

Addendum Report

Members agreed that this application could be determined under delegated powers on the 1st of January 2022 and the proposal is resolved to grant conditional planning permission subject to the signing of the s106 legal agreement. This is an addendum report which should be read in conjunction with the updated delegated report to include the changes to the Affordable Housing calculation and subsequent contribution. This is covered under paragraphs 3.7 to 3.9 of the delegated report and the consequent Heads of Terms of the s106 legal agreement under section 8. There have been no changes to the proposal since the resolution to grant planning permission in January 2022 that raise any material planning considerations in relation to design, amenity, transport and sustainability. No additional external consultation was required.

There has been a recent approval at the site under ref.2018/4942/P for the erection of 2 storey, 2 bedroom dwelling at rear. The site is in the applicant's ownership. For the affordable housing calculation, the delegated report presented to members in January 2022 included the floorspace for the previous scheme and included this in the overall percentage target of both schemes combined. This provided a contribution of £80,100. Upon review, although the floorspace of the 2018 scheme can be included in the percentage target in the calculation it cannot be factored into the total floorspace considerations. This is due to the fact that floorspace which is already built and occupied cannot be included in the calculation for affordable housing contributions. We have adopted the proposed uplift for this application only (which is 176 sqm) but have adopted the percentage target (6%) of both schemes combined. This is explained in paragraphs 3.7 to 3.9 of the report.

For comparison, below is figure for the affordable housing contribution based on the previous calculation-

6% of 267sqm

16.02 x 5000

= £80,100

Below is the figure for the affordable housing contribution based on the updated calculation-

6% of 176sqm

10.56 x 5,000

= £52800

As the affordable housing contribution has been amended the associated head of term to secure this contribution also needs to be amended with the relevant clause in the draft agreement has been updated.