

Planning, Design and Access Statement

LAND AT ATTERBURY GARDENS / REAR OF
23-25 RICHMOND ROAD
CAVERSHAM
READING
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Introduction

This statement is submitted in support of a planning application by Mr Adrian Davies for the erection of three dwellings (1no. three bed, 1no. four bed and 1no. five bed) on land at Atterbury Gardens / rear of 23-25 Richmond Road Caversham, Reading.

The Design and Access element of the Statement has been produced in accordance with guidance published by the Commission for architecture and the Built Environment (CABE) and covers the following:

- An analysis of the site as existing, the immediate area and the wider context.
- A description of the design process followed to reach the final design solution, covering the subjects of Use, Amount, Layout, Scale, Landscaping, and Appearance. It considers the constraints of the site and relevant local and national planning policies to demonstrate that the proposed scheme is well conceived with the aim of integrating with its surroundings.
- Considers accessibility within the site and the proposals relationship to transport links in the surrounding area, as well as inclusive access for the elderly and the disabled. It justifies the location of pedestrian and vehicular access points to the site and establishes accessibility to public transport.

The application is accompanied by the following reports:

- i) Planning, Design and Access Statement – Davis Planning Ltd
- ii) Ecological Survey – AE Ecology
- iii) Phase 1 Desk Study – Lustre Consulting
- iv) Affordable Housing Viability Report – S106 Management

1 The Site and Surroundings

The site lies on the south eastern side of Atterbury Gardens. Historically the site formed part of the long rear gardens of Nos. 23 and 25 Richmond Road but the land has not performed this function for several years. Whilst the site is located to the rear of Nos.23 and 25 Richmond Road, it effectively has a frontage onto Atterbury Gardens which is a small modern cul-de-sac style development located behind Richmond Road. Atterbury Gardens itself is accessed from Woodford Close.

To the north of the site are several detached two storey dwellings accessed from Atterbury Gardens. To the south of the site are the long rear gardens of the detached properties in Richmond Road, including the former host dwellings, Nos 23 and 25 Richmond Road. To the east of the site are the long gardens of properties that front onto Conisboro Avenue. Dwellings accessed from Woodford Close lie to the west of the site.

The surrounding area is therefore predominantly residential, and is highly mixed in character and appearance, comprising of mainly detached, two storey and chalet style dwellings of varying ages and architectural styles with a high proportion of cul-de-sac style developments.

The site lies within the defined urban area of Caversham (Reading) in a sustainable location close to a range of services and transport links including bus service X40 which links Reading with Oxford with a regular service.

2 Planning History and Pre-Application discussions

The following planning history is relevant:

141625 – Erection of two x three- bedroom detached houses with detached garages. Refused 08.12.14.

The above application involved land primarily to the rear of no.25 Richmond Road and therefore relates to a much smaller and piecemeal site. The application was refused in December 2014 on the following grounds (see site layout below):

- Cramped form of development, lack of frontal outlook, loss of privacy to no.23 Richmond Road, poor relationship to Atterbury Gardens and piecemeal form of development;
- Unsuitable landscape scheme, no replacement space for a TPO tree, fragmentation of gardens within a designated Green Link;

- Failure to supply a suitable S106 Agreement for infrastructure and affordable housing.

Site layout refused under 141625 in December 2014



In terms of pre-application discussions, a more intensive scheme for 4 dwellings was presented to the Council in January 2017. A copy of the site layout is reproduced below. The main points in the pre-app. response (dated 26th January 2017) are set out below:

- The emerging scheme represents a positive move forward in comparison with the previously refused scheme.
- Siting and layout: Concerns were raised regarding the positioning of plot 1 which was considered too close to No.2 Atterbury Gardens, resulting in a loss of amenity to that property. Suggested that a more realistic option would be to propose only 1 rather than 2 units at this point.
- There is potential for the footprint of plot 4 to be pushed further forward to integrate better with the space to the front.
- No objections were raised in relation to garden depths and spatial separation standards given that the site relates more to Atterbury

Gardens than Richmond Road. Apart from the impact on no.2, no loss of amenity to other properties was identified.

