

DELEGATED APPLICATION REPORT

Application No: 190670/FUL

Address: 71 Oak Tree Road, Reading

Proposal: Erection of 2 new dwellings to the rear of the existing, with new access, landscaping and parking

Case officer: Ethne Humphreys

Target Date: Originally 09/07/2019; Extension of Time Agreed until 07/12/2020

Site Description and Surrounding Area:

The site relates to land to the rear of 71 Oak Tree Road, a bungalow (with accommodation in the roof space) located on the southern side of Oak Tree Road. The plot is large and wider at the roadside edge and tapering towards the rear. The site boundary to the north and east is formed by a mature hedge which separates the site from the adjacent allotments. Further east is Arthur Newbery Park. Residential houses lie to the north beyond the access road to the allotments and immediately to the south west are houses facing on to Oak Tree Road. The area is predominantly residential and is within a suburban location to the west of the town centre.

The length and orientation of the garden means that it shares boundaries with 3 properties to the south west: 73, 73a Oak Tree Road and 4 Parkhill Drive. The topography means that these 4 properties sit considerably higher than the application site with views over and down onto the application site.

Proposal:

This is an application for two new dwellings located to the rear of the existing bungalow.

The proposed dwellings would be part two storey with single storey green roof elements. Each dwelling would have 3 bedrooms and a study room / 4th bedroom, a garage and parking.

The proposed materials would include:

- Brick
- Render
- Seam metal
- Upvc windows
- Composite doors

Plans Considered:

Drawing No: Location Plan 02-00

Drawing No: Block and Roof Plan Existing 02-01

Drawing No: Block and Roof Plan Existing 02-02

Drawing No: Ground Floor Plan Existing 01-00

Drawing No: First Floor Plan Existing 01-01

Drawing No: Front Elevation Existing 01-02

Drawing No: Rear Elevation Existing 01-03

Drawing No: Side Elevation Existing 01-04

Drawing No: Side Elevation Existing 01-05

Drawing No: Section Existing 01-06

Received 25th April 2019

Drawing No: Plot 1 and 2 Proposed Sections 24-10 03

Drawing No: Plot 1 Proposed South Elevation 25-10 03

Drawing No: Plot 1 Proposed East Elevation 25-11 03

Drawing No: Plot 1 Proposed North Elevation 25-12 03

Drawing No: Plot 1 Proposed West Elevation 25-13 03

Drawing No: Plot 2 Proposed South Elevation 25-14 03

Received 14th November 2019

Drawing No: Proposed Site Plan 22-11 03

Drawing No: Plot 1 Proposed First Floor Plan 23-11 03

Drawing No: Plot 2 Proposed First Floor Plan 23-13 03

Drawing No: Plot 2 Proposed East Elevation 25-15 03

Drawing No: Plot 2 Proposed North Elevation 25-16 03

Drawing No: Plot 2 Proposed West Elevation 25-17 03

Received 9th January 2020

Drawing No: Plot 1 Proposed Ground Floor Plan 23-10 03

Drawing No: Plot 2 Proposed Ground Floor Plan 23-12 03

Received 15th May 2020

Revision 1 of Tree Survey, AIA, AMS Ref CC/1255 AR4260

Received 27th February 2020

Design and Access Statement

Ecological Assessment Ref DFA17068

Enviroscreen Certificate Ref 71 Oak Road_EP01

Received 14th May 2019

Relevant Planning History:

171394/FUL Demolition of existing dwelling and replacement with 3 dwellings, with new access, landscaping and parking. Permitted subject to S106 Legal Agreement

Consultation Responses:

Highways Officer: Further to revised plans, no objection subject to conditions and informatives.

Tree Officer: Further to revised plans, no objection subject to conditions.

Ecologist: No objection subject to conditions.

Environmental Protection: No objection subject to conditions and informatives.

All adjoining properties were consulted and a site notice was put up.

