

ADDRESS: 3-8 and Jack Dunning Community Hall, Furrow Lane, London	
WARD: Chatham	REPORT AUTHOR: Steve Fraser-Lim
APPLICATION NUMBER: 2008/1905 DRAWING NUMBER: 0276 D0 100P4, 101P4, 102P3, 103P4, 104P4, 105P5, 106P2, 200P3, 201P3, 202P4, 203P3, 300, 301P1, 400P1, 401P1, 0276 F0 002P1, 100, L90-200, L90-201 Design & Access Statement, Planning Statement, Sustainability Statement, Energy Report, Play Strategy, Transport Statement, Air Quality Assessment, Noise Assessment, Daylight/Sunlight Assessment, Consultation Statement, Ground Condition Report	VALID DATE: 24 th June 2008
APPLICANT: Suite 26, 19-21 Crawford Street London W1H 1PJ	AGENT: Planning Potential Magdalen House 136 Tooley Street London, SE1 2TU
PROPOSAL: Demolition of existing buildings and construction of a three to six storey building comprising 41 affordable flats (8 x 1-bed, 19 x 2-bed, 7 x 3-bed, 7 x 4-bed) and the provision of a new 265m2 community hall (Class D1) on ground floor, with car parking, refuse provision and landscaping.	
RECOMMENDATION SUMMARY: As set out in report to committee on 3rd December 2008 but with a change to the condition requested by members at committee requiring the corridors to be a minimum of 1.45m in width.	

ANALYSIS INFORMATION
ZONING DESIGNATION:

(Yes)

(No)

CPZ	Homerton	
Conservation Area		X
Listed Building (Statutory)		23 Homerton High Street (adjacent)
Listed Building (Local)		X
DEA		X

LAND USE DETAILS:	Use Class	Use Description	Floorspace sqm
Existing	B1	Light Industrial	518.6m2

Proposed	B8	Storage	359m2
	D1	Community Hall	265m2
	C3	Residential	

PARKING DETAILS:	Parking Spaces (General)	Parking Spaces (Disabled)	Bicycle storage
Existing	0	0	0
Proposed	0	4	44

CASE OFFICER'S REPORT

1. SITE CONTEXT

1.1 As outlined within the report to the planning committee on the 3rd December 2008.

2. CONSERVATION IMPLICATIONS

2.1 As outlined within the report to the planning committee on the 3rd December 2008.

3. HISTORY

3.1 As outlined within the report to the planning committee on the 3rd December 2008.

4. CONSULTATIONS

4.1 As outlined within the report to the planning committee on the 3rd December 2008.

5.1 Hackney Unitary Development Plan (UDP) (1995)

5.1.1 As outlined within the report to the planning committee on the 3rd December 2008 .

5.2 Supplementary Planning Guidance (SPG)

5.2.1 As outlined within the report to the planning committee on the 3rd December 2008.

5.3 London Plan (Consolidated with Alterations since 2004)

5.3.1 As outlined within the report to the planning committee on the 3rd December 2008.

5.4 National Planning Policies

5.4.1 As outlined within the report to the planning committee on the 3rd December 2008.

5. COMMENT

5.1.1 The application proposals are the same as those which the committee resolved to grant planning permission, subject to completion of a S106 legal agreement on its meeting on the 3rd December 2008. However at the committee meeting members requested that a condition was attached requiring the internal access corridors for the residential units were a minimum of 1.45m in width. The applicants have requested that this draft condition is varied to require a minimum width of 1.25m.

5.1.2 The applicants have stated that after considering this issue they are finding it very difficult

to accommodate the width of a 1.45m corridor, as the scheme was designed with a corridor 1.25m in width. A 1.45m width corridor would result in the loss of 25m² across the development, resulting in a loss of bed spaces and affordable housing unit sizes. This in turn could jeopardise grant funding and scheme viability.

- 5.1.3 Officers have considered these proposed changes and note that a 1.25m corridor width would meet the requirements of Part M of the Building regulations. In addition the proposed width would exceed the Lifetime homes requirement for internal corridors within flats between 900 and 1200mm wide. The scheme also exceeds wheelchair housing design guide minimum width of 1200mm wide access when turning through 90degrees on the ground floor units.
- 6.8.1 Given the compliance with these guidelines it is considered that the proposed changes to the condition would still ensure that the development provides a sufficient standard of amenity for future occupiers without any oppressive sense of enclosure to the corridor spaces. The proposals are therefore considered to be acceptable.

7. CONCLUSION

- 7.1 In conclusion all matters of the application as previously considered by the committee remain the same. The proposed to change to the planning condition with regard to minimum corridor widths is considered to be acceptable, given the compliance with a number of relevant guidance documents.

8. RECOMMENDATIONS

- 8.1 All recommendations remain as set out in the report to committee on the 3rd December 2008, with the exception of a non standard planning condition on minimum corridor widths to be inserted and worded as follows:

8.1.1 Non Standard Condition – Minimum corridor widths

The shared communal corridors to access residential units shall be a minimum of 1.25m wide and shall be retained and maintained in this condition thereafter, unless agreed otherwise in writing by the local planning authority.

REASON: In order to safeguard the amenity of future occupiers of the development.

9. REASONS FOR APPROVAL

- 9.1 All reasons for approval remain as set out in the report to committee on the 3rd December 2008.

10. INFORMATIVES

- 10.1 All informatives remain as set out in the report to committee on the 3rd December 2008.



Signed.....

Date: 1 June 2009

Steve Douglas
INTERIM CORPORATE DIRECTOR, NEIGHBOURHOODS & REGENERATION

NO.	BACKGROUND PAPERS	NAME/DESIGNATION AND TELEPHONE EXTENSION OF ORIGINAL COPY	LOCATION OFFICER	CONTACT
1.	Hackney UDP (1995) and the London Plan (Consolidated with alterations since 2004)		263 Mare Street, London E8 3HT	