- Ecology: A ecology survey will need to accompany a submission and this will need to include some enhancements.
- Landscaping principles should be established with any further application.
- Highways and parking: No issues concerning highway safety or the principle of using Atterbury Gardens. However, the officer felt that the layout was a bit 'hardsurfaced dominated' and that too much parking had been provided for. Highlighted the need for cycle spaces for each property.
- Contamination: Advised that the site sits in an area of potentially contaminated land and a Phase 1 Desk Top Study would need to be submitted with an application.
- Affordable housing policy DM6: The Council will expect provision which will be as a financial contribution equivalent to 10% of the housing to be provided as affordable housing elsewhere in the Borough. The Council will expect this to be by way of a Section 106 Legal Agreement.

Layout which was the subject of the pre-application submission



3 Relevant Planning Policies

Government Guidance - National Planning Policy Framework (2019) (NPPF)

Paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. The environmental objective includes the need to make efficient use of land. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).

The revised NPPF places significant weight and benefit on pre-application engagement which it states ‘...*has significant potential to improve the efficiency and effectiveness of the planning application system for all parties*’. (Paragraph 39).

Paragraph 63 states that provision of affordable housing should not be sought for residential development that are not major developments other than in designated rural areas. The glossary defines major development for housing as development where 10 or more homes are provided or sites with an area of 0.5 hectares or more.

The revised NPPF promotes the effective use of land to meet the need of homes and other uses subject to safeguarding and improving the environment and living conditions (paragraph 117). Planning policies and decisions should support development that makes efficient use of land (paragraph 122).

Paragraphs 124-132 are concerned with design. It states that good design is a key aspect of sustainable development. Paragraph 127 states that planning policies and decisions should aim to ensure that 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;
- Establish a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Create places that are safe, inclusive and accessible;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.

Reading Borough Local Plan (adopted November 2019)

The following policies are considered relevant:

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. 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.

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.

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.

Developments 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.

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.

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.

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.

Policy H1 – Provision of Housing. Confirms that provision will be made for at least 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2012 to 2036. Para.4.4.5 confirms that the Housing Trajectory is set out at Appendix 1 and this sets out how the housing requirement in Policy H1 will be met over the plan period. Of the 689 homes per annum, small scale unidentified sites (i.e. <10 units) are expected to contribute 127 homes per annum (18.5% of the annual requirement). This is within a context described by the Council of a borough with a tightly defined urban area constrained by floodplain and public open space.

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.

Indicative densities are set out in figure 4.5. The appeal site has a suburban context and therefore the density range is 30-60 dwellings per hectare. Wherever possible, residential development should contribute towards meeting the needs for the mix of housing set out in figure 4.6. This confirms that 41.5% should be 3 bed properties and 18.5% should be 4 plus bed properties.

Policy H3 – Affordable housing. On sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough. 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.

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.

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. Houses will be provided with outdoor private 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.

Policy H11 – Development of Private Residential Gardens. States that proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where:

- 1) The proposal makes a positive contribution to the character of the area in terms of:
 - The relationship of the existing built form and spaces around buildings within the surrounding area;
 - A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building lines, rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;
 - Providing appropriate hard and soft landscaping, particularly at site boundaries.
 - Compatibility with the general building heights within the surrounding area;

- The materials and elevational detail. These should be high quality, and where appropriate distinctive and / or complementary.
 - The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.
- 2) The application site provides a site of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, amenity space, landscaping and space for access roads and parking;
 - 3) The proposal includes access, which meets appropriate highway standards;
 - 4) The proposal does not lead to tandem development;
 - 5) The design and layout minimises exposure of existing private boundaries to public areas, and avoids the need for additional physical security measures;
 - 6) The proposal does not cause a significant detrimental impact to the amenity of adjacent and nearby occupants;
 - 7) The emphasis is on the provision of family-sized housing;
 - 8) The development provides biodiversity net gain wherever possible, and would not have an adverse impact on biodiversity in terms of the fragmentation of blocks of gardens, which as a unit or in association with adjacent green space are deemed to make an important contribution to biodiversity and contribute to the green network; and
 - 9) The proposal does not prejudice the satisfactory development of a wider area.

