

TOWN & COUNTRY PLANNING ACT 1990

CHESTERS PLACE LIMITED

PLANNING STATEMENT

**LAND AT CORNER OF SCHOOL ROAD AND DOWNING ROAD
TILEHURST
RG31 5AX**

Erection of building to provide ground floor retail unit with 4no. residential flats above

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1. INTRODUCTION

- 1.1 This Planning Statement is submitted in support of a full application by Chesters Place Limited for the following:

“Erection of building to provide ground floor retail unit with 4no. residential flats above”

- 1.2 The remainder of this statement is divided into 4 main sections dealing with the following issues:

- Site and Surrounding Area
- Planning Policy Context
- The Proposal
- Summary and Conclusions

- 1.3 This statement will confirm that the proposal would not be contrary to national or local policy guidance. It will also set out how the proposals have met the concerns previously raised by the Council under application ref.211276 which was refused on 8 December 2021 for the following reasons:

- Siting of the building forward of the established building line of Downing Road and its close proximity to the site perimeter, forward of other buildings, not allowing adequate landscaping provision to the frontage of the site;
- The expansive width of the undercroft creating a poorly articulated blank ground floor façade onto Downing Road;
- Failure to provide a legal agreement for the affordable housing contribution.

1.4 This application is now the subject of an appeal (Ref. APP/E0345/W/21/3289234).

1.5 In order to address these specific points while the appeal is running its course, the applicant has engaged with officers in order to secure a local consent. The Council will be aware that pre-application engagement is greatly encouraged under Government policy advice and specifically within paragraphs 39-41 of the NPPF (2021) and the advantages that accrue from such discussions. The main changes that were presented to the Council following the refusal of permission were as follows:

- i) Setting back the main elevation along Downing Road by a further 1 metre to allow for planting either side of the undercroft area (refusal reason 1);
- ii) Setting back of the flank elevation from the north west boundary by 1 metre (refusal reason 1);
- iii) Reducing the width of the undercroft from 4 parking bays to 2 parking bays and wrapping around the corner additional retail frontage to provide a more continuous street scene elevation along Downing Road (refusal reason 2);

1.6 The Council's comments can be summarised as follows:

- i) Positive encouragement for the increased set back to Downing Road and the provision of landscaping;
- ii) Support at planning officer level for the removal of two of the parking bays and reduction in the width of the undercroft as a result. Officers confirmed that the provision of 2 parking bays would be supported by Policy TR5 of the Local Plan.

1.7 As a result of the collective changes, officers confirmed that they would be prepared to support a resubmission. In view of the positive feedback that was received, the

changes presented at pre-app. have now been fully incorporated into the revised plans the subject of this resubmission.

1.8 The application is accompanied by the following supporting consultant reports:

- i) Design and Access Statement (Ascot Design)
- ii) Daylight and Sunlight Assessment (Daylight and Sunlight UK Ltd)
- iii) Transport Assessment (Highway Planning Ltd)

2 SITE AND SURROUNDING AREA

- 2.1 The application site is directly adjacent to the boundary of Tilehurst Triangle District Centre, within the defined urban area of Tilehurst. The application site comprises of an area of land adjacent to the junction of School Road with Downing Road, Tilehurst. The site is largely open although it does currently house a substantial illuminated advertisement hoarding which dominates the site and is considered to detract harmfully the character and appearance of the site and immediate area (see below).

Existing view of the site and the illuminated advertisement hoarding





- 2.2 The surrounding area is highly mixed in character and appearance comprising of a range of buildings in a variety of uses and of varying heights and architectural designs. To the north east of the site is 114-116 School Road which falls within the district centre and is in commercial use on the ground floor, with residential above. Other commercial and residential dwellings lie beyond nos. 114-116 further to the north east within the District Centre. These include the recent development at 104-108 which likewise contains ground floor commercial with above ground residential and with a development that addresses its corner position (see below).

104-108 School Road

- 2.3 To the north west of the site is Park Lane Primary School Junior Annex, which is a single storey building. To the south west are other buildings associated with Park Lane Primary School. Both of these sites are allocated sites for residential development under policy WR2 of the LP and therefore are likely to undergo considerable change as a result.
- 2.4 On the opposite side of School Road is the Prince PH, and residential dwellings which are 2 – 2½ storey in height.

