



Planning

Planning Statement

Client:

Simon Knight

9A Circuit Lane

Reading, RG30 3HB

The alteration of 9a Circuit Lane into 2 dwellings (comprising demolition of extensions to main dwelling) and the erection of 1 additional dwelling at the surrounding land

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1. Introduction

- 1.1 This statement is produced to support a planning application for full planning permission for the alteration of 9a Circuit Lane into 2 dwellings (comprising demolition of extensions to the main dwelling) and the erection of an additional dwelling at the surrounding land.
- 1.2 This planning statement will cover the background to the application and provide the necessary information to enable its determination by officers at the Council. It will consider the proposal in light of relevant planning policies and other material considerations. The conclusion reached is that key material considerations and the wider objectives of National and Local planning policy support the grant of permission.
- 1.3 In addition to this planning statement, the application is accompanied by the appropriate planning application forms and ownership certificate, duly signed and completed, and the following documents prepared by Colony Architects:
- 1:1250 Site Location Plan
 - 791 02-10
 - 791 02-12 revision a
 - 791 03-00
 - 791 03-10
 - 791 03-11
 - 791 03-12
 - 791 05-00
 - 791 05-10

- 791 05-11
- Schedule of Accommodation
- Tree Protection Plan and Arboricultural Impact Assessment
- Design and Access Statement
- Preliminary Ecological Assessment
- Affordable Housing Statement

1.4 The relevant application fee will be submitted by the applicant separately.

2. Site Location and Description

2.1 The application site comprises a 'backland' plot on the eastern site of Circuit Lane which features a two-storey single family dwellinghouse with a dual pitched roof form and two front 'gable styled' projections.

2.2 The plot is sited directly behind the rear boundaries of nos. 11a – 15 Circuit Lane (to the west of the site) and is further enclosed by the curtilage of no.17 Circuit Lane to the south. The eastern site boundary is adjacent to residential allotments and the northern site boundary adjoins a car dealership.

2.3 The dwellinghouses along Circuit Lane are largely homogenous in their appearance featuring a single storey bay window and dual pitched roof forms with a two-storey rear gable outrigger projection.

2.4 Despite the above, it should be noted no.5 Circuit Lane (to the north-west of the application site) is a redeveloped dwelling which features a two-storey front gable projection.

2.5 There are no other relevant policy designations for the site.

3. Planning History

- 3.1 Application Ref 960258 for 'two semi-detached two storey dwellings' [No decision available].
- 3.2 Application Ref 992325 for 'build garage and workshop' [No decision available].
- 3.3 Pre-application advice Ref 220041/PREAPP for 'demolition of existing dwelling and erection of 5 new houses' [dated 28/02/2022].
- 3.4 Application Ref 221628 for 'the alteration of 9a Circuit Lane into 2 dwellings (comprising demolition of extensions to the main dwelling) and the erection of 2 additional dwellings at the surrounding land' [Refused 27/01/2023]

4. Development Proposals

- 4.1 The proposal would seek to alter the existing building (9a Circuit Lane) by demolishing its existing side and rear extensions and construct a two-storey side extension with a dual-pitched roof form. The proposal would also seek to construct two rear dormers. The resultant building would then be sub-divided to form two respective dwellinghouses.
- 4.2 The proposal would also seek to construct a new two-storey dwellinghouse sited to the south of no.9a.
- 4.3 The principal building of the southern dwellinghouse would appear as a single storey dwelling from the front with a hipped and cat-slide roof forms. The rear elevation would feature a gable end. The property would also feature a ground floor bay window and front dormers.

- 4.4 Each of the dwellings would feature their own private amenity space in the form of residential gardens spanning between 7-7.75m in depth. These gardens would largely comprise of soft landscaping but would also feature small areas of hardstanding.
- 4.5 The site would be predominantly soft landscaped but would feature hardstanding comprising a driveway and forecourt and paths to the dwellinghouses. Nine parking spaces are provided in the forecourt.

