
Forbury Hotel

Submission of Planning Application on behalf of Forbury Apartments Ltd

Planning Statement

June 2018

Full application for Change of Use of ground floor at the Forbury Hotel to Class A3 (Café); erection of a linen store; relocation of bin store and installation of fencing, retaining wall and gates.

Planning Statement

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1.0 INTRODUCTION

- 1.1 Barton Willmore have been instructed by Forbury Apartments Ltd to prepare and submit a full planning application to Reading Borough Council on the site known as Forbury Apartments, hereafter known as 'the site'.
- 1.2 The full application seeks permission for:
- The change of use of the ground floor of the existing building from Class C1 (hotel) to Class A3 (café).
 - The erection of a linen store measuring a 3.3m (height) x 2.95m (height to eaves) x 1.9m (width) x 4.28m (depth) to serve the hotel
 - Re-location of bin store
 - Construction of a retaining wall and installation of fencing and gates.

Structure of Statement

Chapter 2.0 (Planning Context and History) of this statement sets out the relevant planning history to developing this site.

Chapter 3.0 (The Development Proposals) provides a description of the development proposals.

Chapter 4.0 (Site Description) provides a description of the site as existing.

Chapter 5.0 (Planning Policy Framework) summarises the relevant policies from the National Planning Policy Framework (NPPF) and provides a summary of the adopted local planning policies which any application will fall to be considered by.

Chapter 6.0 (Assessment of Proposals) provides details of the material submitted as part of this application and how the proposal will comply with adopted planning policy.

Chapter 7.0 (Conclusion) summarises that the application should be approved on the grounds that the proposals for the site accord with adopted Planning Policy.

2.0 SITE AND PLANNING CONTEXT AND HISTORY

- 2.1 The site is located to the north of Abbey Square and forms the ground floor of a building which is part of the Forbury Hotel and Apartments complex. Some buildings located within the complex, towards the north of the site, are listed. However, the building associated with this change of use does not form part of the listing and are of more modern origin. As such, whilst the site under this application is not included within the listing, an assessment has been made with regard to the impact of the proposal on nearby heritage assets within Section 5 below.
- 2.2 The current lawful use of the building is Class C1 (hotel). The ground floor area proposed for change of use is accessed via steps and an accessibility lift from Abbey Square, together with an internal link to the wider hotel complex.
- 2.3 The existing bin store, as shown on the existing elevation and floorplans, has been temporarily removed whilst maintenance work is undertaken on the hotel building. The bins are temporarily being stored to the front and side of the hotel building and accessibility lift as shown on the existing plans.
- 2.4 The table below sets out the recent relevant planning history for the site.

Reference	Application description	Decision
170736	Installation of Car Park Management system including installation of an automatic number plate recognition camera and associated site signage.	Approved 03/10/2017
170737	Installation of car park management signage comprising 4no. non-illuminated wall mounted signs (800mm long x 600mm wide)	Approved 03/10/2017
170740	Installation of Car Park Management system including installation of an automatic number plate recognition camera and associated site signage.	Approved 03/10/2017
162151	Proposed conversion of 17 2-bed apartments to comprise 34 additional hotel bedrooms associated with main hotel.	Approved permitted development 20/01/2017
150549	Certificate of Lawfulness for Proposed Use as serviced apartments	Approved permitted development 08/06/2015

