

**COMMENTS RECEIVED FROM VISITING WARD MEMBER COUNCILLOR
SIMON FAWTHROP IN REGARD TO ITEM 4.7 – 150 KINGSWAY, PETTS WOOD,
ORPINGTON**

Madam Chairman,

Having read the report for the application at 150 Kingsway which falls within the Petts Wood Area of Special Residential Character, it is clear from the recommendation that on balance this would be an acceptable development of the site.

The reason for the application, is that more space is required to enable family members to work from home and for children and grandchildren to have a place to stay.

The site is a corner plot which adjoins 16 Towncourt Crescent, there are some concerns from neighbours that this is an over-development of the plot and impacts upon their property reducing day light.

Having visited the site and corresponded with the applicant, he has indicated that he is willing to submit altered plans which remove the 0.6m protrusion which extends towards no. 16 Towncourt Crescent. Instead the plans would follow the existing boundary wall.

Whilst noting that this is already recommended for approval, the applicant is of the view that altered plans are a reasonable step to accommodate his neighbour's concerns.

The applicant has agreed that if the application were to be deferred tonight to allow amended plans to be submitted, there is no reason why this could not be approved under delegated authority by the Council's Planning Officers, where suitable conditions could be attached, as recommended by this Committee.

These would include to ensure that matching materials used to reflect the gardens suburb Tudor design prominent in the area, these would include tiles and bricks and fascia materials. Additionally the Committee may wish to consider the removal of permitted development rights, including HMO and garden PD rights.