
FREETHS

PLANNING STATEMENT

**PLANNING APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR A
TOTAL OF SIX DWELLINGS, COMPRISING RE-MODELLING AND
EXTENSION OF 49A AND 51A GEORGE STREET TO FORM FOUR
APARTMENTS AND DEMOLITION OF EXISTING WAREHOUSE
BUILDING AND CONSTRUCTION OF TWO APARTMENTS**

49A AND 51A GEORGE STREET, READING

PREPARED ON BEHALF OF MR ROSSER

July 2019

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1. INTRODUCTION

- 1.1. This Planning Statement is provided on behalf of Mr Andrew Rosser (“the Applicant”) in support of a planning application at 49a-51b George Street, Reading, comprising the conversion and extension of the two existing residential dwellings on the site to form 4 apartments and the creation of a further 2 apartments through the demolition of the existing warehouse and replacement with a single storey new build.
- 1.2. The application proposals have been subject to pre-application discussions with the Local Planning Authority (“LPA”) in accordance with the NPPF.
- 1.3. This statement will describe the site, its locality and the proposed development, will consider the relevant planning policy and assess the proposal against this policy to conclude that the proposal accords with the development plan to justify the granting of planning permission for the scheme.
- 1.4. This statement should be read in-conjunction with the submitted drawings and technical supporting documents that comprise the planning application.
- 1.5. The drawings and reports that form part of the application , in addition to this Planning Statement are as follows:
 - PL01 – Site Location and Block Plans
 - PL02 – Existing Site Plans
 - PL03 – Existing Building Plans
 - PL04 – Existing Elevations and Sections
 - PL05 – Proposed Site Plan
 - PL06 - Proposed Building Plans
 - PL07 – Proposed Roof Plans
 - PL08 – Proposed Sections
 - PL09 – Proposed Elevations
 - PL10 – Proposed Drainage Plan
 - Design and Access Statement (including Sustainability Statement)
 - Phase 1 Geo-Environmental Site Assessment
 - Air Quality Assessment
 - CIL Form

2. SITE AND SURROUNDINGS

- 2.1. The application comprises 49a-51a George Street which is currently occupied by two terraced dwellings and a single-storey warehouse building to the rear. The site area is approximately 485m² (0.12 acres).
- 2.2. At ground floor level the terraced dwellings are separated by a central vehicular access, which is used to access the warehouse building to the rear. No. 49a has a living/kitchen/dining area at ground floor and three bedrooms and bathroom upstairs, benefitting from the first floor accommodation over the vehicular access. No.51a has a living/kitchen/dining area and bathroom at ground floor and two bedrooms upstairs. Both existing dwellings have modest single storey flat roof extensions.
- 2.3. The warehouse building occupies the entire eastern half of the site and abuts the eastern, northern and southern boundaries. It is single storey, and in part contains a parapet wall. The building is dilapidated in appearance with blue tarpaulin covering the roof. The building is currently occupied for a mix of use with office space, a workshop and storage area.
- 2.4. The surrounding area is residential, with the prevailing character being terraced dwellings. The site is situated to the west of Reading town centre and within easy accessible walk of services and facilities.
- 2.5. The site is not within a conservation area and there are no listed buildings in close proximity. The site is within Flood Zone 1, the area of least flood risk.

3. PLANNING HISTORY

- 3.1. The LPA's website identifies a number of previous applications on the site.
- 3.2. **92/0429/DE** – Use as Warehouse with ancillary office. Section 64 Determination issued. July 1992.
- 3.3. **142000/UPA** – Change of use of building from Class B1(a) (offices) to C3 (dwellinghouses). Refused in February 2015 for the following reason:

“Prior Approval is refused for the change of use and conversion of the building from offices to 1 x 2-bed flats and 2 x 2-bed flats under Class J, Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended) as it has not been proven on the balance of probability that the existing use of the whole building was Class B1 (a) (offices) immediately before 30th May 2013. The proposal therefore does not meet the Permitted Development criteria as stated under Class J (b), Part 3 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended).”