9 (4 from same property) letters of neighbour representation were received in respect of the plans as originally submitted concerned with:

- Loss of privacy
- Loss of view
- Out of character/keeping
- Overdevelopment
- Increase in noise levels
- Excessive parking on the road
- Pollution
- Foul water/sewage issues

Summary of discussions with applicant/agent:

Revised plans were received showing a reduction in the extend of the single storey element to Plot 2, the single storey element of Plot 1 brought further away from the boundary and the omission of first floor windows to Plot 1 on the western flank elevation.

The agent was also advised of concerns relating to visibility splays/on-site parking/manoeuvring of cars and the natural environment in respect of landscaping. Revised plans were received to overcome the concerns raised. Further to revised plans, no further objection from the Transport or Natural Environment Officers subject to conditions.

No formal pre-application advice for this specific scheme was sought prior to the submission of this application. However, pre-app advice was sought on the site for 5 dwellings under application 162314 and informal discussions were held under application 171394 that looked at a design/layout such as currently proposed.

Equality Act 2010:

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. However, there is no indication or evidence (including from consultation on the application) that the protected groups identified by the Act have or will have different needs, experiences, issues and priorities in relation to this particular planning application. Therefore in terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

Relevant Planning Policy and Guidance

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'. However, the NPPF does not change the statutory status of the development plan as the starting point for decision making. In this case the development plan consists of the Reading Borough Local Plan 2019.

Accordingly, the National Planning Policy Framework and the following development plan policies and supplementary planning guidance are relevant:

Reading Borough Local Plan 2019

CC1: Presumption in favour of sustainable development

CC2: Sustainable design and construction

CC3: Adaptation to climate change

CC5: Waste minimisation and storage

CC6: Accessibility and the intensity of development

CC7: Design and the public realm

CC8: Safeguarding amenity

CC9: Securing infrastructure

EN9: Provision of open space

EN12: Biodiversity and the green network

EN14: Trees, hedges and woodlands

EN15: Air quality

EN16: Pollution and water resources

H1: Provision of housing

H2: Density and mix

H3: Affordable housing

H5: Standards for new housing

H10: Private and communal outdoor space

H11: Development of private residential gardens

TR1: Achieving the transport strategy

TR3: Access, traffic and highway-related matters

TR4: Cycle routes and facilities

TR5: Car and cycle parking and electric vehicle charging

Supplementary Planning Documents

Sustainable Design and Construction (2019)

Planning Obligations under Section 106 SPD (2015)

Affordable Housing SPD (2013)

Revised Parking Standards and Design (2011)

Other relevant documents

Tree Strategy for Reading (June 2010)

DCLG Technical housing standards - nationally described space standard (2015)

Appraisal

Principle

The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The NPPF definition of ‘previously developed land’ excludes private residential gardens.

Therefore, it is clear that the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

Therefore, while the proposed site is not ‘previously developed land’, the principle of development is considered acceptable providing the scheme accords with other principle policies.

Furthermore, it is considered that the principle of providing Class C3 residential use at the site is acceptable in that this aligns with the broad objectives of Policy H1. More specifically, the proposals would assist the Borough in meeting its annual housing targets. The proposal, of 2 x 3 bed family dwellings, set within the context of the size and nature of the site, is considered acceptable. The resultant 2 additional units, along with the existing unit to be retained, on this quite large (0.2ha) site would result in a density of 15 dwellings per hectare so would fall well below the range (30hpa-55hpa) identified by Policy H2 for sub-urban areas like this. However, it is relevant that the site is constrained by being steeply sloping, tapered in shape and overlooked by a number of dwellings which would, in this instance, justify the lower density proposed.

Design, Impact on the Character of the Area and Street Scene

Policy CC7 requires all development to be of 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 detail and materials.

Concern has been raised that the proposals would result in unacceptable tandem development. In this respect it is acknowledged that the proposal would not fully align with the general

pattern of development due to the siting of the buildings to the rear of properties along Oak Tree Road. Policy H11 seeks to ensure that proposal does not lead to “unacceptable tandem development”. There is no specific description of what constitutes “unacceptable tandem development”; it is generally taken to be where existing and future residents will have poor amenity from disturbance or overlooking via the tandem arrangement.

