

**WESTERN AREA PLANNING COMMITTEE
ON 22 FEBRUARY 2017**

UPDATE REPORT

Item No: (1) **Application No:** 16/03469/FULD **Page No.** 19 - 28

Site: 3 – 5 Porchester Road, Newbury

Planning Officer Presenting: Michael Butler.

Member Presenting: N/A

Parish Representative speaking: N/A

Objector(s) speaking: Ms Sonya Green

Supporter(s) speaking: N/A

Applicant/Agent speaking: Mr Nick Cobbold

Ward Member(s): Councillor Mike Johnston
Councillor Anthony Pick

Update Information:

The officers have undertaken a specific sunlight/daylight study on the application, having regard to the potential impact on existing dwellings to the north – Nos. 4 and 6 specifically. This has shown the impact between the existing and the proposed is negligible with the only possible impact being over the winter solstice. Slides are on the presentation.

The elevation plans for the south do not indicate the fire escapes which will still be required to be retained at the existing floor levels. However the applicant has confirmed for the four additional flats that a sprinkler system can be conditioned, so (potentially) obviating the need for external means of escape in the event of a fire from these four flats on the new as proposed top floor.

Additional condition recommended:-

Prior to the first occupation of the flats as permitted on the new top floor a sprinkler system shall be inserted in order to control/prevent fire.

Reason: In the interests of public safety, in accord with the advice in the NPPF-.

Officer note. The provision of sprinklers is normally a building control matter. However having regard to the tests regarding conditions in the NPPF it is considered in this case that given the fact that if sprinklers are applied this will negate the need for additional external fire escapes – which could cause potential additional harm to overlooking to rear gardens if not controlled, this proposed additional condition is duly recommended.

No further letters of representation received following the Committee report.

DC