3 PLANNING POLICY CONTEXT

i) Government Guidance

National Planning Policy Framework – July 2021

- 3.1 Paragraph 7 of the revised NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 8 states that in achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective. Paragraph 10 states that *‘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 11).* The guidance states at paragraph 11 that for decision taking, this means approving development proposals that accord with an up-to date development plan without delay.
- 3.2 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way and that decision makers at every level should seek to approve applications for sustainable development where possible.
- 3.3 Paragraph 64 states that affordable housing should not be sought for residential developments that are not major developments (i.e. 10 or more homes or on sites of 0.5 hectares or more).
- 3.4 Chapter 11 is concerned with making effective use of land. Paragraph 119 states that planning policies and decision should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.

3.5 Paragraph 124 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

3.6 Chapter 12 is concerned with achieving well designed places. Paragraph 126 states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. 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. Paragraph 130 states that planning policies and decisions should ensure developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- Establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

- Optimise the potential of the site to accommodate development and sustain an appropriate amount and mix of development;
- Create safe and accessible environments;

ii) **The Development Plan - Reading Borough Local Plan (2019)**

- 3.7 The most relevant policies are summarised below:
- 3.8 Policy CC1 - Presumption in Favour of Sustainable Development. States that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible.
- 3.9 The policy continues by stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Planning applications that accord with the policies in the development plan will be approved without delay, unless material considerations indicate otherwise. Proposed development that conflicts with the development plan will be refused, unless material considerations indicate otherwise.
- 3.10 Policy CC5 – Waste Minimisation and Storage. States that development should demonstrate measures to minimise the generation of waste in construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composition.
- 3.11 Policy CC6 – Accessibility and the Intensity of Development. The scale and density of development will be related to its level of accessibility by walking, cycling and public transport to a range of services and facilities, with the densest and largest scale development taking place in the most accessible locations.

3.12 Policy CC7 – Design and the Public Realm. States that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include: layout; landscape; density and mix; scale (height and massing); and architectural details and materials. These will be assessed to ensure that the development makes a positive contribution to the following urban design objectives:

- Character;
- Continuity and enclosure;
- Quality of the public realm and provision of green infrastructure and landscaping;
- Ease of movement and permeability;
- Legibility;
- Adaptability;
- Diversity.

3.13 Development will be assessed to ensure that they, amongst other matters:

- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
- Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.

3.14 Policy CC8 – Safeguarding Amenity. Requires that development does not result in a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of:

- Privacy and overlooking;

- Access to sunlight and daylight;
- Visual dominance and overbearing effects of a development;
- Harm to outlook;
- Noise and disturbance;
- Artificial lighting;
- Vibration;
- Dust and fumes;
- Smell;
- Crime and safety.

3.15 The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate.

3.16 Policy CC9 – Securing Infrastructure. Proposals for development will not be permitted unless infrastructure, services, resources, amenities or other assets lost or impacted upon as a result of the development or made necessary by the development will be provided through direct provision or financial contributions at the appropriate time.

3.17 Policy H1 – Provision of Housing. States that provision will be made for at least an additional 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2013 – 2036. The Council will continue to work with neighbouring authorities within the Western Berkshire Housing Market Area to ensure that the shortfall of 230 dwellings that cannot be provided within Reading will be met over the plan period.

3.18 Policy H2 – Density and mix. States that the appropriate density of residential development will be informed by:

- The character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;
- Its current and future level of accessibility by walking, cycling and public transport;
- The need to achieve high quality design;
- The need to maximise the efficiency of land use; and
- The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.

3.19 Indicative densities are set out in figure 4.5 of the Local Plan. The application site has an urban context and therefore the suggested density range is 60-120 dwellings per hectare. The policy also states that wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6 of the Local Plan. This confirms that of market dwellings, 10.3% should be 1 bed and 29.6% should be 2 bed properties which is the second highest demand size. The minimum 50% 3 bed requirement is only applicable for sites of 10 or more dwellings.

3.20 Policy H3 – Affordable housing. States that sites of between 1-4 dwellings, will require a financial contribution equivalent to 10% of the housing to be provided. Where proposals fall short of the policy target as a result of viability considerations, an open book approach will be taken with the onus on the applicant to demonstrate the circumstances justifying a lower affordable housing contribution.

3.21 Policy H5 – Standards for New Housing. States that new built housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:

- a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.

- b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building regulations;
 - c. All major new-build residential development should be designed to achieve zero carbon homes.
 - d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
 - e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3).
 - f. On development of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.
- 3.22 Policy H10 – Private and Communal Open Space. States that dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity and should not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.
- 3.23 Policy TR3 – Access, Traffic and Highway Related Matters. In determining proposals involving a new or altered access onto the transport network, improvement works to the transport network, the creation of new transport infrastructure or the generation of additional trips on the transport network, consideration will be given to the effect on safety, congestion and the environment.
- 3.24 Policy RL3 – Vitality and viability of Smaller Centres. Amongst other matters, states that within and adjacent to district, major local and local centres, all new development should provide some 'centre uses' at the ground floor, unless it can be clearly demonstrated that this would not be possible or appropriate.