5. Policy Assessment

- 5.1 **National Guidance:** The National Planning Policy Framework (NPPF) is a relevant material consideration to the application.
- 5.2 The purpose of the planning system is to contribute to the achievement of sustainable development. So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development. Paragraph 38 of the NPPF states that “Local planning authorities should approach decision on proposed development in a positive and creative way” and “at every level should seek to approve applications for sustainable development where possible”. Paragraph 119 of the NPPF comments that planning should “make effective use of land” in “meeting the need for homes and other uses, whilst safeguarding and improving the environment and ensuring safe and healthy living conditions”.
- 5.3 Paragraph 60 confirms the Government’s objective to boost the supply of housing, and paragraph 8 identifies the three objectives of sustainable development, as economic, environmental and social.
- 5.4 Paragraph 126 identifies that “Good design is a key aspect of sustainable development, creates better places in which to live and

work and helps make development acceptable to communities”, whilst paragraph 134 states that significant weight should be given to “outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.”

- 5.5 The National Design Guide builds on the above, and clarifies that “well-designed neighbourhoods need to include an integrated mix of tenures and housing types that reflect local housing need and market demand. They are designed to be inclusive and to meet the changing needs of people of different ages and abilities. New development reinforces existing places by enhancing local transport, facilities and community services, and maximising their potential use” (para 109).
- 5.6 **Principle of Development:** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan, unless material considerations indicate otherwise.
- 5.7 In this instance the relevant development plan documents are:
- Reading Borough Local Plan Adopted November 2019 (RBLP)
- 5.8 The proposal seeks to sub-divide an existing dwellinghouse and construct two new units within the site. Policy H7 of the RBLP states planning permission will not be granted for any net loss in the number of residential units (unless there are exceptional circumstances). The proposal would increase the number of units on site by two and as such complies with policy H7.
- 5.9 The application site is established as part of the residential curtilage of 9a Circuit Lane and would seek to partly redevelop its residential garden (to the southern side of the dwelling). As such Policy H11 is

also relevant and it explicitly states that proposals (for such development) will be acceptable where it does not lead to tandem development.

- 5.10 The LPAs preapp response, and officer report for the previously refused application, for the site stated residential development would be an example of tandem development however, there is no objection unless it causes identifiable harm. The existing lawful dwelling and its curtilage is an example of tandem development and therefore the general principle has been accepted. As such, so long as the proposal complies with other considerations particularly where it establishes the appropriate density of development – the proposed tandem development is acceptable in principle. Where relevant the other considerations of Policy H11 have been assessed in this statement.
- 5.11 It is considered the proposed development is acceptable in terms of the principle of development complying with Policies H7 and H11.
- 5.12 **Density and Size of Dwellings:** Policy H2 of the plan requires an appropriate density of development for a site, which is to be informed by (amongst other criteria): the character of the area; current and future level of accessibility by walking, cycling and public transport; the need to achieve high quality design and to maximise the efficiency of land use; and the need to minimise environmental impacts (including detrimental impact to residential amenities).
- 5.13 It should also be noted Policy H8 specifically states proposals for the conversion(s) of buildings into self contained flats will only be acceptable where: proposals respect the character of the area (including fenestration); would not dilute or harm existing mixed and sustainable communities through the loss of single family housing; no unacceptable adverse impacts to residents of the scheme or surrounding properties arising from noise and disturbance; no

inappropriate stacking and location of rooms between units; appropriate bin and cycle at ground floor level with easy access; and the resulting property would provide adequate internal floorspace and headroom for residents. Policy H8 also sets out that in the case of conversions of houses to self-contained flats that the property to be converted measures more than 120m² (gross internal area) and at least one unit of accommodation should be suitable for family occupation with a minimum of two bedrooms (where it forms less than 4 units).

- 5.14 It should be noted that although technically the conversion would not result in self-contained flats (but dwellinghouses – as the building is divided vertically), the existing dwellinghouse would have a GIA of 210m² and the units provided would provide a minimum of three bedrooms and are of a size suitable for family occupation. The densities of all units proposed are suitable for family occupation and therefore would not harm the existing community or character of Circuit Lane (being predominantly family sized housing).
- 5.15 The net gain of residential family sized units to the site would also contribute to the efficient use of the land complying with H2, H11 and also paragraphs 69 and 124 of the NPPF.
- 5.16 The following statement details how the proposed development responds appropriately to the constraints of the site and its surroundings and delivers a development in accordance with other considerations required by policies H2 and H8.
- 5.17 The proposal is considered to comply with Policies H2 and H8 of the RBLP.
- 5.18 **Character and Appearance of the Area:** Policy CC7 seeks to ensure all development is of high quality that maintains and enhances the character and appearance of the area and that the development

form (layout, landscape, density, scale: height and massing and architectural detail and materials) should ensure to make a positive contribution to urban design objectives (which includes responding positively to local contexts).