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.

4 The Proposal

The proposal is for the erection of 3No. detached dwellings. This chapter addresses the principle considerations for a site of this nature within an existing built up area in the following order:

- i) Principle of development;
- ii) Design and local character;
- iii) Amenity of neighbouring and future occupiers
- iv) Housing mix and affordable housing;
- v) Trees, landscaping and ecology;
- vi) Transport;

i) Principle of Development

The site is located within a 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. Green Belt, conservation areas, listed buildings) where the principle of redevelopment for residential purposes is acceptable. The NPPF and the Development Plan supports housing in such locations and there are no policies which would seek to resist the redevelopment of the site in principle. In accordance with Policy H2 of the adopted local plan, within suburban areas, the density recommended is 30-60dph and a minimum of 30dph. This proposal has a density of 18dph which, whilst below the normal minimum, is considered appropriate given the site's location and the need to provide generous spatial separation to neighbouring boundaries, as set out within the initial pre-app. response letter. The Council's main policy for developing private residential gardens (H11) does not seek to restrict development of these sites but instead imposes a series of requirements that proposals are required to meet (see below). When discussed at pre-app. level, there were no objections to the principle of redeveloping the site.

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) An economic objective

The proposed development provides a number of material benefits to the local economy:

- It provides 3no. houses assisting to meet identified housing needs and the national requirement to demonstrate and maintain a 5 year housing land supply;
- 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.

ii) A social objective

Wider benefits to the wider community include:

- 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 scheme provides a number of benefits to the wider environment such as:

- The site is sustainable located within the urban area of Caversham, 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;
- Secures a landscaping scheme, to the benefit of the site and the surrounding area including retaining existing trees;
- Secures features which will enhance biodiversity

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

ii) Design and local character

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 particular, the design of the proposal is informed by the local context. 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 adjacent properties and also responds positively to local character in the form of building designs, materials, layout and landscaping.

In designing the scheme, pre-application advice received in 2017 has been taken into account. Whilst this advice was based on policies which are now superseded, it nonetheless remains relevant as the main considerations remain unchanged. The principal change is that the scheme has been reduced from 4no. to 3no. detached dwellings, allowing for a more spacious form of development that better integrates with its surroundings and fully respects the siting of adjoining residential dwellings. The remote area opposite the houses that was proposed for garaging and parking has also been removed and this space has been allocated entirely for open space and new landscaping.

Adopted Local Plan Policy H11 states that proposals for new residential development that includes land within the curtilage or the former curtilage of private residential gardens will be acceptable where certain criteria are met. The proposal complies with this policy in the following manner:

- The proposal makes a positive contribution to the character of the area in terms of its built form and spaces around buildings. The proposed development would be viewed in the context of the existing dwellings in Atterbury Gardens, from where the access would be taken from and therefore the layout will be read as an extension to an existing cul-de-sac. The proposed layout ensures that the proposed dwellings would integrate with existing character in terms of plot size, frontages and built up coverage, spacing, parking areas, boundary treatments etc.
- The proposal makes provision for hard and soft landscaping, with existing landscape features of merit retained and enhanced where necessary, particularly along site boundaries. An attractive area of open space is provided in the sites northern corner;
- The proposed building heights are compatible with that of adjacent dwellings and the proposed dwellings are of an appropriate architectural design and would be constructed with high quality materials, in keeping with the surrounding area.
- The application site is of adequate size and dimensions to accommodate the development proposed in terms of the setting and spacing around buildings, with adequate private and communal amenity space, landscaping and space for access roads and parking provided.
- The proposal provides for a suitable access with meets highway standards.