4 THE APPLICATION PROPOSAL

4.1 The proposal provides for a retail unit of approx. 79.1sq.m on the ground floor, with 2 x 1 bedroom and 2 x 2 bedroom flats above. 2no. parking spaces are also proposed, together with secure cycle parking.

4.2 The key considerations are therefore considered to be as follows:

- The principle of development;
- Design, character and appearance;
- Housing density, type and mix
- Amenity of adjoining occupiers and new occupants;
- Access and parking provision;
- Planning balance and conclusions.

i) Principle of development

4.3 The application site is adjacent to the boundary of Tilehurst Triangle District Centre, in a highly sustainable location close to a range of services and amenities and public transport links. It is within an existing defined urban area, in a location which is free from environmental or heritage constraints (e.g. Flooding, Green Belt, conservation areas, listed buildings).

4.4 Policy RL3 of the Reading Borough Local Plan (2019) (LP) states that within and adjacent to district centres, all new development should provide some 'centre uses' at ground floor level. The provision of the proposed retail unit is therefore supported by this policy. There would also be no objection in principle to the provision of additional residential units on the site which would be supported by Policies CC1 and H1 of the LP and by the National Planning Policy Framework (NPPF). It is

relevant when considering the earlier proposal (now at appeal), that the Council did not raise any objections to the range of uses proposed.

4.5 In terms of sustainability, the NPPF sets out a presumption in favour of sustainable development. Paragraph 8 identifies three objectives to sustainable development comprising (i) economic, (ii) social and (iii) environmental. These are interdependent but need to be pursued in mutually supportive ways. The proposal meets with all of these roles, as follows:

i) Economic objective

- It would provide an additional retail unit which would help support the local economy.
- It would result in local employment opportunities in the construction industry. For every new home built, up to two jobs are created for a year (as set out in the Government Housing Strategy for England (2011);
- Provides contributions to the Council in the form of the New Homes Bonus that can be spent on local infrastructure enhancements;
- The new residents resulting from the scheme will help to sustain the key services in the area and would spend in the local economy.

ii) Social objective

- The proposal provides 4no. new flats assisting to meet identified housing needs and the national requirement to demonstrate and maintain a 5 year housing land supply;
- Providing high-quality residential accommodation which represents a high standard of design;
- Increases opportunities for home ownership;

- Increase the number of residents in the locality to support local community facilities.

iii) An environmental objective

- The site is sustainable located within the urban area of Tilehurst, with public transport links and services located in close proximity;
- The proposal makes effective use of land;
- The scheme responds positively to local context, respecting the character and appearance of the area including the provision of additional frontage landscaping;
- The unsightly advertisement hoarding would be removed.

4.6 By meeting the economic, social and environmental objectives the proposed development accords with the sustainable development principles contained within the NPPF.

ii) **Design, Character and Appearance**

4.7 The context of the application site and the surrounding area has been carefully analysed and fully taken into account in designing the application proposal. In designing the proposal, regard has been had to policies within the adopted Reading Borough Local Plan 2019 as well as the NPPF. The result is an integrated and distinctive development that reflects responds positively to local character in the form of building design, scale, layout and materials.

4.8 The proposed building has been purposefully designed to take account of its positioning on the corner of two roads. The front elevation of the building would be level with the adjoining building on School Road (i.e. nos 114-116) providing a continuation of the street frontage. The part of the proposed building fronting onto Downing Road has been stepped in from the adjacent footway in order to provide a

transitional form of development between the corner and the adjacent school building to the north west. The flank elevation is also set in by 1m from the adjoining boundary with the school. This allows for frontage planting to be provided as well as a gap to the flank boundary. In addition, the undercroft will have the width of 2 parking bays which allows the proposed retail unit to create a return onto the Downing Road street frontage thereby ensuring that there is an element of ground floor street scene and an active street frontage onto both roads. This is seen as being an important corner site as it delineates the beginning of the district centre.