- 3.4. **151090/UPA** - Change of use from B8 (storage unit) to C3 dwelling houses. Prior Approval granted in August 2015.
- 3.5. **160517/FUL** – Demolition of the former storage unit and erection of two-storey building containing 4 x 2bed (C3 dwellings) including parking and landscaping. Refused in August 2016 for five reasons. These are summarised as (i) Over-development, (ii) insufficient amenity space, (iii) poor amenity for future occupiers), (iv) loss of privacy and overbearing to neighbours and (v) absence of S.106 Agreement to secure affordable housing.

Pre-Application Discussions

- 3.6. In accordance with the NPPF, prior to the detailed preparation of the scheme, the Applicant entered into pre-app discussions with the LPA. The pre-app scheme was similar to that proposed in the application, albeit it proposed a total of 7 dwellings (net addition of 5).
- 3.7. The pre-app supported the principle of development and the conversion of the existing dwellings. Detailed comments were made in respect of design and

amenity. The scheme as a consequence of the pre-app process has been reduced by one dwelling and the detailed comments provided at the pre-app stage are evaluated against the proposed scheme in the Planning Appraisal section of this statement.

4. THE PROPOSAL

- 4.1. The application seeks permission for a total of six dwellings, which represents a net increase of four dwellings. The existing two dwellings on the site will be re-modelled and extended to create four apartments (unit 1-4). The other two dwellings will be new build (Units 5-6) in the form a single storey flat building that will replace the warehouse building.
- 4.2. The schedule of proposed accommodation is as follows:
- Unit 1 – 1 bedroom - 48.2m²
 - Unit 2 – 1 bedroom -48.2m²
 - Unit 3 – 2 bedroom - 78m²
 - Unit 4 – 1 bedroom - 50m²
 - Unit 5 – 1 bedroom – 45m²
 - Unit 6 – 1 bedroom – 45m²
- 4.3. To facilitate the re-modelling of the existing dwellings there will be a number of alterations. To the rear of the dwellings there will be single storey flat roof extensions at both the southern and northern boundaries with a two-storey extension protruding from middle of the existing terrace. This is to accommodate the stair access to the upper floors. This will have a pitched roof but will also contains a flat section.
- 4.4. Two flat roof dormer windows are proposed to expand on existing roof space and provide accommodation across three floors. Roof lights are proposed to be inserted into the western, street facing roof plane. The existing vehicular access will be infilled and split into half. The northern half will contain the bin and bike store and the southern section will be a pedestrian access route to both the rear stairwell but also the new build development in the eastern portion of the site.
- 4.5. The new build will, similarly to the existing warehouse building, abut the northern and southern boundaries of the site, but the proposal is offset from the eastern boundary and occupies a smaller footprint.
- 4.6. The proposed layout demonstrates that there will be some private amenity space for each of the four ground floor units, together with an attractive larger

share amenity space which will be suitably landscaped. There will be no car parking proposed as part of the application and the Applicant is content not to have parking permits for any of the additional units created by the proposed scheme.

5. PLANNING POLICY

- 5.1. This section will examine the planning policy background which is of potential relevance to the Site and the proposed development in determining the application.
- 5.2. Section 38 (6) of the Planning and Compulsory Act 2004, requires all planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

The Development Plan

- 5.3. The Development Plan comprises the Reading Core Strategy (2008, altered 2015, the Sites and Detailed Policies Document (2012, altered 2015) and Reading Central Area Action Plan (2009). The site sits just to the west of the boundary of the Area Action Plan and so this particular document is not appraised further.
- 5.4. Below is a summary list of all the relevant Development Plan policies that have been considered as part of the application. These are explored further and the scheme is assessed against these in the 'Planning Appraisal' section of this Statement.

Core Strategy

- 5.5. The following policies are considered relevant to the scheme:
- CS1: Sustainable Construction and Design
 - CS2: Waste Minimisation
 - CS3: Social Inclusion and Diversity
 - CS4: Accessibility and the Intensity of Development
 - CS5: Inclusive Access
 - CS7: Design and Public Realm
 - CS9: Infrastructure, Services, Resources, and Amenities
 - CS11: Use of Employment Land for Alternative Uses
 - CS14: Provision of Housing
 - CS15: Location, Accessibility, Density and Housing Mix
 - CS18 : Residential Conversions
 - CS24: Car/Cycle Parking