- The proposal is not a form of tandem development. It will take its access from Atterbury Gardens and not along the side of the host (former) dwellings.
- The application site does not significantly expose existing private boundaries to public areas. All boundaries of the site would be naturally surveyed by the proposed dwellings.
- The proposed development takes into account the siting of existing residential dwellings and ensures that there would be no significant detrimental impact to the amenity of adjacent and nearby occupiers (see below).
- The emphasis is on family-sized housing for which there is most demand in Reading Borough.
- The application is accompanied by an ecological appraisal. The proposal would not have an adverse impact on biodiversity subject to the range of measures recommended.
- The proposal is sufficiently comprehensive and does not prejudice the satisfactory development of a wider area.

In conclusion, the proposal would fully integrate with the surrounding area and would comply with Policy H11 as set out above. In providing for a high standard of design the proposal would also comply with Policies CC7 and H2 of the adopted local plan as well as the general design objections set out in the NPPF.

iii) Amenity of Neighbouring and Future Occupiers

The siting of the proposed buildings has taken into account the siting of the adjacent dwellings including their window positions and ensures that no loss of amenity will occur as a result of loss of light, privacy or overbearingness. Following pre-application advice, more space is provided between the dwelling on Plot 1 and the boundary of the site with No. 2 Atterbury Gardens (the pre application scheme proposed 2no. dwellings in this part of the site). In addition, the closest part of the dwelling on plot 1 to this boundary is a single storey garage. Given the set back from the boundary and the design of plot 1, no material loss of amenity to the occupiers of No.2 Atterbury Gardens. No other residential dwelling would be materially affected by the proposal in terms of amenity given the generous separation distance that are achieved.

Policy CC8 is therefore met as there would be no significant detrimental impact to the living environment of existing properties.

iv) Housing Mix and Affordable Housing

The proposal provides for family sized properties (i.e. 3, 4 and 5 bed properties) which meets an identified need in the Borough (supporting text to Policy H2 and Figure 4.6).

The application is accompanied with a Viability Appraisal (S106 Management) which addresses the affordable housing requirements. Based on viability, the report includes a recommended contribution level.

v) Trees, Landscaping and Ecology

The application proposal would not have any adverse impact on existing trees. Existing boundary treatments such as hedges are shown to be retained where appropriate and new landscaping will be provided, including new tree planting within the communal area of open space to the front of the site which would also support biodiversity.

The application is also accompanied by an Ecological Survey which addresses the biodiversity of the site in more detail. The Survey found no evidence that the site supports roosting bats, badgers, dormice, water vole, otter or great crested newts. A range of measures are presented to avoid direct impacts on species such as nesting birds and individual reptiles through sensitive site clearance methods. An Ecological Constraints and Opportunities Plan is presented that if implemented, would serve to maintain and reinforce the ecological functionality of the Green Link through the site and would serve to enhance the biodiversity value of the site overall. The extent of landscaping has been substantially improved since the 2014 application and pre-app. and this will enhance the Green Link,

vi) Transport

The proposed dwellings will be accessed from Atterbury Gardens. No objections were raised to the proposed access arrangements at the Pre-Application stage or in respect to the 2014 application in relation to highway safety, parking provision or the principle of using Atterbury Gardens. The proposal provides for 2no. parking spaces for each dwelling, in accordance with the pre-application advice and current standards.

5 Design

(a) Use

The site comprises of part of the former residential gardens of Nos 23 and 25 Richmond Road. The proposal is for a residential development, comprising of 3No. houses.

(b) Amount

The proposal is for 3No. family sized houses (1 x 3 bed, 1 x 4 bed and 1 x 5 bed).

This equates to a density of 18 dph which is considered appropriate given the context of the site and the character and appearance of the surrounding area.

(c) Layout

The proposed layout has taken into account the constraints of the site, including the positioning of adjacent residential dwellings and the site's access.

A total of 3no. detached dwellings are proposed. The proposed dwellings are centred around the access into the site, with each dwelling being provided with a private driveway and generous front garden. A large area of landscaped open space is also proposed adjacent to the north eastern boundary of the site which would further enhance the setting of the development. Each dwelling would also be provided with a private and secluded rear garden commensurate with its size which would offer a high standard of amenity in accordance with Policy H10. As stated above, further communal open space is provided to the front of the site. The proposed dwellings would be spaciouly located within their plots with generous distances provided between the proposed dwellings and the most sensitive boundaries of the site. Overall plot sizes reflect those of other dwellings in the immediate locality.

