

# **PLANNING COMMITTEE SUPPLEMENTARY AGENDA**

**4 August 2022**

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

**6 P0109.22 THE BUNGALOW, 15 BERWICK POND CLOSE (Pages 1 - 2)**

Report attached.

**Zena Smith  
Democratic and Election  
Services Manager**

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Agenda Item no.6, page 7,

Application Ref: P0109.22

Address: The Bungalow 15 Berwick Pond Close Rainham

Amendment under section 5.5 objections

After the 5th bullet point in this section on page 12, insert the following additional bullet point:

- Regarding the report by PEC. We disagree with the paragraph on page 6. We will lose more than 25% if not 40% on 21st March, as the building will cover almost the full width of the garden. Then on the DM and DS results, all the sheds and fences of the gardens are showing shadows and yet a two storey building showing NO shadows, making the model they have presented complete nonsense, as how can sheds and fences have a bigger shadow than a two storey house. The direction of the shadows indicate that the model was set for around 9am if the model was set at midday a two storey house would cast a shadow at least halfway up this garden that is on the 21st March, so on the 21st December at midday the shadow would block all sunlight from our living room. A two storey house at the bottom of these gardens would look like, a massive brick wall that would impact on outlook. I also understand that the sewage is pumped from the bungalow and it has problems, how will this system cope with more properties.

**Officer response:** Officers have reviewed the submitted Overshadowing Assessment and concur with the results that the Overshadowing impacts of usable outdoor space within adjoining gardens are considered to be not significant to warrant a refusal of the application. The indicative shadow distance shown in the overshadowing assessment model study (Appendix 2) is shown below for No. 14 Abbey Wood Lane.

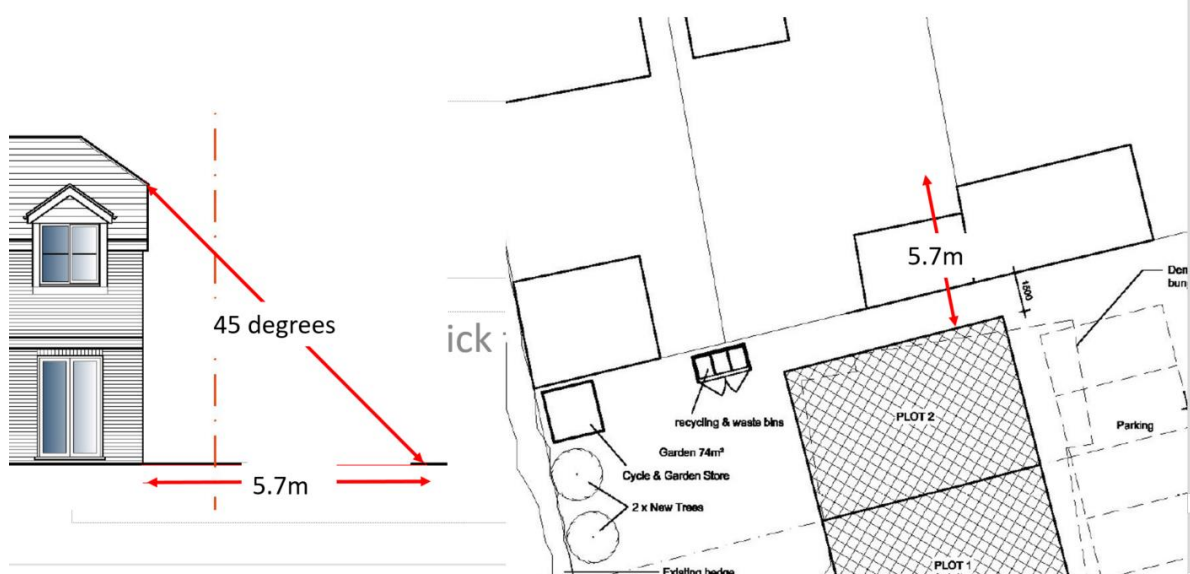


Figure 1: Extract from front elevation and site layout plan

In terms of matters relating to drainage, these are considered under Building Control legislation. However Thames Water have stated that the new dwellings would be served by their existing waste connections. The Applicant has also confirmed that they intend to connect onto the existing gravity drain waste pipe and all drainage works would comply with Part H of the building regulations under a separate Building Control application.