

96 Potter Street Harlow

Application Reference HW/FUL/23/00036

Conversion of existing offices into 1 x one bedroom flat and 4 x two bedroom flats. Creation of thirty eight additional regular parking bays and three electric vehicle charging points and two disability parking bays.

Site Plan



Aerial Image



Site

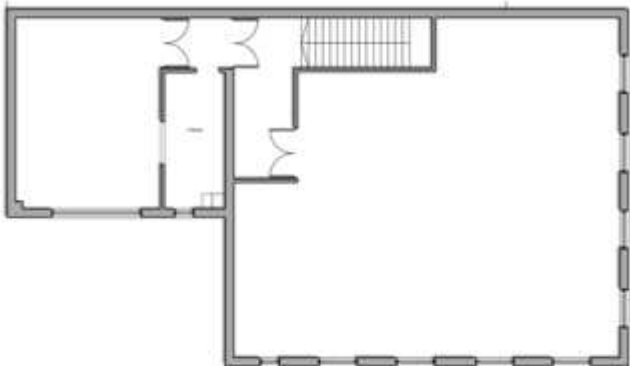
Existing Site Photographs



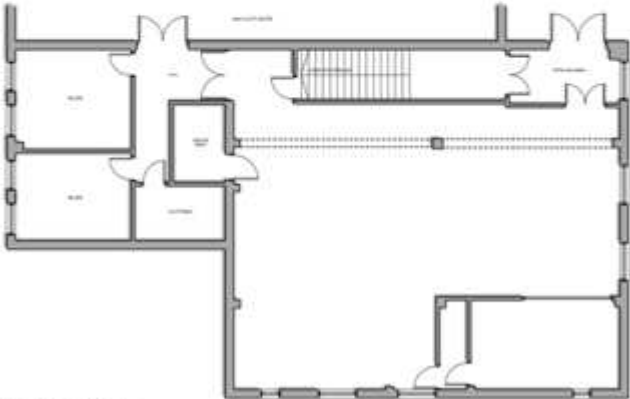
Existing Site Photographs



Existing Floor Plans

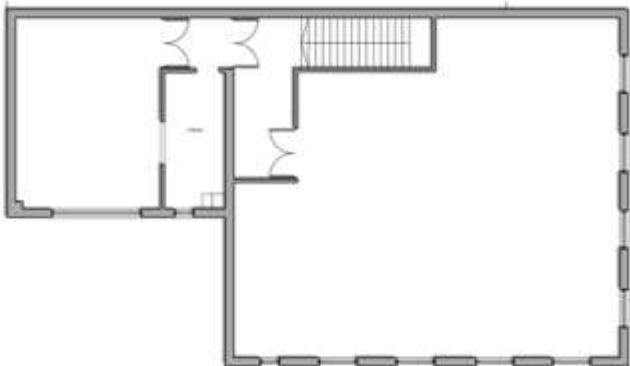


EXISTING FIRST FLOOR PLAN

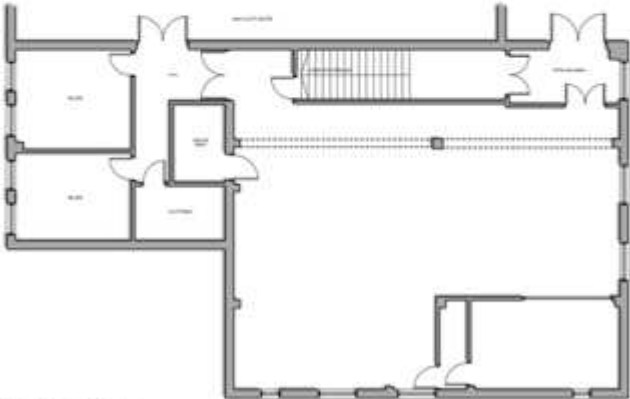


EXISTING GROUND FLOOR PLAN

Existing Elevations



EXISTING 1ST FLOOR PLAN



EXISTING GROUND FLOOR PLAN

Proposed Floor Plans



EXISTING GROUND FLOOR PLAN

PROPOSED FIRST FLOOR PLAN



EXISTING FIRST FLOOR PLAN

Proposed Elevations



Proposed Street Scene



Principle of Development

- Policy H2 of the HDLP encourages additional windfall residential development
- Site is within the urban area of the town and additional parking necessary to address on-street parking congestion.
- Considered compliant with Policy H2 and principle of development is supported.

Design and appearance

- Policy PL1
- Minimal external alterations to building
- Some trees removed but protection of retained trees by condition
- Details of car park surfacing reserved by condition
- Subject to conditions compliant with Policy PL1

Trees

- Policy PL7
- Some trees removed but protection of retained trees by condition
- Subject to condition the proposal is acceptable.

Highways

- Policies IN2 and IN3
- New flats require nine spaces (ECC Parking Standards 2009). Seven spaces provided. The site is sustainably located immediately adjacent to facilities of the Prentice Place Hatch and shortfall is acceptable.
- The proposal would ease pressure on on-street parking capacity.
- Three disabled persons parking spaces; three electric vehicle charging points; cycle parking provision (20 spaces) exceeds requirement.
- Details of waste provision and waste management plan reserved by condition
- Subject to conditions proposal is acceptable

Residential amenity

- Policy PL2
- No material impact on residents of Brenthall Towers
- Standard of new accommodation provided acceptable
- Amenity of existing and future occupants and neighbours protected and complies with Policy PL2

Recommendation

Grant planning permission subject to recommended conditions.