In this specific instance, given the proximity of the existing bungalow and other neighbouring properties, the positioning of the dwellings are understandably/appropriately set away from these properties as far as possible. They would not be overly excessive in scale (as discussed below) and would allow for amenity space, parking spaces, access and landscaping, whilst not result in a cramped appearance. Indeed, the proposal is considered to strike an appropriate balance between maximising the potential of the site for residential development whilst not representing an overdevelopment of the site. As such, this tandem development, in this location is not considered to make the scheme unacceptable and there would be insufficient harm to justify refusal on this basis. Furthermore, the principle of development of a similar form has previously been considered acceptable under application 171394, wherein it was acknowledged that given other side roads of Oak Tree Road, the proposed drive would not be objectionable in principle. Put simply, to seek to resist this proposal with the context of the previous approval would be unlikely to be sustained if tested in an appeal scenario.

In terms of the detailed design of the proposed dwellings, concern has been raised that the proposed dwellings would be out of keeping with the character of the area. It is recognised that the proposed dwellings would be contemporary in theme and appearance. Indeed, the design is not proposed to match the design of dwellings in the street either in built form or materials, which are generally large red brick properties with tiled roofs and some tile-hanging. However, there are examples of other large properties featuring white render, white cladding and stonework and some variety is considered acceptable and could add a degree of visual interest. Further to this, it is acknowledged that the single storey elements help to reduce the overall bulk and indeed the green roofs help to soften the appearance and thereby downplaying any visual concerns. Overall, the proposals are considered to be as relatively modest and, given the location and existing context of neighbouring properties, the design is not considered to make the proposals so conspicuous so as to cause any unacceptable harm to the appearance of the surrounding area. However, officers also acknowledge and consider that the amount of development proposed is the maximum permissible at this site, owing to the site constraints and surrounding characteristics of the immediate area.

Further to the above, the NPPF acknowledges that planning decisions should not attempt to stifle innovation, originality or initiative. Given the siting of the proposed dwellings they would not be readily visible from the Oak Tree Road street scene and as above, a high quality of design should include the allowance for a suitable degree of variety where this would be justified, where appropriate, and development may be distinctive. The proposed design, whilst a departure from the prevailing relatively uniform character of Oak Tree Road, is considered acceptable for the location of the dwellings, and given their visual impact is relatively low.

The success of the scheme will, to some extent, rely on the use of good quality materials. To ensure suitable quality of materials it is considered reasonable and appropriate to secure further details of the proposed materials by way of a suitable worded pre-commencement condition. With this condition secured and in light of the above, it is considered that the proposals would not adversely harm the character of the surrounding streetscape or give rise to an overly dominant or incongruous addition to the immediate area such to warrant a refusal.

Further to the above, the difference in site levels means that development the site when so overlooked by adjacent properties is the biggest challenge in terms of protecting the residential amenities of existing neighbours and safeguarding those of future residents and this is discussed in more details in the next sections.

Impact on Neighbour Amenity

Residential amenity is assessed against Policy CC8 which requires developments to not cause a detrimental impact on the living environment of existing properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; and Crime and safety.

Given the distances of the proposed dwellings, in particular the two-storey elements, to No.71 Oak Tree Road itself, there would be no material loss of light or overbearing impacts to the occupiers of this property. Two first floor windows are proposed on the flank elevation facing No.71. Given that one would serve a stairwell, this could be conditioned to be obscurely glazed. The window serving the living area would be high level to minimize the impact and, with a distance of 19m between flank elevations, it is not considered to result in such significant material loss of privacy to warrant a refusal.

Concern has been raised that the proposed dwellings would result in a loss of privacy and sense of dominance to the occupiers of properties to the west of the site, No's 71a and 73 Oak Tree Road and No.4 Parkhill Drive. Concern has also been raised about the possible infringement of their human rights as set out in the Human Rights Act.

