

Appendix 1: Summary of virtual local meeting on 14th July 2021

- Chair: Cllr Lavery
- LB Planning: Amanda Ghani and James Hughes
- Agent/Applicant: Mr Edghill and Mr Hood on behalf of Resi.

Summary of virtual local meeting Cllr Lavery opened the meeting at 7pm and introduced the panel and explained the reason for the meeting. The planning agent gave a presentation in respect of the proposed development and stated that amendments had been made to the scheme. Questions/discussion points were raised in the chat function of the meeting. The first question was a query as to why was a garage being referred to. The agent stated that there is an existing storage unit on site, where the proposed new dwelling would be sited.

Concerns were raised by neighbours in respect of the view from the rear of properties in Kinver Road. Existing foliage to the rear of No.41 Kinver Road has been removed which would result in a highly visible side elevation of the proposed development. It was suggested look of the proposal on this boundary. The side elevation of the proposal would be directly behind No.43 and the neighbour raised concerns regarding overshadowing and loss of daylight and wanted to know if the boundary treatment would be kept. The existing fence would be retained. The agent in his presentation showed some overshadowing modelling which was considered not to be so different from the existing situation to warrant a reason for refusal. The modelling also showed that the rear windows of the Kinver Road properties would not lose direct access to daylight.

Concerns were raised regarding the overlooking of the rear garden of No.45 Kinver Road from windows in the proposed front elevation. The agent stated that some obscure glazing to the front elevation is already proposed. The upper floor bedroom window would not be obscure glazed but due to the width of the room at this point, there would be limited overlooking if any from this window. The agent also mentioned that the rear windows would be off-set to prevent overlooking to neighbouring gardens. Planning Officers also mentioned that a condition can be attached to ensure obscure glazing is installed and retained in perpetuity.

Concerns were raised regarding noise pollution and the hours of construction. Whilst it was acknowledged that a certain amount of noise would be generated by the construction process, an informative could be added advising that all construction work be undertaken in accordance with the 'London Borough of Lewisham code of practice for control of pollution and noise from demolition and construction sites.' Neighbours questioned what could be done to reduce the impact of dust and detritus on site. The agent stated that hoardings and netting could be erected to contain any detritus and that sprinkling water of site was just one of the ways to mitigate against dust. The agent stated that the construction process should take between 4 and 7 months to complete. As no demolition was required, other than removing the existing storage unit, low level construction machinery would be used. The agents stated that onsite construction workers would be told to do everything they could to support neighbours during the construction process.

Planning Officers stated that there are a number of conditions available regarding managing construction which could be applied to ensure good practice during the construction phase.

Concerns were raised regarding existing on street parking pressures. Officers noted these points to bring to the attention of the Highways Officer.

Planning Officers advised that there is no right of appeal for objectors. Cllr Lavery closed the meeting at 8pm.