- 5.19 Policy H11 seeks for new residential development to make a positive contribution to the character of the area, the considerations of the policy extend to: the relationship of the existing built form and spaces around buildings in the area; integration with the surrounding area; appropriate provision of hard and soft landscaping; compatibility with general building height in the area; high quality of materials and elevational detail (distinctive or complimentary where appropriate); arrangement and rhythm of architectural features.
- 5.20 It should be noted that many of the concerns raised in the previous decision notice and officer report pertained to 'overdevelopment' of the site. In planning terms, overdevelopment only exists where harm is identified from the amount of development. The previous officer report noted the site is a sizeable plot and it is considered that there is potential for some further suitable scaled development within the site. The current proposal has reduced the number of units to accommodate this assessment.
- 5.21 The locality features two-storey semi-detached dwellinghouses of a repetitive design (dual pitched roof with two storey outrigger and ground floor bay window) and spacing along Circuit Lane. However, it should be noted the existing dwelling on the site features prominent front gable projections as well as these features. The gaps between the buildings fronting Circuit Lane are also relatively consistent and span approx. 3m. However, it should be noted nos 31 and 35 feature closer gaps to their adjacent properties. Also of relevance is no.5a Circuit Lane which is a later addition to the street. No.5a is screened

from the streetscene and features a pyramidal roof form and a two-storey front gable projection with a rendered finish.

- 5.22 As such whilst the character of the area exhibits consistency some variation in design and built form is present – particularly where it is not visible from the streetscene (see figure 1).



Figure 1. No.5a Circuit Lane – sited along main road

- 5.23 The current proposal provides a two-storey side extension to the existing building, spanning 3.5m in width, this results in the semi-detached units being of similar proportions and scale of each respective semi-detached and detached dwellings along Circuit Lane. The extension continues the dual-pitched roof form of the building providing congruity with the established pattern of dwellings in the locality.

- 5.24 Similarly, the conversion of the existing building would not appear uncharacteristic, with its appearance and design being established and coherent with the semi-detached dwellinghouses in the locality. The introduction of the side extension would provide the units with an identical appearance further enhancing the semi-detached character (complying with the relevant guidance of the Residential Conversions SPD). The rear dormers would be modest in size and visually contained within the rear roofslope providing interest to the rear elevation of the original and extended fabric of 9a Circuit Lane.
- 5.25 Unit 3 within the south of the site has replicated the spacing of properties along Circuit Lane (in relation to the existing building) further reflecting the prevailing pattern of development. It is acknowledged unit 3 features a differing design to the neighbouring building however, in the context of the overall scheme it seeks to replicate the gable bay window feature of the semi-detached units on a smaller scale. It should also be noted the LPA advised in their preapp advice and the previous officer report that if a third dwelling is provided this should be single storey. This dwelling is not a full a two-storey height with a max. and lower eaves height than the adjoining building. Whilst this dwelling is of a differing design it is removed from the streetscene and of a height to be unintrusive whilst harmonising with the positive architectural features of the enlarged 9a Circuit Lane.
- 5.26 Notwithstanding the above, evidencing acceptable and compatible design with the surrounding area, it should be noted the development would be visible from limited public vantages – being largely screened by the two-storey built form of the dwellinghouses along Circuit Lane and Bath Road, and trees. The development would be partly visible from the footpath adjacent to the site access (to the west) and would be more visible from views from the allotments (to the east).

However, owing to the only alteration of the building being a 3m wide side extension, the appearance of the development would not be of any detriment – retaining the existing design of the building (and unit 3 being screened by units 1 and 2).

