

STRATEGIC PLANNING COMMITTEE SUPPLEMENTARY AGENDA

25 June 2020

The following report is attached for consideration and is submitted with the agreement of the Chairman as an urgent matter pursuant to Section 100B (4) of the Local Government Act 1972

- 8 P1809.19 - SERENA COURT, SOLAR COURT & SUNRISE COURT, PARKHILL
CLOSE AND SUNRISE AVENUE, RM12 4YT (Pages 1 - 2)**

Report attached.

**Andrew Beesley
Head of Democratic Services**

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Havering

LONDON BOROUGH

Strategic Planning Committee

25 June 2020

Updates

Application Ref: P1809.19

Address: Serena Court, Solar Court & Sunrise Court, Parkhill Close and Sunrise Avenue, RM12 4YT

Page 76, 78, 80 (of Agenda) –

The below following additional details and corrections are amended to the report following the paragraph numbering (minor wording change highlighted in bold):

4.2 - 25% disabled units

10.30 Details submitted with the application also demonstrate that the development would provide **25%** wheelchair adoptable units. Therefore the development would also comply with the provision of M4(3).

10.40 The current application proposes a total of 175 residential units with a division of 78% one beds and **22%** 2 beds. This mix results in no 3 bedroom family sized units and therefore fails to fully comply with the policy mix requirements. However, the development has been specifically designed to meet the needs of over 55 years olds' who are mostly retired and are looking for somewhere to settle within a designed community. For this group, it is not considered that there is likely to be a need for family units. In addition, the proposed development has been designed to reprovided what is existing on site where there is no demand for family units. Therefore, it is not considered that family units would be required in the circumstances of this particular development. Therefore the proposed mix is considered acceptable

10.48 The proposed development is bounded by the properties at:

- 1-6 Bethany Close (east of development) *over 20 metres away*
- 10-24 Sunrise Avenue (south of the development) *over 20 metres away*
- Abbs Cross Lane *34 metres away*
- Parkview House (14 storey block, west of development) *50 metres away*
- Uphaving House (13 storey block, west of development) **18 metres away**
- Overstrand House (13 storey block, west of development) **47 metres away**

10.49 However there is a road between the proposed development and those properties at Parkview, Uphaving and Overstrand House. Also, those properties at Sunrise Avenue. All these properties are at least **eighteen** metres away. Nevertheless, **Uphaving House** would be the closest block at **18 metres** away from the site. Here Block D (the closet Block from the development to Parkhill Close) has been angled away so that the proposed

windows would not result in inter-looking between the block and the existing windows at Parkhill Close. Thereby reducing any likely loss of privacy or increased overlooking