ITEM 4.10 (19/00732/FULL1) - 18 HOMEFIELD RISE, ORPINGTON – REPORT UPDATE FROM CHIEF PLANNER'S REPRESENTATIVE

Report Update

Officers have considered recent appeal decisions including a decision issued on 26th June 2019 that has implications for the assessment of planning applications involving the provision of housing. The appeal at Land to the rear of the former Dylon International Premises, Station Approach Lower Sydenham SE26 5BQ was allowed. The Inspector concluded that the Local Planning Authority cannot support the submission that it can demonstrate a five year housing land supply having given his view on the deliverability of some Local Plan allocations and large outline planning permissions.

In accordance with Chapter 2 of the National Planning Policy Framework, Officers have considered the benefits that would arise from the development as a result of the uplift in 6 residential units on the site. However, in this case, the adverse impacts arising from the development as identified in the main report, comprising the harm to residential amenities, the piecemeal approach to developing Site 11 and the failure of the development to optimise the residential density on the site would significantly and demonstrably outweigh the benefits.

Conclusion

Having considered the above points, the Officer recommendation remains to refuse planning permission for the reasons set out in the main agenda.