- 5.27 Each of the dwellings would feature set-backs from the site boundaries sitting comfortably in the plot, particularly as the surrounding land comprises: the front of the site (features forecourt and soft landscaping); neighbouring residential gardens; and the allotments. All of these are largely undeveloped (save for incidental outbuildings) and as such, the buildings do not appear to be an overdevelopment of the site.
- 5.28 The material finish of the dwellings would feature red brick reflecting the materials used in the locality. Whilst the light grey weatherboarding at first floor level is not characteristic of the dwellings facing Circuit Lane, it should be noted the proposed dwellings would not match these dwellings exactly and the variation in their material finish would be reflective of this variation and provide a distinctive elevational detail (as noted in policy H11). It should also be noted that no.5a Circuit Lane features a rendered front gable in a more prominent siting than the proposed development and therefore the introduction of this material is not considered to set a negative precedent or be a barrier to this proposal.
- 5.29 The harmonious features would also be further enhanced by the expanded provision of soft landscaping within the site. Whilst hard landscaping is present in the proposal this would improve existing site circumstances (which features a rundown dirt track and an expanse of hardstanding across the site). Notably, existing trees on site are to be retained and new trees incorporated into this scheme. Should further provision be required this can be addressed by way of condition.

5.30 As such the proposal is considered to comply with policies CC7 and H11 providing a positive contribution to and taking cues from the character of the area and the surrounding built form.

5.31 Impacts to Residential Amenities of Neighbouring Occupiers:

Policy CC8 of the RBLP seeks to protect the living environment of existing residential properties in terms of privacy and overshadowing; access to sunlight and daylight; visual dominance; harm to outlook; and noise and disturbance (amongst other criteria). Policy CC8 further stipulates that the position of habitable rooms, windows and outdoor living spaces are particularly important and that a back-to-back distance of 20m between dwellings is usually appropriate and that individual site circumstances may enable shorter distances.

5.32 The proposed development would provide three residential units on site which is congruent to the residential character of the area and the site, which already contains a dwellinghouse and its access.

5.33 The additional units would result in additional vehicles movements which have the potential to affect nos. 9 and 11A Circuit Lane. The dwellings either side of the access are on a slightly higher ground level and are not immediately abutting the shared boundary which in conjunction with the boundary treatment and soft landscaping would minimise any disturbance from car headlights. It should be noted that the flank wall closest to the access of no.9 is a side extension which appears to be a utility/rear access to the garden of the property with no windows in its flank elevation. Whilst the flank elevation of 11a does feature openings facing the access these are for non-habitable kitchen/utility and bathrooms. The passing of vehicles beyond the flank elevations of these properties would only be for short intervals and in conjunction with the above any disturbance which could arise from the noise of vehicle movements would not cause any significant

harm to the residential amenities of adjoining properties over above what is expected in an established residential area.

- 5.34 The built form of the development would be similar to the surrounding scale of dwellings in the locality. Despite all of the proposed dwellings featuring habitable rooms and openings in their front elevations (orientated towards the rear dwellings to the south-west of the site), all of the proposed dwellinghouses would be sited in excess of 20m from the rear elevations of these dwellinghouses (complying with policy CC8 of the RBLP). Owing to this separation distance it is not considered the development would result in any significant loss of sunlight or outlook nor would there be issues of overlooking or loss of privacy to these properties. Any shadows cast from the development within the site would only overshadow the front of the site itself (and in the case of the southern most dwelling) the roof of existing outbuildings, but in any case, being sited to the east of the closest neighbouring dwellinghouses this overshadowing would occur for only a very limited time in the morning.
- 5.35 All of the above was considered acceptable in the previous officer report and with a reduction in units should not be a barrier to the current proposal.
- 5.36 However, the officer had considered that the previously referred to unit 4 would cause a perception of (and actual) overlooking despite complying with the above policy, when viewed from the rear garden of no.13 and 15 Circuit Lane. The current proposal has reduced the height of this unit and the size of the window in the front dormers. Consideration should also be given to the fact no's 13 and 15 feature outbuildings at the very rear of their respective curtilage(s). As such it is considered the smaller scale design has overcome this reason for refusal. Notwithstanding the above, this relationship is not incongruous to Circuit Lane as it would be the same existing

relationship between no.9a Circuit and the gardens of the other properties to the west of the site.

5.37 In summary, it is considered the proposed development would have an acceptable impact to the adjoining properties and importantly would comply with policy CC8 of the RBLP.