- 4.9 The proposed building is of a high quality design with the flats above having an outlook onto both School Road and Downing Road. The corner is addressed by a three storey gable which adds interest and definition to the junction. As stated above, this is an amended proposal and the increased set back to Downing Road, frontage planting and narrowing of the undercroft are all positive improvements undertaken by the applicant in response to the earlier refusal reasons.
- 4.10 The proposed building is appropriate in terms of its size, scale, bulk, mass and height. Other than for the main gable feature, the building is two storeys in appearance with the upper floor located within the roof space, served by dormer windows and roof lights. When considering the earlier application, the Council did not raise any concerns about the building's height or density.
- 4.11 There is already a variation in the eaves and ridge height of nearby buildings and whilst the proposed building is marginally higher than 114-116 School Road, it is compatible with the building heights within the immediate area. The building would be higher than the adjacent school building which fronts onto Downing Road, however the contrast would not be so great as to appear out of character. Moreover, this site forms part of an allocated development site in the LP and is highly likely to be redeveloped in the near future. Officers acknowledged under the last application that the site's location justified such an approach with the only concerns being limited to the width of the undercroft and the set back/landscaping to the Downing Road frontage.

- 4.12 In conclusion, the proposal would fully integrate with the surrounding area and in providing for a high standard of design, the proposal would comply with Policies CC7 and H2 of the adopted local plan as well as the general design objections set out in the NPPF. The extensive range of amendments made following the earlier decision were agreed at pre-app. level and have fully dealt with officers outstanding design concerns.

iii) Amenity of adjoining occupiers and new occupants

- 4.13 The siting of the proposed building has been carefully considered to avoid any overlooking or loss of amenity to existing or proposed properties.
- 4.14 The proposed building is adjacent to 114-116 School Road. Whilst the ground floor of this property is in a commercial use, the first floor is understood to be residential accommodation. There are several windows in the flank elevation of the building at first floor level and accordingly, the applicant has provided a Sunlight and Daylight Report specifically to assess the impact on light to these windows. The report confirms that loss of light is within acceptable margins.
- 4.15 The proposed building will be two storey in height with additional accommodation provided within its roof space. Part of the building would be set in from the boundary with Nos 114-116 and the proposed layout ensures that the proposal would not have an overbearing impact on the amenities of any existing residential occupier. The advertisement hoarding is a permanent feature and already has a dominating influence on the amenities of the neighbouring property (see below). Officers did not raise any concerns about amenity when the earlier application was determined:



- 4.16 All of the flats meet the internal space standards set out within the National Technical Housing Standards and would offer future residents a high-quality internal living environment. The proposal therefore complies with LP Policy H5 in this regard.
- 4.17 The site is adjacent to the defined boundary of Tilehurst Triangle district centre. It is accepted that the extent of external amenity space is limited but this type of provision is not uncommon within the more built-up areas of the Borough, particularly in commercial parades. The site is within easy walking distance of

outdoor recreational spaces, including Blagrove Recreation Ground, Victoria Recreation Ground and Blundell's Copse which are to the east / north east of the site. The Council were satisfied that the level of amenity was satisfactory when the earlier application was considered.

- 4.18 Policies H2, H5 and CC8 of the LP and paragraph 130 (f) of the NPPF are therefore met as there would be no significant detrimental impact to the living conditions of the existing or future occupiers.

iv) Housing density, type and mix

- 4.19 The proposal provides for the following housing mix:

- 2 x 1 bedroom
- 2 x 2 bedroom

- 4.20 The proposed mix is considered appropriate in this highly sustainable location and there is no requirement to provide 3 bed properties for developments below 10 dwellings. Policy H2 of the LP states that wherever possible, residential developments should contribute towards meeting the needs for the mix of housing set out in figure 4.6 of the Local Plan. This confirms that of market dwellings, 10.3% should be 1 bed and 29.6% should be 2 bed properties which is the second highest demand size. Having regard to the location of the site on the edge of a district centre, the proposed housing mix would reflect existing character and would make the most efficient use of the site.

- 4.21 The proposal would also be of an appropriate density given its urban location and would make the effective use of land. Whilst its density of 160dph would be above the indicative density range set out figure 4.5 of LP (in support of Policy H2) for new development in urban areas (i.e. 60-120 dph), the density range is, as stated, 'indicative'. The policy implicitly states that the 'appropriate density' will be considered against matters such as 'accessibility' and 'maximising the efficient use of land;' which this proposal is clearly compliant with. Officers considered previously

that this is a highly sustainable location and were therefore satisfied with the number of dwellings being proposed and the overall density.

