



Lady Somerset Rd Application for variation of condition

-
- 1 Summary
- 1.1 The application is for variation of a condition for approved application 2022/3720/P at 18 Lady Somerset Rd.
- 1.2 The condition in question relates to on-site cycle storage for the 3no. flats being formed.

-
- 2 Condition
- 2.1 Condition 5 states:
- "Before the development commences, details of secure and covered cycle storage area for thee (3) cycles shall be submitted to and approved by the local planning authority. The approved facility shall thereafter be provided in its entirety prior to the first occupation of any of the new units, and permanently retained thereafter."*

-
- 3 Proposals
- 3.1 The application site is set over 3no. floors (upper ground, 1st, 2nd) above a lower ground flat in separate ownership.
- 3.2 The approved plans have private rear amenity space for the upper ground floor flat.
- 3.3 To the front there is very little space within the applicant's demise. At present this houses the communal bins as shown below.

3.4



3.5

As such there is not space to house cycle lockers at the front.

3.6

It is however proposed to house a cycle locker in the rear garden per drawing 218 050 revision D and attached specification sheet (Asgard 'Annexe').

4 Proposed amended wording

4.1 We request that the wording of condition 5 be changed to:

"The upper ground floor flat annotated as Flat 01 on the approved drawings hereby permitted shall not be occupied until the cycle storage to the rear garden is provided in line with submitted drawing 218 050 and associated specification sheet ('Asgard Annexe')"

5 Conclusion

5.1 The application site has limited space to the front envelope on which to house communal facilities beyond the bins already in situ.

5.2 The applicant proposes however to provide secure cycle storage for 3no. bicycles to serve the upper ground floor flat.