5.38 **Impact to Residential Amenities of Future Occupiers:** Whilst protecting the residential amenities of neighbouring occupiers Policy CC8 also requires new residential properties to provide acceptable living conditions. Further to this, policy H5 of the RBLP requires new build housing to comply with nationally described space standards.

5.39 To this extent all proposed units would comply with the minimum space standards (see table below).

Unit	Minimum GIA Standard (m ²)	Proposed GIA (m ²)
Unit 1 (4 bedroom 7 persons)	121	156.9
Flat 2 (4 bedroom 7 persons)	121	151
Flat 3 (3 bedroom 5 persons)	84	101.1

5.40 Each unit would benefit from 75% of the internal floor area having internal heights of at least 2.3m complying with the nationally described space standards.

5.41 All habitable rooms are provided with unimpeded windows providing a sufficient means of daylight, sunlight and outlook for occupiers.

5.42 Unit 3 would not protrude further forward than unit 2 and therefore despite being sited to the south is no potential for impacts to overshadowing in any of the main windows.

- 5.43 Policy H10 requires dwellings to be provided with functional private open space that allows for refuse storage and general outdoor storage and drying space. Each dwelling has been provided with a significant amount of garden space with enhanced soft landscaping. No overshadowing would occur between the units to these private areas.
- 5.44 It is noted a previous reason for refusal stated that the private amenity spaces fail to respect the character of the surrounding area however, the officer report addressed this in the amenity section. It is not clear what the harm arising from the proposed garden areas is however, it should be noted that the application site is an example of tandem development (as previously acknowledged) and seeking to replicate the sizes of surrounding gardens of dwellings fronting the main street could never be achieved. The proposal has provided ample garden space with the rear garden spaces of each dwelling alone exceeding 90m² - there is no harm to the residential amenities of occupiers being provided such a space and a reason for refusal on these grounds could not be sustained.
- 5.45 Finally, it is noted the north of the site features a commercial car dealership with some servicing facilities. The closest proposed dwelling (unit 1) is sited away from the shared boundary and does not feature any windows in its flank elevation. It is not anticipated there would be any disturbance to the general enjoyment of the dwelling or its rear garden from commercial noise. It should also be noted this would not be a dissimilar relationship between the existing property and the garage. It is considered the proposed unit would have sufficient mitigation from any disturbance from this use.
- 5.46 As such the proposal provides an acceptable level of residential amenity for all occupiers and complies with policy H10 of the RBLP.

- 5.47 **Trees and Landscaping:** Policy EN14 of the RBLP seeks to protect trees where they are of importance and extend Reading's vegetation cover. The proposal would provide a comprehensive landscaping scheme which is a marked improvement from the existing dirt track appearance of the site. The proposal would also remove the area of hardstanding in the southern portion of the site.
- 5.48 The application site does not have any individual or group TPOs. The site features Category U and C trees and as such are not considered to be of any significant value. Therefore, their removal should not be objectionable. The proposal does seek to retain a number of these of trees whilst also planting a number of new trees.
- 5.49 In conjunction with the expansive soft landscaping comprising largely new lawn and supplemented by wildflower verges and shrubs, the proposal would provide more vegetation on site complying with Policy EN14.
- 5.50 The previous application was refused on the absence of a tree survey and arboricultural impact assessment. An Arboricultural Impact Assessment and Tree Protection Plan have been provided detailing the location of Tree Protection Fencing to be undertaken during construction works. However, it should be noted the trees on site are not protected by TPO orders and any further required information should be (if required) requested by condition. The plans show replacement planting, it cannot be concluded that none is to be provided.
- 5.51 **Transport and Parking:** Policy TR5 of the RBLP seeks to provide car and cycle parking appropriate to the accessibility of locations within the Borough to sustainable transport facilities, particularly public transport.

