

PLANNING COMMITTEE: 4 FEBRUARY 2020
OBSERVATIONS RECEIVED FOLLOWING PREPARATION OF AGENDA

Item 6: W/19/1379 – 32 Russell Terrace

Comments

An additional 3 letters of objection received making the following comments;

- No reference made the second floor window of adjacent property that serves a bedroom. Development will result in loss of light to this window.
- Roof should be reduced to reduce height and pitch which would overcome the loss of light.
- No reference to existing dwelling being turned around to front Plymouth Place.
- Use of garage for parking on Plymouth Place is extremely difficult.
- Were Highways aware of the Plymouth Place situation?
- Plymouth Place is overly congested as existing and cannot cope with additional parking stress.
- Will result in unneighbourly impact on Plymouth Place residents.
- Parking Survey inadequately detailed and does not demonstrate the full parking stress impact.
- No reference is made to committed development in the neighbourhood.
- Plymouth Place should not continue to bear the parking impact of development on Russell Terrace.
- No reference to appeal decision at No. 34 Russell Terrace which was refused on highway safety and impact on the street scene.
- Recommend that permission is refused.
- Plot is over-developed compared to existing properties.
- Plot is 25% narrower than existing semi-detached pairs yet is 90% plot width compared to the existing 84-86% plot width average.
- Loss of amenity through development of garden area.
- Multiple small trees will be lost as a result of the development.
- Parking survey does not demonstrate the real parking stresses and one-off surveys do not adequately demonstrate the ongoing situation.
- Not satisfied that use of permits would mitigate the loss of off-street parking.
- Proposal is detrimental to highway safety and convenience of road users.

Statement from the Applicant re: Parking

Supplementary to our proposal, we intend to utilise the space occupied by the garage which fronts Plymouth Place as replacement parking for that lost on Russell Terrace. This garage will be extended back to accommodate a car under cover, and the existing garage door will be removed to accommodate a car with open parking – this will provide 2no. off street parking spaces for the existing retained house. This proposal will require minor structural alterations and having been reviewed by Highways, has received no objections.