3.0 THE DEVELOPMENT PROPOSALS

- 3.1 This application seeks permission for the change of use of the ground floor of the building known as Forbury Apartments from Class C1 (hotel) to Class A3 (café) together with internal alterations. The total area proposed for change of use would be 29sqm of floorspace.
- 3.2 The café would sell items such as cakes, fresh snacks and toasted sandwiches/wraps, together with hot and cold drinks. The items would be prepared at the main hotel and brought for sale to the café.
- 3.3 Given that there would be no preparation of hot food within the cafe, the proposal does not include the installation of a vent or flue. Furthermore, there would be no outdoor seating area, with the café contained within the existing building line.
- 3.4 The café would be accessed from Abbey Square for the general public, as well as a link through to the main hotel internally for guests as well as facilities. There are existing steps and disabled access lift which would serve the proposed café use. All deliveries and bin storage/collection would utilise the facilities of the hotel, and therefore there would be no additional delivery or collection services required for the café.
- 3.5 The opening hours for the café would be Monday to Saturday between 7.30am and 6pm, and 10am to 5pm on Sundays and Bank Holidays. The café would employ a maximum of 3 employees which is a net increase on existing staff employed by the hotel.
- 3.6 The proposal further seeks permission for the erection of a linen store measuring maximum of 3.3m (height) x 2.95m (height to eaves) x 1.9m (width) and 4.28m (depth), attached to the western elevation of the building, and the siting of a bin store and the construction of retaining walls and fencing.
- 3.7 Bin collection would remain under the existing arrangements for the hotel, which include private collection.
- 3.8 The site building is not listed and therefore listed building consent is not required for the internal or external alterations and additions.

4.0 PLANNING POLICY FRAMEWORK

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 recognises that where the development plan contains relevant policies, applications for development which are in accordance with the plans should be allowed unless material considerations indicate otherwise.

4.2 Reading Borough Council's development plan consists of the following relevant documents:

- Saved policies of the Core Strategy 2008 (altered 2015)
- Reading Central Area Action Plan 2009
- Sites and Detailed Policies 2012

4.3 The table below provides a summary of the pertinent policies within the Development Plan, together with a brief assessment of how this application complies.

Policy	Summary of Policy	Assessment against proposal
CS7 Design and the Public Realm	Developments must be of a high quality that maintains and enhances the character and appearance of the area of Reading in which it is located, including to help create safe and accessible environments, are visually attractive, respond to the local context and are accessible to them all.	The proposed change of use would retain the existing appearance of the street frontage and would therefore respect that frontage. Furthermore, the use of the ground floor space for café would improve natural surveillance and activity on Abbey Square and would help create a safe and active frontage.
RC5 Design in the Centre	Developments will provide frontages that engage with the street at lower levels, use architectural details and materials of a high quality that respects the form and detailing in the area local to the site, contribute to diversity of the central area.	The existing access to Abbey Square includes steps and an accessibility lift. These would be retained under the proposals and therefore the site would be accessible for all. Furthermore, the café would be accessible from

		within the hotel for users of the hotel. The proposed linen store is of limited scale and will be constructed in materials to match the existing building so that it would integrate and blend with the existing built form. The store would be set back from the streetscene and would therefore not have a significant present on the public realm. The proposed bin store would be located to the rear of a gate, which would replace the existing fencing on the site. This would have a positive effect on the streetscene, removing the bins from the public realm.
DM4: Safeguarding amenity	Developments will not cause significant detrimental impact on the living environment of existing residential properties.	The proposed change of use would be located on the ground floor and would be contained within the existing built form. Therefore, it would not overlook the residential properties opposite or have an overbearing or loss of light impact. No outdoor seating is proposed and therefore there would be no harm by way of noise. The café will not be open in the evenings, again protecting existing residents from any potential noise disturbance.

		The proposal would not include an additional flue and therefore there would be no additional odour from the development. Hours of operation would be appropriate for the site's location and surrounding neighbours, as discussed below in Section 6. The proposed linen store and bin store would be located away from residential properties, and would not have an impact on neighbouring uses.
CS22 Transport Assessments	Development proposals should make appropriate provision for works and contributions to ensure an adequate level of accessibility and safety by all modes of transport from all parts of a development, particularly public transport, walking and cycling.	The site is located centrally within the Central Core of Reading, in walking distance to Reading Railway station, bus stops and the centre of town. As such, the proposed cafe would be easily accessible and is well located to take advantage of walking, cycling and public transport. Given that the proposal does not create net additional floorspace for the café use, it is not considered necessary to increase the provision of parking on site. The proposed linen store would be ancillary to the hotel use and would not result in additional employees and therefore additional parking would again not be necessary.
CS24 Car/cycle parking	Maximum car and cycle parking requirements will be applied in	The site is located within the Central Core and therefore, as per the Council's parking standards,