- 5.52 The existing site access from Circuit Lane is to be retained. The proposal itself provides 9 off-street parking spaces for the development to the front of the site.
- 5.53 As per the Borough's Revised Parking Standards and Design Supplementary Planning Document (adopted October 2011) the application site is within 'Zone 3' which are areas with a variety of land uses and includes local centres for day to day need. These areas are within 400m of a high quality bus route.
- 5.54 As such, the residential parking provision required by the SPD is 2 spaces per 3-4(+) bed dwellinghouse. The proposal would comply with this standard and provides an additional visitors parking space for each unit. The spaces also comply with the required dimensions of the SPD.
- 5.55 The proposal would provide cycle storage for each unit within each of its respective gardens providing occupants with an alternative sustainable mode of transport complying with the aims of the cycle strategy.
- 5.56 As such, the proposal is considered to provide adequate provision of car and cycle parking in relation to its location (and proximity to services and sustainable transport modes) complying with policies H11, TR1, TR3 and TR5.
- 5.57 **Refuse Provision:** Policy H10 requires private open space to be suitable to allow refuse storage. Each of the proposed private gardens have an external access allowing bins to be sited within each private garden and wheeled out to the designated collection point when needed. This can be secured by condition if required.

- 5.58 **Drainage and SuDS:** The application site is not sited within any designated flood zone(s) and therefore a flood risk assessment is not required for the proposal.
- 5.59 However, it is noted Policy EN18 and CC3 of the RBLP seek to minimise the impact of surface water runoff from development and give priority to SuDs. Whilst no detailed drainage management scheme has been provided in this submission this can be secured by way of appropriate planning condition(s).
- 5.60 **Sustainability and Energy:** Policy H5 of the RBLP requires all new build housing to achieve a minimum 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations, and to be accessible and adaptable in line with M4(2) of the Building Regulations.
- 5.61 Whilst no details of the above have been provided in the application submission it is considered these requirements being covered by building regulations would ensure compliance where necessary and in any case could be secured by way of appropriate planning condition.
- 5.62 Policy CC3 requires developments to demonstrate measures to adapt to climate change which includes the use of trees and planting to provide shading of amenity areas, buildings and streets and to minimise the impact of surface water runoff in the design of the drainage system for the scheme.
- 5.63 The proposed soft landscaping would provide trees within of the rear gardens providing shaded areas and as previously stated has significantly increased the soft landscaping on site, which in conjunction with any potential drainage management scheme would serve to provide a resilient development to climate pressures resulting in surface water impacts.

- 5.64 As such, subject to conditions the proposal is considered to comply with policies H5 and CC3 of the RBLP.
- 5.65 **Ecology:** The application is in proximity to areas with potential for wildlife value (Devil's Dip Local Wildlife Site and allotments adjoining the rear boundary).
- 5.66 The proposal is accompanied with a preliminary ecological appraisal which notes that the existing building is negligible for bat roost potential. The updated survey details target notes and explicitly states none of the on site trees were found to have bat roosting potential. The site was considered to have low potential for other species.
- 5.67 Owing to the low biodiversity potential of the site and not being within a designation itself the loss of trees and planting should not be objectionable for the proposal. It is noted a previous reason for refusal highlighted impacts to reptiles and bats however, a survey was conducted and no species were found. It is noted the officer report highlights the potential for the adjoining site (allotments) to be appropriate for reptiles, however, the conclusions of the report still detail this as low potential. The suitability of the adjacent site i(not within the application site boundary) for other species is not relevant, any potential loss of habitats can be secured by mitigation and enhancements secured by condition.
- 5.68 A Biodiversity Net Gain assessment is accompanied with this application to address the uplift in the biodiversity value of the site.
- 5.69 As such the proposal is considered to comply with policy H11 and EN12 of the RBLP.

- 5.70 **Construction Method Statement:** No construction method statement has been provided with this application however, this can be secured by way of a pre-commencement planning condition.
- 5.71 **Affordable Housing:** Policy H3 of the RBLP requires residential development to make an appropriate contribution towards affordable housing to meet the needs of Reading. A supporting Affordable Housing Statement has been provided to accompany the application to address this policy.
- 5.72 **Community Infrastructure Levy:** Reading Borough Council adopted a CIL Charging Schedule on 01/04/2015. The proposed development is CIL liable and lies within the 'Boroughwide' charging zone.
- 5.73 The relevant forms have been completed and submitted with the application.

6. Conclusion

- 6.1 This statement has demonstrated that the proposed development is acceptable in principle and makes an efficient use of land.
- 6.2 Material planning considerations have been carefully considered and analysed, as evidenced in section 5 of this statement and the supporting plans and documents. It is considered the proposed development would contribute an appropriate windfall site to the Borough's housing supply, without adverse effect on the character of the area or the amenity of neighbouring residents.
- 6.3 The revised application is considered to have overcome the previous reasons for refusal however, it is requested should further

information be required the LPA seeks to condition this information or request amendments.

