of flexibility of parking arrangements when local centres are considered. There is less demand for parking for the retail store (Co-op) in the mid to late evening period when the parking for the proposed take-away would have an increase in patronage. Parking is not a significant problem in the vicinity of the site with additional capacity available in the adjoining Bush Hill. Bollards have been erected on both sides of Bushland Road to restrict indiscriminant parking.

Item 10 B

N/2010/0611 - Single storey rear extension and first floor extension above existing garage to create 2 semi-detached dwellings at 48 Greenfield Ave.

Letter received from **46 Greenfield Ave** – considers development not in keeping with the character of the house and surrounding area and would increase traffic and noise pollution.

Further comments received from **50 Greenfield Ave** – The application that was submitted last year was to provide 4 flats with a total of 9 bedrooms. This was refused and dismissed at appeal as it was regarded as over intensive development. If the current application for 2x 3 bedroom houses is approved loft conversions would provide 2 further bedrooms without planning permission being required, thus converting them to 2x 5 bedroom dwellings. The LPA has recognised the possibility of dormer conversions and imposed restrictive conditions, however these could be overcome by using flush type roof skylights to provide illumination and ventilation. The net outcome would be that the floor area of the building at no. 48 would be almost doubled and the bedroom count would rise from 4 to 10. This must constitute a case of over intensive development. A building of this size with 10 bedrooms and perhaps occupied by 12 or more people would severely impact on the amenity of the area and being only 1 metre away from no. 50 would have a devastating impact on our lives due to increased levels of activity. I therefore ask the Planning Authority to take all steps possible to stop this nightmare scenario happening.