	relation to the accessibility of locations.	no car parking is required to support the proposed café development. As above, the proposal is within close proximity to bus and rail links. The linen store would be ancillary storage for the hotel and therefore would not generate employees or parking requirements. With regard to cycle parking, there is nearby underused cycle parking facilities, it is considered appropriate to make use of these facilities.
RC6 Definition of the centre	Other town centre uses will take place in the Central Core of Reading, as defined on the Proposals map.	The proposed cafe would constitute a town centre use, as per the supporting text for the Sites and Detailed Policies DPD, and the site is located within the Central Core. As such, the proposed café use is appropriate in this location.
CS26 Hierarchy of centres DM13 Vitality and viability of smaller centres	The viability and vitality of the centres should be maintained and enhanced. Development for main town centre uses should be of an appropriate scale. Within District centres, development will be permitted that would result in no net loss of centre uses for non-centre uses at ground floor, and would provide some centre uses at ground floor.	The site is located within the Regional Centre of Reading (as defined by the Core Strategy) and the café would be of a relatively small scale that would complement existing uses within the town centre. The proposal would not result in the loss of a centre use on the ground floor but would provide a more active centre use that would engage with the street.

	The supporting text provides that both hotel use and cafes are 'centre uses'.	
CS33 Protection and enhancement of the Historic Environment NPPF policies	Historic features and areas of historic importance, including their setting, shall be protected and where appropriate, enhanced. This includes listed buildings and Conservation Areas. The Detailed Policies DPD refers to National Policy with regard to Heritage Assets. National Policy requires that development does not cause harm to heritage assets.	The site is not located within a Conservation Area and is not designated as a Listed Building. Whilst there is a nearby listed building to the north, given the location and aspect of the proposed café use, the setting of the listed building would not be harmed. The proposed linen store would be located to the side of an existing building, and by virtue of its position and scale, it would not have a harmful impact on the nearby listed buildings.
DM23 Shopfronts and cash machines	Shopfronts will respect the character of the building on which they are located and their surroundings, as well as the wider street in terms of materials, design, colours, lighting and location.	The proposed development would provide an active frontage to Abbey Square. The front elevation of the building would not be altered as a result of the change of use and would therefore continue to respect the character of the surrounding area and building.

Emerging Reading Local Plan

- 4.4 The Council has further submitted for examination their emerging Local Plan, which would replace the above development plan documents were it to be found sound by an Independent Inspector and subsequently adopted. The weight that can be afforded to policies contained within the emerging Local Plan increases as it passes through preparation, and dependent on the degree of objection to the individual policies contained therein. Given the current level of preparation of the Plan, these are afforded some weight.

- 4.5 With regard to the relevant policies, these are discussed in Section 6 below. However, they appear to be similar to, or the same as, the adopted policies within the Development Plan discussed above.
- 4.6 The policies considered to be relevant to this application are:
- Policy CC7: Design and Public Realm
 - Policy CC8: Safeguarding amenity
 - Policy EN1: Protection and enhancement of the historic environment
 - Policy EN3: Enhancement of Conservation Areas
 - Policy TR1: Achieving the Transport Strategy
 - Policy TR5: Car and cycle parking and electric vehicle charging
 - Policy RL1: Network and Hierarchy of Centres
 - Policy RL3: Vitality and viability of smaller centres
 - Policy CR1: Definition of Central Reading
 - Policy CR2: Design in Central Reading
- 4.7 Overall, the proposed development does not conflict with the emerging policies of the Local Plan.

Draft NPPF2

- 4.8 The draft NPPF2 was published for consultation in March 2018, and the final publication for when it would come into force, is expected in Summer 2018. The transition arrangements contained within the draft NPPF2 set out that where a Plan is submitted for examination prior to 6 months after the final publication of the NPPF2, it would not be assessed against the new national framework. Given that Reading Borough Council have submitted their plan for examination, it would therefore be assessed against the current NPPF.
- 4.9 As such, this statement does not assess this proposal against the draft NPPF2. However, if during the determination of the application it appears relevant to make comment, this is reserved until that time where further submission will be provided.

5.0 ASSESSMENT OF PROPOSALS

- 5.1 The following sections of this statement will provide an explanation of how the proposed development accords with the policies of the Development Plan and serves to address some of the additional information requirements of the Council which are expected to accompany planning applications.