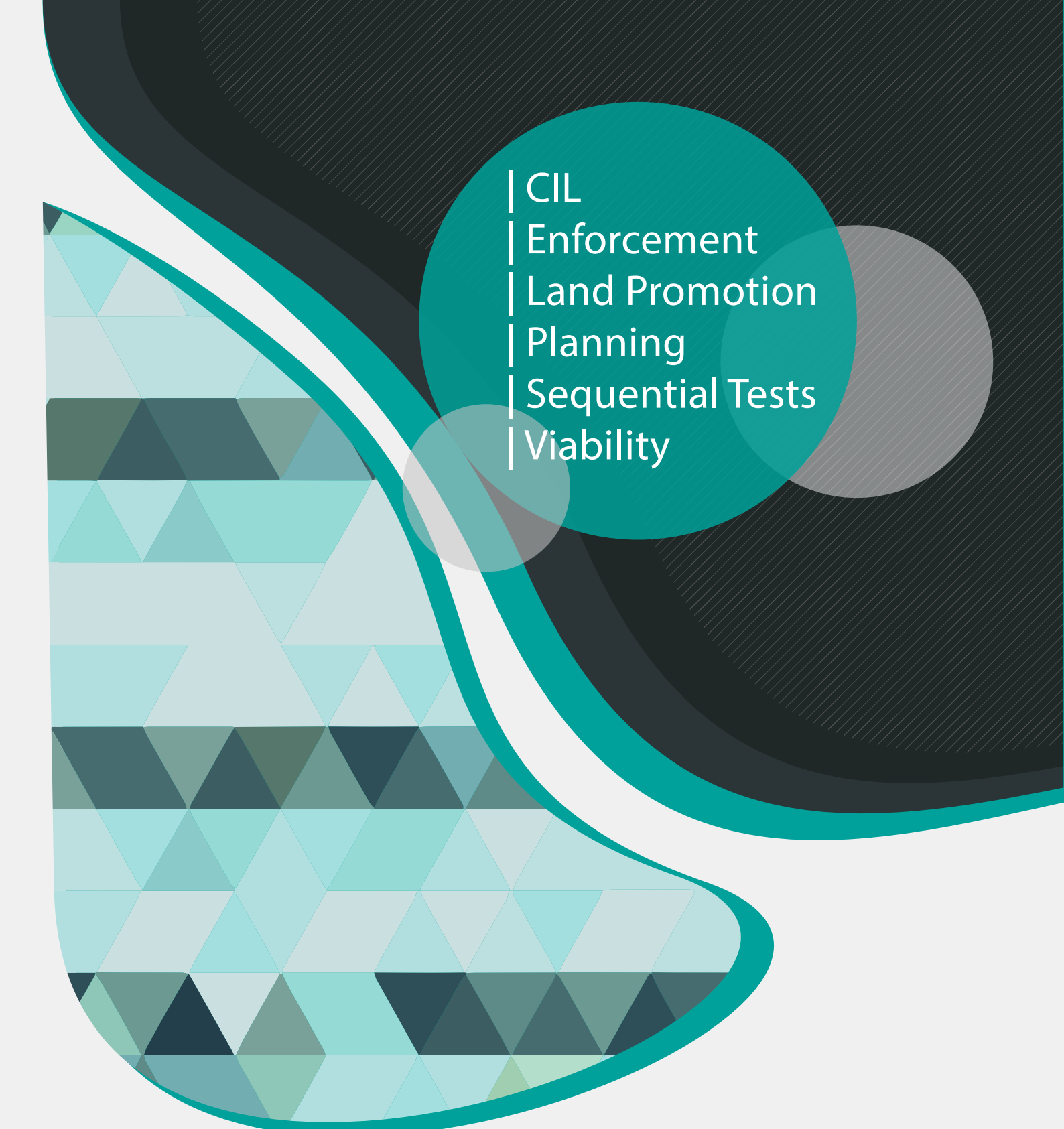
- 6.4 It is considered that the proposed scheme complies with relevant Development Plan Policies and is further supported by National Guidance. Therefore, it is respectfully requested that planning permission is granted.

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