- CS29: Provision of Open Space
- CS34: Pollution and Water Resources

Sites and Detailed Policies Document

5.6. The following policies are considered relevant to the scheme:

- SD1: Presumption in Favour of Sustainable Development
- DM1: Adaption to Climate Change
- DM3: Infrastructure Planning
- DM4: Safeguarding Amenity
- DM5: Housing Mix
- DM6: Affordable Housing
- DM8 – Residential Conversions
- DM9 - House Extensions and Ancillary Accommodation
- DM10: Private and Communal Outdoor Space
- DM12: Access, Traffic and Highway Related Matters
- DM18 – Tree Planting
- DM19 – Air Quality

Other Material Considerations

National Planning Policy Framework (2019)

5.7. The revised National Planning Policy Framework (“NPPF”) was published in July 2018 and amended in February 2019. As with its predecessor the NPPF sets out the Government’s planning policies for England and how these are expected to be applied.

5.8. The NPPF emphasises the role of the Development Plan in decision making (Para 2 and 47) but also states that the NPPF itself is a material consideration in the determination of planning application (Para 2). The NPPF is underpinned by a presumption in favour of sustainable development and the policies that are of particular relevance to this proposal are identified below:

- Paragraphs 8-11 (Achieving Sustainable Development)
- Paragraphs 63 and 73 (Delivering a Sufficient Supply of Homes)
- Paragraphs 117, 118, 121 and 122 (Effective Use of Land)
- Paragraph 127 (Achieved Well Designed Places)

Submission Draft Reading Borough Local Plan (March 2018)

5.9. In March 2018 Reading Borough Council submitted their Submission Draft Plan to the Secretary of State for examination. The Inspector issued a Post Hearing Advice Note in March 2019 and the LPA is currently consulting on Main Modifications, with the Inspector's Report scheduled for Autumn 2019. The policies contained within this Plan are capable of weight subject to the tests of Paragraph 48 of the NPPF.

5.10. The relevant policies of the emerging Plan comprise:

- 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
- EN9: Provision of Open Space
- EN15: Air Quality
- EN16: Pollution and Water Resources
- EN18: Flooding and Sustainable Drainage Systems
- EM3 – Loss of Employment Land
- H1 – Provision of Housing
- H2 – Density and Mix
- H3 – Affordable Housing
- H5 – Standards for New Housing
- H10 – Private and Communal Outdoor Space
- TR3 – Access, Traffic and Highway Related Matters
- TR5 – Car and Cycle Parking Electric Vehicle Charging

Supplementary Planning Documents

5.11. The following documents are potential material considerations in the determination of the application:

- Affordable Housing (2013)
- Residential Conversions (2013)
- Revised Parking Standards and Design (2011)
- Planning Obligations under Section 106 (2015)
- Sustainable Design and Construction (2011)

6. PLANNING APPRAISAL

- 6.1. This section deals with the planning merits of the application, appraising the scheme against the requirements of the development plan and other material considerations.

Principle

- 6.2. The site is located within a predominately residential area with good access to a range of services and facilities and public transport connections. The site largely constitutes previously developed land with the existing dwellings and the warehouse building to the rear. The NPPF at paragraph 121 advises that LPAs should take a *“positive approach to applications for alternative uses of land which is currently developed but not allocated for a specific purpose in plans, where this would help to meet identified development needs.”* This is appropriate to the re-development of the warehouse and given the site's location within an otherwise residential area, represents an opportunity to deliver an enhanced environment for all surrounding residents.
- 6.3. Policy CS11 of the Core Strategy applies a range of criteria to determine whether employment development in non-Core Employment Areas should be maintained. In this instance it is strongly submitted that the site meets at least two of the criteria namely (ii) the continued use or redevelopment for employment development is not viable and (iv) continued employment use would have a detriment on the amenity and character of the residential area.
- 6.4. Policy CS18 relates to residential conversions and advises that proposals to convert properties into self-contained flats will be assessed on the impact on amenity and the character of the surrounding area. DM8 reflects CS18 but additionally requires the property to be converted to have four or more bedrooms or measure more than 120m² gross. Further, at least 25% of the proposed units, or on schemes with 4 or fewer units at least one unit, should be suitable for family accommodation (minimum of 2 bedrooms). Individually neither of the properties meet the threshold but combined they have in excess of 4 bedrooms and 120m². It was established through the pre-application stage that this approach would be acceptable, given the material consideration that the conversions would help facilitate the re-development of the rear of the site.

