

**SUPPLEMENTARY DOCUMENTS FOR
DEVELOPMENT MANAGEMENT COMMITTEE
Wednesday 2 September 2020 at 7.30 pm
Zoom - Online**

The attached documents are due to be considered at the meeting listed above and were unavailable for circulation when the agenda for the meeting was published. The agenda items to which the documents relate is noted below.

AGENDA

9. HW/HSE/20/00175 - 11 Great Leylands, Harlow (Page 2)
10. HW/FUL/20/00151 - 97-126, The Hides, Harlow (Page 3)

Committee Update - HW/HSE/00175/20 – 11 Great Leylands

The “Impact on neighbours” section has been omitted from this report (Page 38 of the agenda pack).

It should read:

As the application property is “at the end of a row”, no immediate neighbours in Great Leylands would be affected by loss of light or overlooking.

Some Purford Green residents have expressed concern about the impact on their properties. One has indicated that the two plots at the end of this cul-de-sac arm were laid out as they are with wider plots to give them more light and privacy.

These houses have relatively long rear gardens; the house which would be most affected by the scheme, number 91, having an average garden depth of 18 metres. Furthermore, there is the footpath between the rear of the houses in Purford Green. The proposed extension would be some distance from number 11’s eastern boundary, the separation between the gable of the extension and the rear wall of 90 Purford Green would be of the order of 32 metres. The Essex Design Guide recommends a separation distance between the rear wall of one house and the gable of another of 12 metres. Thus within this current policy context, refusal on the basis of loss of light to houses in Purford Green would clearly not be justified.

The only windows in the proposed extension are to the front and rear and, as the side wall of the proposed extension would be roughly parallel with the line of the houses in Purford Green, there would be no significant overlooking of the houses and gardens in Purford Green.

Committee Update - HW/HSE/20/00151 – 97-126 The Hides

The “Conclusion” section of the report was corrupted (Page 50 of the original agenda pack).

It should read:

Clearly in principle a much-needed scheme to refurbish these flats it to be welcomed. The comments received from residents relate to details of the scheme, rather than the principle, but it is, of course, important to get these right also.

One element of the scheme has been amended in the light of residents’ comments, the removal of the benches on the public open space. For reasons explained above, the other comments made by residents are not are not considered to require changes to the proposal and approval subject to conditions is now recommended.