Human Rights Act

The comments submitted engages the issue of whether the right under Article 8 of the Human Rights Act (HRA) applies (Respect for Home and Family Life). The grant of planning permission for development which may have sufficiently serious effects on the enjoyment by local residents of their home life may in principle affect Article 8 although such cases are likely to involve extreme facts. In addition, Article 8(2) allows public authorities to interfere with the right to respect the home if it is "in accordance with the law" and "to the extent necessary in a democratic society" in the interest of "the well-being" of the area.

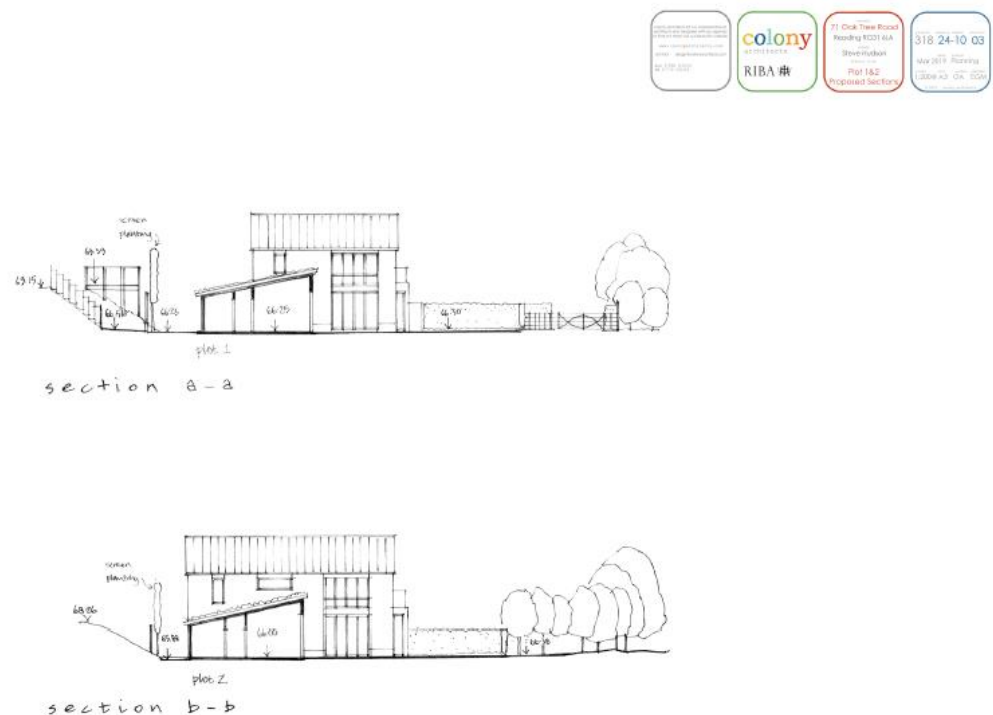
In the light of the objection received it is considered appropriate to assume that (for the sake of the objections) an interference with the neighbours' human rights is relevant and Article 8 is engaged.

Under S.70 of the 1990 Planning Act, Parliament has entrusted planning authorities with the statutory duty to determine planning applications, and has said (S.70(2)) that in dealing with such an application the authority "shall have regard" to the development plan and to "any other material considerations" which will include HRA issues.

The courts have held that a "balance" has to be struck in planning decisions between the rights of the developer and the rights of those affected by the proposed development. This involves the balance between:

- On the one hand the specific interests of the individual objector as documented (see above), and
- On the other hand, the interests of the applicant to obtain the planning permission he has applied for, and lastly
- The interests of the wider community as expressed in Lough (2004) in the following terms "in an urban setting it must be anticipated that development may take place" and that it "is in the public interest that residential developments take place in urban areas if possible".