- 6.5. The principle of development is considered acceptable in accordance with paragraph 3.26 of the Core Strategy and the development will make a contribution to housing supply as set out in Policy CS14 of the Core Strategy.

Density and Accessibility

- 6.6. Policy CS4 advises that the scale and density of development will be assessed in terms of their level of accessibility to a defined district or local centre with a good range of facilities by pedestrian routes and access to the strategic bus service. Further, Policy CS15 also requires density and the mix of residential development to be informed by an assessment of site characteristics and the need to achieve high quality design.
- 6.7. The proposed scheme is high density and this is justified on the basis that the site has good accessibility credentials as set out above and seeks to make best use of previously developed land.
- 6.8. The proposed scheme complies with the requirements of Policies CS4 and CS15 of the Core Strategy. Further, compliance with Policy CS3 is also evident through the siting of residential development in an area with a range of accessible facilities, therefore achieving the social inclusion dimension of the policy.

Design and Appearance

- 6.9. The scheme proposes a number of alterations and extensions to the existing terrace. The existing vehicular access is proposed to be infilled to allow bin and bike storage but will maintain pedestrian access to the rear of the buildings. The archway will be maintained but two separate doors will be inserted, finished in grey UPVC, to match the material proposed for the front doors of the properties either side.
- 6.10. The general pattern of the street is that each terraced property has a front door with a single ground floor window to the side. However, the site comprises the middle section of the terrace between the corner of Stanley St and Great Knollys Street and has a wider frontage. The proposal will maintain an element of symmetry to the street-scape but importantly will refresh the building's appearance and will represent an enhancement to the appearance of the street. The gable previously proposed in the front elevation as part of

the pre-app scheme has been removed and the terrace maintains its consistent roof line.

- 6.11. The rear single storey extensions are very modest in scale and are reflective of existing flat roof extensions both on the site and evident on neighbouring properties.
- 6.12. The two storey element of the extension is required to facilitate access without significantly reducing existing floor space. It contains a pitched roof, but incorporates a flat roof section to ensure that the roof ties into the main roof at an appropriate level, whilst allowing the extension to provide sufficient headroom. From the rear amenity area the roof will be perceived as being entirely pitched and any views from surrounding streets will be glimpses. The design solution is considered pragmatic and not harmful to the appearance of the building.
- 6.13. Turning to the roof accommodation, the pre-app response expressed concern about the inclusion of a rear three storey element and the extension of the building through to the roof. These points have been considered carefully and the level of accommodation and number of units has been reduced to provide a suitable solution. The gable extension has been removed in favour of the modest two-storey central extension and roof accommodation is proposed to be achieved through two dormer windows.
- 6.14. Concern was expressed at the pre-app stage that the scheme presented at that point would result in a rear roof extension which “*completely loses the pitched form of the existing roof slope.*” The application includes dormers that although large, incorporate gaps between the top of the dormer and the ridgeline, the bottom of the dormer and the eaves and are offset from the side boundaries of the properties. The form of the roof structure remains visible and understandable.
- 6.15. The size of the dormers at 25.7m³ and 13.8³m would mean that they fall within the limits of permitted development, as defined by the The Town and Country Planning (General Permitted Development) (England) Order 2015. It is acknowledged to classify as permitted development they would need to be handed so that the large dormer was located over no.49a with its accommodation directly below, and the smaller dormer over no.51a but in

practice the appearance between what is proposed and what constitutes permitted development is so similar that it would have no material difference in impact.

6.16. S.38(6) of the Planning and Compulsory Purchase Act directs LPAs to determine planning in accordance with the unless *there are material considerations that indicate otherwise*. It is our case that the fall-back position of the permitted development rights, constitutes a material consideration which in respect of this case outweighs any perceived harm that the LPA may attribute regarding the size of the dormer windows.

