

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4372/P	Ann Sedley	25/10/2024 12:02:29	OBJ	<p>I am most concerned about the proposal to build permanent structures to house the refuse bins along the Torriano Cottages side of this property. The Cottages is a private road maintained by the residents. The land is not owned by the owners of 59 Torriano Avenue. The entrance to Torriano Cottages from Torriano Avenue is narrow and to add permanent structures for the bin will make entrance to the Cottages difficult. It is already difficult for our the Veolia refuse collectors. It would make it impossible for the owner of Burrow Lodge to manoeuvre her car.</p> <p>I therefore object to any structures being built on Torriano Cottages and to the space along the side of 59 Torriano Avenue being used for refuse bins or a cycle park.</p>

Application No:	Consultees Name:	Received:	Comment:	Response:
2024/4372/P	Gavin Henderson	26/10/2024 19:23:17	OBJ	<p>We are writing to object to the following aspects of the scheme:</p> <p>CONSTRUCTION OF REFUSE AND RECYCLING STORE ON THE PUBLIC HIGHWAY AT TORRIANO COTTAGES</p> <p>The Council's technical guidance for the location waste storage arrangements is that these should be "an off-street collection area" and that "built bin storage area doors must not open over the public footway or road." These proposals show the bin stores located actually on the highway, with doors opening further out across the traffic area. We request the proposal is re-submitted with all refuse and recycling storage within the property and off the street. We highlight the following points:</p> <ul style="list-style-type: none"> - Torriano Cottages is a narrow street with no separate pedestrian paving and vehicular carriageway: any further reduction in width would cause further difficulties for access, refuse collection and emergency vehicles. - There is no indication on the plans of the ownership boundary in the location of the bins: we request that this is confirmed, although we assume it aligns with the boundary wall of the property as shown by the Land Registry. The established use of the area shown for the bin stores is, regardless of ownership, as part of the public highway, in use by vehicles and pedestrians. - The recycling storage is not drawn to scale and gives an unrealistic representation of its impact on the street. The Council's 240L bins (shown on the plan) are 730mm deep and would need to be positioned facing the street so they could be removed from the housing. The entry ramp of the house projects 720mm in front of the wall at the point where it abuts the proposed storage: the storage and door swings will project beyond the ramp and further into the highway, not set back as indicated on the plans. There is no evidence that any of this would be within the ownership boundary. <p>CYCLE STORAGE AND ACCESS INTO REAR GARDEN</p> <p>This area of the proposal is not drawn to scale and, therefore, is misleading. The proposals should be resubmitted with a feasible arrangement which demonstrates that the proposed cycle provision is deliverable and what its real impact on the street will be. We note the following points:</p> <ul style="list-style-type: none"> - The back garden area is measurable on the submitted plans at about 5m long (from the rear facade of the house) but is actually 3m long and at a significantly lower level than the road. There isn't room for the cycle parking and access proposed in its current arrangement so the submission is misleading in terms of what can be provided. - Two new gates are indicated as access into Torriano Cottages in place of the existing single door. There are no details of how these are formed, or materials. These details should be submitted as the doors are highly visible in the public realm. <p>NEW EXTERNAL BASEMENT AREA ON TORRIANO AVENUE</p> <p>We have no objection in principle to the construction of a basement area, but note the very close proximity of below ground services and the pavement edge to the front of the property, and the nearby location of a substantial tree within the pavement. We request that accurate, deliverable, dimensions for the proposed basement area are shown in the application to ensure the impact on the public realm is clearly defined and that the quality of the proposed residential accommodation with regard to daylight standards is achievable.</p>