Further to the above, it is noted that the applicant engaged in discussions with neighbours to see directly their concerns and to try to overcome them. The positioning of the houses help to shelter the garden arrangements to prevent overlooking (and the awkwardness associated with it) from the higher vantage point of existing residents into the lower gardens of the proposed dwellings. The section extracted below indicates the change in site levels between No's 71a and 73 Oak Tree Road and the proposed dwellings:



Overall, the relatively low-lying nature of the proposed dwellings due to the lower ground levels of the site means that the harm identified by neighbours arises more from them being able to overlook the new houses rather than being overlooked by them. Details of the boundary treatment to all boundaries are proposed to be secured by way of condition to ensure suitable enclosure and privacy.

Further to the above, and more specifically, in respect of No.4 Parkhill Drive, given the significant distance involved, the proposed dwellings, whilst visible, would not result in any material loss of light or overbearing impact. No first floor window is proposed in the flank elevation of Plot 2 (closest to the boundary with No.4) and the closest window to the boundary on the rear elevation would serve a stairwell and could be obscurely glazed. Any view from the

remaining first floor windows would be at an oblique angle and over the rearmost part of the garden of No.4 and it is not considered that they would result in such significant material loss of privacy to warrant a refusal. It is noted that this is a similar relationship to that approved under application 171394 and no additional material harm is considered to arise.

In relation to No.71a Oak Tree Road, given the position of the two-storey element of proposed Plot 1, whilst it is visible, it is not considered to result in any material loss of light or overbearing impact. The proposed single-storey element closest to the common boundary, whilst deep, would be hipped significantly away from the boundary to minimize the impact and with an eaves height of 2.3m this is not considered to be materially overbearing. No first-floor windows are proposed on the flank elevation of Plot 1 and as such there would be no material loss of privacy.

Similarly, in relation to No.73 Oak Tree Road, given the distance from the proposed plot 2 to No.73 itself (and that it would be located adjacent the rearmost part of the garden) it is not considered to result in any material loss of light or overbearing impact. No first-floor window is proposed in the flank elevation of Plot 2 and as such there would be no material loss of privacy.

Given the distance to No.57 Oak Tree Road to the east, there would be no material loss of light or overbearing impact and given the orientation of the proposed dwellings and distances involved any overlooking from the first floor windows and balconies on the east facing flank elevations would be limited and not unacceptable.

Notwithstanding the above, and in order to protect neighbouring and nearby amenity it is considered reasonable and necessary to remove permitted development rights in relation to Class A (extensions etc), B (roof additions) and E (outbuildings etc), and separately to prevent new windows being placed in the west facing flank elevations at first floor level. This is due to the constrained nature of the site, with future potentially unrestricted development potentially harming the amenities of neighbouring properties. For example, this could be through overlooking or being overbearing and harm the appearance of the host dwellings and the area in general. As such, these conditions will ensure this is able to be managed where appropriate.

Similarly, given the large amount of flat roof areas proposed, it is considered necessary to include a condition stipulating that the flat roof areas shall not be used as roof terraces, and any access out onto these areas shall be for maintenance/means of escape purposes only. This

is in order to prevent any detrimental impacts of overlooking and/or noise and disturbance of the neighbouring premises.

In addition to the above, a further condition is required in respect of protecting the amenity of neighbours during the construction period in terms of noise, vibrations, dust and fume considerations. A pre-commencement construction method statement will therefore be secured via condition and is required from a highway safety perspective too.

In these circumstances, it is not considered that the proposed development would result in any material overlooking or loss of privacy or amenity for the neighbours given the siting and design of the proposed development, the separation distances between properties, the use of boundary screening and the use of obscure glazing where appropriate. As such in overall terms, considering all nearby residential occupiers, no significantly harmful amenity impacts would occur, subject to conditions and in compliance with Policy CC8, with no conflict with the Human Rights Act.

Amenity of Future Occupiers

Policy H5 (Standards for New Housing) seeks that all new building housing is built to high standards. Policy EN16 (Pollution and Water Resources) seeks to protect future occupiers from the impacts of pollution and Policy H10 (Private and Communal Outdoor Space) seeks that residential developments area provided with adequate private or communal outdoor amenity space.