6.17. The legitimacy of having regard to a fall-back position is long established practice and the Planning Encyclopedia (paragraph 70.30) records the following:

“the planning authority are entitled and indeed obliged, to have regard to the “fall back” position i.e. what the applicant could do without any fresh planning permission (emphasis added)”. Immediately following this statement within the encyclopaedia there are cited a wealth of authorities confirmatory of that fundamental point, namely:

- Small Pressure Castings Ltd v Secretary of State for the Environment (“SSE”) (1973) 222 EG 1099.
- Snowden v SSE (1980) JPL 749
- Burge v SSE (1988) JPL 497
- Gwinneel v SSE (1994) EGCS 81
- New Forest DC v SSE (1996) JPL 935
- Ahern (P.E.) London Ltd v SSE (1998) JPL 351 (“the Ahern Case”)

6.18. There are numerous other reported cases. In particular we wish to draw reference to the case of Brentwood Borough v. SSE and Gray (1996) (copy enclosed) in which Mr Christopher Lockhart-Mummery Q.C. confirmed “*In considering the grant of planning permission for development A, the decision maker must have regard to the ability of the applicant to implement an existing or deemed planning permission for an alternative development B, which may have broadly similar planning implications. In shorthand, he must have regard to the applicant’s ability to implement a “fall back” planning permission. This*

principle is well established. In considering this question of fall back, however, the prospects of it taking place must be real and not merely theoretical."

- 6.19. We conclude that the dormer windows are sufficiently set back from the edges of the roof so that they constitute an acceptable appearance and they are so similar to what could be constructed under permitted development, that it would be unreasonable to withhold permission on design grounds.
- 6.20. In respect of the detached new build, this is significantly reduced in footprint from the existing warehouse building and has been reduced in height and bulk from the pre-app proposals. To ensure an acceptable impact on neighbours, the new build, like the existing building, will have flat roof and will have a modern appearance utilising red brick, together with grey cladding and glazing. The proposal will represent a significant upgrade on the appearance of the existing building. Whilst this will not be visible to the wider street, there are a good number of existing dwellings with a rear aspect onto the site and the proposals will enhance the appearance of the site and amenity of neighbouring occupiers.
- 6.21. The scheme is considered to comply with the design requirements of Policy CS7 and DM9.

Amenity

- 6.22. Each of the four apartments created through the remodelling and extension of 49a-51a George Street would provide an attractive living environment for future occupiers. In respect of internal space, the sizes of the proposed units broadly reflect that of the national space standards and those emerging through Policy H5 of the new Local Plan. Two of the proposed properties are marginally beneath the indicative standard (by 1.8m²) but this is not considered to present an unacceptable living standard. Each of the four apartments would have an attractive outlook and good levels of natural light.
- 6.23. In respect of the two new build units, the internal space afforded is 45m², which is below the national space standard, but not significantly so, and regard must be had to the position of the proposed building within the plot. The scheme has been designed to keep sufficient distance between the proposed new build apartments and the conversion element of the scheme, as

well as providing dual aspect for the proposed new build apartments. Privacy and amenity is protected between future occupiers of both elements of the scheme by virtue of the fact that the new build apartments are single-storey and private enclosed amenity areas are provided for all ground floor flats. The new build apartments will have an attractive outlook and sufficient natural light.

- 6.24. Policy DM10 requires dwellings are provided with functional private or communal space. Across the whole development a total of 210m² of amenity space is provided which equates to an average of 35m² per dwelling. This is provided in the form of a mix between private space for four of the units and communal space for the benefit of all occupiers.
- 6.25. In summary it is considered that the proposal provides an acceptable level of amenity for all future occupiers and creates a residential environment that is far enhanced from the existing situation. The scheme complies with the requirements of Policies DM4 and DM10 of the Local Plan.

Affordable Housing and CIL

- 6.26. Policy DM6 sets out requirements for affordable housing on sites of less than 15 dwellings. For schemes 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. The proposed development is generating a net increase of 4 dwellings so qualifies for the financial contribution. The Affordable Housing SPD sets out in detail how this contribution is calculated.
- 6.27. Both Policy DM6 and the SPD pre-date the NPPF, which at paragraph 63, advises that the *"the provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas"*. There is therefore an inconsistency with national policy. However, the Applicant is aware that this issue has been subject to scrutiny as part of the new Local Plan examination, in particular Policy H3, albeit the Plan is being examined against the NPPF (2012) and its associated National Planning Policy Guidance. Whilst the Inspector raised concern about the justification for requiring affordable housing below 10 dwellings, it appears that they have now accepted the position based on the submission of further

evidence from the LPA and that a requirement for affordable housing below 10 dwellings will continue to form part of the new local plan once adopted.