- 4.22 A S106 agreement will be provided to secure the required financial contribution towards off-site affordable housing, as required under Policy H3.

v) Access and Parking provision

- 4.23 The proposal would provide 2no. parking spaces within an undercroft accessed directly from Downing Road. This level of parking provision is considered to be appropriate having regard to the sustainable location of the site adjacent to the boundary of the local centre and proximity to public transport links. It is expected that the two parking bays would be allocated to the larger flats. As part of the pre-application discussion which took place following the refusal of permission, planning officers stated that they would support a two bay undercroft on the grounds of sustainability and improving the street scene. The proposal also provides cycle parking provision to a level which would exceed the Council's standards.
- 4.24 This issue is addressed in more detail in the revised Transport Assessment which accompanies the application submission.

vi) Planning Balance and Conclusions

- 4.25 The application proposal is for 4 apartments and a retail unit in a sustainable location adjacent to the boundary with the Tilehurst Triangle District Centre. The principle of providing retail uses and additional residential dwellings in this location is acceptable in principle and the Council did not raise any concerns about the principle of developing the site for these purposes under the earlier proposal.
- 4.26 The proposal will provide a development that addresses the corner creating an attractive entrance into the Tilehurst Triangle District Centre. It will provide local jobs (during construction and through employment opportunities within the retail unit) and additional spending in the adjacent ground floor shops and pubs/restaurants. The proposals will encourage sustainable transport modes which the Council officer support (i.e. two spaces for the development).

4.27 Following pre-application discussions, the earlier proposals have been significantly and positively amended to address the Council's earlier concerns. The comments were limited solely to the Downing Road street frontage but have included:

- Reducing the width of the undercroft and extending the retail unit around the corner into Downing Road;
- Setting the building further away from Downing Road and from the flank boundary with the adjoining school;
- As a result of the two changes above, providing new frontage landscaping along Downing Road either side of the undercroft.

4.28 These changes have been presented to officers who have positively welcomed the alterations stating that they will achieve officer support.

5 SUMMARY AND CONCLUSIONS

5.1 The application proposal is for the erection of a building comprising of a retail unit and 4no. new flats. The application should be supported for the following reasons:

- i) The site is in a highly sustainable location adjacent to the boundary of Tilehurst Triangle District Centre where development, including retail and residential development, is encouraged under Policies CC1, RL3 and H1 of the LP and the NPPF.
- ii) The proposal has been designed to reflect the scale, proportions and spacing of existing development within this location and regard has been given to the design process including the evaluation of the site and surrounding area as set out within the CABI guidance 'Design and Access Statements'. As a result of an earlier refusal of permission solely on design grounds and limited to the Downing Road street frontage, the applicant undertook extensive pre-application discussions with officers to ensure that a positive recommendation can now be achieved. These changes included reducing the undercroft width and setting back the building further from Downing Road and the flank elevation in order to achieve greater space and frontage landscaping. Officers responded positively to the amendments presented and indicated they would be sufficient to gain support. Pre-application discussions are greatly encouraged under Government policy guidance (NPPF).
- iii) The proposal provides for a form of development that is in keeping with the character and appearance of the surrounding area in terms of its size, scale, layout, height and design and complies with LP Policies H2 and CC7 and the design objectives of the NPPF. The proposal will provide an attractive entrance into the Tilehurst Triangle District Centre by addressing the corner and providing two distinctive street scenes. The site is currently dominated by a large and unsightly illuminated advertising hoarding.

- iv) The proposal would provide a suitable housing mix at a density that is appropriate to the urban area in which it is located, as required by Policy H2. When considering the previous application and the pre-application plans, officers have always stressed the sustainable location and have encouraged a lower level of parking or even car free development.
- v) A S106 agreement will be entered into to provide the required financial contributions towards affordable housing in accordance with LP Policy H3.
- vi) The siting of the proposed building has taken into account the positioning of adjacent buildings and ensures that the proposal would not result in a material loss of amenity to occupants of adjoining properties. The building is set back from Downing Road to provide space for frontage planting.
- vii) The proposal would also provide a high quality living environment for future occupiers. All proposed habitable windows will have an open and unrestricted outlook. The proposal therefore accords with Policies H2, H5 and CC8 of the LP and paragraph 130 (f) of the NPPF in this regard.
- viii) The proposal makes suitable provision for parking having regard to its sustainable location on the edge of the district centre. Officers have already stated that they would support car free development in this location, but the applicant has taken the view that the larger two bed flats should still be provided with a parking bay for each unit. Coupled with the design benefit of narrowing the undercroft, this revised proposal provides a sustainable form of design for this location. Cycle parking provision exceeds the standards. The proposal does not raise any highway safety issues and complies with LP Policy TR3.