It is considered that the proposals would provide an overall good standard of accommodation throughout with fairly regular shaped rooms providing suitable outlook, natural lighting and ventilation. Internally, the floor spaces would largely comply with the space standards as set out in Policy H5. Whilst one of the bedrooms to each dwelling would fall just below the requirement, it is considered that the dwellings would be of a suitable size overall to provide an acceptable standard of accommodation. The mix of both units (3-bed, with a 4th bedroom/study - hence referenced as 4-bed units) will be secured via condition.

As above, it is considered that any harm from potential overlooking arises more from neighbouring properties overlooking the proposed, rather than being overlooked by them. Details of the boundary treatment to all boundaries are proposed to be secured by way of condition to ensure suitable enclosure and privacy.

It is recognised that the proposed gardens sizes would be smaller than those to the north of the site. The proposed plot 2 would also be somewhat irregular in shape due to the tapering nature of the site. However, the gardens would be not too dissimilar in size to other plots along this part of Oak Tree Road. It is noted that the proposed garden sizes would be similar to those approved under application 171394.

In this context, the amount of garden space proposed for the dwellings, which would also include terrace/patio areas - and to be retained by the host property - is considered, on balance, to be adequately sized. In order to help ensure future residents maintain sufficient amenity space (and to protect neighbouring amenity as above) it is proposed to remove PD rights in relation to Class A (enlargement improvement or alteration), B (roof additions) and Class E (outbuildings).

Therefore, in overall terms and having applied a critical planning balance to the consideration of the scheme as a whole, the units are considered to provide an overall suitable standard of accommodation, in line with Policies EN15, EN16 and CC8 in particular.

Transport

Policies TR1, TR3 and TR5 seek to address access, traffic, highway and parking relates matters relating to development.

The site is located in Zone 3, Secondary Core Area of the adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 2 spaces per 4-bedroom dwelling. The proposed parking provision is acceptable in this respect.

The proposed development would be accessed from Oak Tree Road via a shared access road. The proposal to use the access road as a shared pedestrian/vehicular facility is acceptable given the number of units. It appears that the access would remain private.

The size of the access road enables two cars to pass simultaneously and the existing dropped kerb will be widened to 4.1m wide. Visibility splays of 2.4m x 43m are provided from the site access in both directions which is acceptable.

DfT Guidance Manual for Streets states at point 6.8.3 that 'for cul-de-sacs longer than 20m, a turning area should be provided to cater for vehicles that will regularly need to enter the

street.’ The proposed layout would be able to accommodate a large van (such as supermarket delivery vehicles) turning within the site which is acceptable.

The applicant has stated that refuse vehicles will not serve the site and a bin collection point has been added along the drive within 10m of the public highway which is acceptable.

Electric Vehicle Charging points are required of the scheme; however, it is considered that this can be dealt with by way of a suitably worded condition.

Secure cycle storage is to be provided in the form of a garden shed within the rear gardens, which is acceptable.

In the circumstances there are no transport objections to the proposed development subject to conditions and informatives (Policies TR1, TR3 and TR5).

Natural Environment

Policy EN14 seeks to extend the Borough’s vegetation cover and that development should make provision for tree planting whilst Policy CC7 seeks proposal should include appropriate landscaping.

An Arboricultural Report has been submitted with the application. The Council’s Tree Officer is satisfied with the conclusions in respect of the trees to be removed, and the proposed landscaping, details of which can be secured by way of condition. As per application 171394 officers are satisfied that a satisfactory mix can be provided to adjacent neighbouring gardens that secures the privacy of existing and future occupants and that that this can be dealt with by way of a suitably worded condition.

Given the above, and subject to conditions to ensure the development is carried out in accordance with the submitted arboricultural report, method statement and tree protection plan and to secure submission, approval and implementation of a scheme of hard and soft landscaping the proposals are considered to accord with Policies CC7, and EN14.