- 6.28. Whilst the Applicant remains unconvinced about the justification for this in light of national policy, given the appeal decisions on this matter and the position of development plan and the emerging development plan, the Applicant is willing to pay the affordable housing contribution in this instance. This will be secured through a Section 106 Agreement.
- 6.29. In respect of CIL the appropriate form has been filled out and submitted with the application. We anticipate that no CIL will be required, given that the existing floor space of the site exceeds that proposed.

Access and Parking

- 6.30. The scheme proposes no off-street parking. On-street parking is prevalent in the surrounding area and an increase in density of the site should not put further pressure on on-street parking.
- 6.31. The parking SPD sets out parking requirements but comments *“The above standards for C3 are the required standards. Should a developer require fewer spaces than are set out here then there would need to be demonstration, to the Highway Authority’s satisfaction, that there would be no detriment to highway safety as a result.”*
- 6.32. The Applicant commits to not applying for any additional parking permits and is happy to secure this through an appropriately worded condition. Accordingly, given the absence of opportunity for on-street parking and the scale of the scheme, it is submitted that there would be no detriment to highway safety.
- 6.33. On this basis, it is considered that the absence of parking, in what is a sustainably located site with good access to services and facilities, is acceptable. The scheme complies with the requirements of Policy CS24 and the Parking SPD.

Air Quality

- 6.34. An Air Quality Assessment is provided with the application. The AQA comments as follows:

“During the construction phase of the development there is the potential for air quality impacts as a result of fugitive dust emissions from the site. It is considered that the use of good practice control measures would provide suitable mitigation for a development of this size and nature and reduce potential impacts to an acceptable level.

Dispersion modelling was undertaken in order to quantify pollutant concentrations at the proposed site and to assess the potential for future users to be exposed to poor air quality. Results were subsequently verified using monitoring results obtained from Reading Borough Council.

The dispersion modelling results indicated that pollutant concentrations across the site did not exceed the relevant air quality standards at the proposed residential units. The location is therefore considered suitable for the proposed end-use without the inclusion of mitigation methods to protect future users from poor air quality.

Based on the assessment results, air quality issues are not considered a constraint to planning consent for the proposed development.”

- 6.35. Given that the additional four net dwellings will not have a parking facility, the proposed development is highly unlikely to contribute to any significant air quality effects from traffic. The scheme complies with the requirements of Policy DM19.

Contaminated Land

- 6.36. A Phase 1 Geo-Environmental Site Assessment is submitted with the application. This confirms that the risk to human health from any on-site source is considered to be very low to low and there is no risk posed from off-site sources. A Phase II site investigation is recommended and it is appropriate to secure this by condition. The scheme complies with Policy CS34.

Sustainable Construction

- 6.37. The Design and Access Statement (p26) sets out the measures proposed to deliver a sustainably constructed development. A detailed scheme can be secured via condition in accordance with the aims of Policies CS1 and DM1.

7. CONCLUSION

- 7.1. The proposed development seeks to regenerate a previously developed site in a sustainably accessible area to the west of Reading town centre. The proposed scheme accords with the principles of the NPPF in making the most efficient use of land, whilst delivering an attractive re-development that will enhance the appearance of the site and the amenities of surrounding residents.
- 7.2. The scheme has a number of benefits which should be given significant weight in the decision making process including;
- Provision of market housing on a previously developed site in a sustainable location, through making the best use of land.
 - Affordable Housing financial contribution.
 - Upgrade to the appearance of 49a and 51a George Street to the benefit of the street-scene
 - Removal of former warehouse building from the rear of the site to the benefit of future occupiers of the development amenity and that of existing surrounding residents.
 - The creation of an attractive rear courtyard which will enhance the appearance of the site and surrounding resident's amenity.
- 7.3. The design of the development is considered attractive and a significant upgrade on the existing situation whereby the former warehouse building dominates the eastern half of the site. There are no technical constraints that should prevent the re-development of the site and this represents an excellent opportunity for enhancement.
- 7.4. The scheme complies with the relevant development plan policies and in accordance with the NPPF should be granted permission without delay.