Care has been taken to ensure that the proposed dwellings do not result in any harm to the amenity of adjacent residents. The siting of the dwellings fully respects the positioning of the adjacent properties and would not result in any loss of privacy, loss of light or overbearingness.

The proposed new dwellings would be accessed from Atterbury Gardens. A bin storage facility is proposed adjacent to the site access. Each dwelling would be provided with 2no. parking spaces together with secure cycle storage to the rear of each property.

(d) Scale

The proposed dwellings are of a similar size and scale to other properties in the immediate area including those in Atterbury Gardens and neighbouring roads. The proposed dwellings are two storey with a ridge height that is similar to surrounding dwellings. The scale of the dwellings are therefore appropriate having regard to the context of the site.

(e) Appearance

The proposed new dwellings are two storey in height and are of a design that would fully respect and enhance the character and appearance of the surrounding area.

Plot 1 - Architectural features include a glazed panel to the front elevation, front bay window, contrasting brick detailing to windows and brick horizontal banding. Half hip to front projecting elements, a hipped roof and a catslide roof over single storey garage.

Plots 2 and 3 – Features include entrance porches, contrasting brick detailing to windows and brick horizontal banding, half hipped roof design, dormer style windows set partly within the roof slope on the front and rear elevations.

All materials will be of high quality and will be subject to the approval of the LPA.

(f) Landscaping and Biodiversity

The proposal makes provision for the retention of existing boundary treatments where appropriate as well as a significant amount of new landscaping, including new tree planting, both within the curtilage of the proposed dwellings and also within the large area of communal open space to the front of the dwellings.

The proposal is accompanied by an Ecological Appraisal which assesses the impact of the proposal on biodiversity. The Survey found no evidence that the site supports roosting bats, badgers, dormice, water vole, otter or great crested newts. A range of measures are presented to avoid direct impacts on species such as nesting birds and individual reptiles through sensitive site clearance methods.

An Ecological Constraints and Opportunities Plan is presented that if implemented, would serve to maintain and reinforce the ecological functionality of the Green Link through the site and would serve to enhance the biodiversity value of the site overall. The extent of open space now being provided will enhance the Green Link.

6 Access

(a) Access

The proposed new dwellings will be accessed via Atterbury Gardens. No objections to the proposal access arrangements were raised at the Pre-application stage or when the 2014 application was being considered.

The new driveway will be finished in a material which will minimise any noise disturbance and its impact on neighbouring properties. Each dwelling would be provided with 2no. parking spaces, in accordance with the Council's adopted parking standards.

Each dwelling is provided with secure cycle storage.

7 Summary and Conclusions

The planning application provides for the redevelopment of the site to provide 3No. new dwellings. The proposal meets in full the Council's adopted policies and should be supported for the following reasons:

- The proposal makes the best use of a site in a sustainable location well related to local facilities and public transport opportunities and as such receives strong support from national and local policy (i.e. NPPF and Local Plan Policy CC1).
- The application site has been the subject of pre-application discussions. All of the comments in respect to layout, spaciousness and separation to no.2 Atterbury Gardens have been acted upon with positive changes incorporated into the design to meet these specific comments. No objections were raised to the principle of development.
- The proposal is 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. 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 in accordance with the NPPF and Policies CC7, H2 and H11 of the adopted Local Plan.
- The proposal provides for family sized dwellings (3, 4 and 5 bed) in line with Policy H2. A Viability Appraisal has been submitted to address affordable housing contributions.
- The siting of the building has taken into account the positioning of adjacent dwellings and ensures that the proposal would not result in any loss of amenity to occupants of adjoining properties. Policy CC8 is therefore met.
- The proposal provides for additional landscaping and ensures that the biodiversity of the site and the Green Link will be enhanced. There are no ecological constraints to redeveloping the site.
- The site is accessible to public transport modes and provides for adequate and safe access, car parking and secure cycle storage.