Ecology

Policy EN12 seeks that developments should retain, protect and incorporates features of biodiversity.

An ecological appraisal has been submitted as part of the application. The Council's Ecologist has confirmed that the report has been undertaken to an appropriate standard. The site has been largely cleared from vegetation. Whilst it is considered unlikely that the site would be of great significance to reptiles, to ensure that the risk of the works impacting upon reptiles is minimised, a precautionary reptile mitigation strategy is recommended and this can be secured by way of a suitably worded condition.

Given the nature of the scheme, it would also be appropriate to ensure that ecological/biodiversity enhancements are provided and this can also be secured by way of condition in compliance with Policy EN12.

Sustainability

The Design and Access Statement highlights a number of sustainability measures which are welcomed. Notwithstanding, Policy H5 'Housing Standards' requires that all new build housing integrate additional measures for sustainability. In light of this conditions are recommended to ensure the development meets the following requirements:

- Higher water efficiency standards of 110 litres per person per day; and
- A 19% improvement over building regulations energy requirements

Although secured by planning condition, these new requirements will be administered through the Building Regulations. Confirmation of compliance will need to be submitted to the LPA to discharge the condition.

Affordable Housing

The proposal seeks to create two new dwellings and therefore a contribution towards off-site affordable housing provision is required as part of the application in accordance with Policy H3 and the Affordable Housing SPD under Section 106 of the Town and Country Planning Act 1990. The applicant has agreed to provide a policy compliant contribution towards affordable housing of £71,670, which will be secured by way of a Section 106 agreement.

CIL

The proposal would be a Community Infrastructure Levy (CIL) liable development. The applicant has provided the appropriate CIL Additional Information Form. An informative would be attached to the decision notice to advise the applicant of their responsibilities in this

respect. Based on the information provided, this is estimated to amount to £59,382.604 (377.8m2 of the proposed dwellings x £120 per m2 x 2020 indexation (£157.18)).

Other Matters Raised In Representation

The majority of the concerns raised have been addressed within the above report.

Concern has been raised regarding the impact upon views. Whilst consideration is given to the impact upon amenity in terms of loss of light or overbearing impact, the loss of a views is not a material planning consideration.

Drainage/sewage would be dealt with as part of a Building Regulations application.

Concern has been raised that the application would set a precedent for future development nearby. Any future application would be determined on its merits.

Sufficient information was submitted with the application to determine the impact it may have on the neighbouring properties.

Whilst the concerns of the local residents in terms of the disruption including noise, light pollution and traffic implications that may be caused by the construction of the works are noted, it is not the planning system's role to obstruct development on this basis. Inevitably, any construction works may lead to some temporary disruption. Ordinarily, the requirements of Environmental Health legislation will seek to limit any harm so far as reasonably practicable. The proposal is for residential development and is unlikely to result in a significant increase in noise and pollution. An informative will be added to permission and a condition requesting method of construction statement to be approved prior to commencement of works to minimise any such disruption.

The application would need to seek permission from utility providers to connect the development. Such consent/s would likely have to be subject to the capacity of the relevant systems. Maintenance related matters are for the statutory undertakers to resolve.

Other Issues

In relation to planning conditions, in line with section 100ZA(5) of the Town and Country Planning Act (as amended), which came into force on 01/10/18, discussions have been undertaken with the applicant regarding pre-commencement conditions. The applicant has

formally agreed to the recommended pre-commencement conditions via return email on 15/05/2020.

Conclusion

In overall terms the planning merits of the proposals (including the provision of an affordable housing financial contribution) are considered to be acceptable within the context of national and local planning policies, as detailed in the appraisal above. Ultimately, when applying an overall critical planning balance of all material considerations, the benefits are considered to outweigh the conflicts. As such, full planning permission is recommended for approval, subject to conditions and completion of the S106 Legal Agreement.

RECOMMENDATION:

GRANT subject to conditions and a S106 legal agreement for a financial contribution of £71,670 towards Affordable Housing