

Planning Committee Addendum 20/07/2023

Item 6.1: 23/00454/FUL Hallingwood Bungalow, 46 Quail Gardens

1 additional representations have been received (from a resident who has previously commented and the comments have already been taken into consideration).

Para 8.13 states that the proposal would 'maintain what is understood to currently be an informal public route through the site into Selsdon Woods, alongside number 44. This scheme seeks to make that route formal, albeit retained under the applicant ownership and not formally adopted as a public footpath'.

Since the report was published, the Applicant has clarified that there is not currently an informal public route across the site, the existing gate into the woods has always been padlocked and the previous owner did not permit any third party access across the site. Para 8.13 is therefore amended to read:

8.13 This scheme seeks to introduce formal public route across the site into Selsdon Woods, alongside number 44. This will be retained under the applicant ownership and not formally adopted as a public footpath, but is considered to be a public benefit of the scheme, providing additional public access to the woods.

Paragraph 8.18 is updated to read:

8.18 An overshadowing study plan has been submitted today which confirms that in terms of overshadowing to the gardens, over 50% of the total gardens would continue to receive more than 2 hours of direct sunlight at the suns lowest point in the year (21 March). The gardens would therefore be in accordance with BRE Guidance and be adequately sunlit throughout the year.