Location of Development

- 5.2 Policy RC6 of the Reading Action Plan and Policy CR1 of the emerging Local Plan seeks that town centre uses are located within the Central Core of Reading, as defined on the Proposals map. The Sites and Detailed Policies DPD 2012 sets out within its supporting text what are considered to be main town centre uses which include both hotel use (Class C1) and café use (Class A3). This has been transferred to the emerging Local Plan within the supporting text of Policy RL3. The site is located within this Central Core area, and therefore the proposed café use is appropriate, as per the Council's town centre policy RC6 and emerging policy RL3.
- 5.3 Policy DM13 seeks that there be no net loss of centre uses within the Core area, and the ground floors be provided as centre uses. The proposed development would provide a town centre use at this location which would have a more active frontage than the existing use. Therefore, it would help to create a more vibrant streetscene in this locality of Reading and would accord with this Policy.
- 5.4 Policy RL1 of the emerging Local Plan and CS26 of the Core Strategy seeks that the vitality and viability of the centres defined by that policy be maintained and enhanced. The site is located within the Regional Centre of Reading, and the proposed change of use would help to enhance the vitality of this part of the Centre. Policy CS26 of the Core Strategy furthermore seeks that development for main town centre uses should nevertheless be of an appropriate scale. The proposed café would be 29sqm in scale, which would not overly dominate the streetscene or other uses within the vicinity. As such, it is considered to be appropriate.
- 5.5 As such, it is evident that the site is located within the Central Core of Reading and the proposed change of use would provide a town centre use at ground floor level, in accordance with the requirements and ambition of policies RC6, CS26 and DM13 of the relevant Development Plan documents.

Visual amenity

- 5.6 Policy CS7 of the Core Strategy seeks that all development be of a high-quality design that maintains and enhances the character and appearance of the area of Reading in which it is located. Policy RC5 of the Reading Centre Action Plan seeks development to include frontages that engage with the street at lower levels and enhance community safety. The emerging Policies CC7 and CR2 of the submission version of the Local Plan re-iterates the currently adopted policies.
- 5.7 The proposed development under this application would not include any alterations to the elevation of the building, and therefore the character of the streetscene and the surrounding immediate context would be unchanged. However, the proposed change of use from hotel to café would introduce an active frontage into an otherwise relatively inactive streetscene, which would have the benefit of engaging with the street and enhancing community safety. Therefore, the proposed change of use would have a beneficial and positive effect on the streetscene of Abbey Square and retain its character. The proposed change of use is therefore in accordance with Policies CS7 and RC5 of the development plan, and CC7 of the emerging Local Plan.
- 5.8 The proposal would additionally involve the erection of a linen store, siting of a bin store and boundary treatment. With regard to the proposed linen store, it would be of a small scale and size and would be constructed in materials to match the existing building. The linen store would be set back from the streetscene and obscured by existing fencing which would be repositioned on the site. As such, the linen store would be in keeping with the character of the building and have a limited change to the streetscene of Abbey Square. The proposed store would therefore have no harm to visual amenity.
- 5.9 The proposed bin store would be located to the side of the existing building, and would be obscured by a fence/gate. The proposed bin store would replace the bin store that is typically located to the front of the building within the public realm. As such, its relocation would have a positive impact on the streetscene as it would be less visible. The proposed fencing and gates would be similar to that of the existing bin store and would integrate into the wider streetscene. Therefore, the proposal would have a positive impact on the visual amenity of the area.
- 5.10 Overall, the proposed linen store and bin store would be in keeping with the surrounding buildings and would have a net positive impact on the streetscene. Therefore, it would comply with Policies CS7 and RC5 of the Core Strategy and Reading Centre Action Plan, together with the relevant policies of the emerging Local Plan.

- 5.11 Any proposal for signage would be subject to a separate application and would take due consideration of the surrounding area in order to be in keeping with the streetscene character.
- 5.12 With regard to Policy DM23, shopfronts and cash machines, the proposed development would not result in a change to the façade of the building but would create an active frontage onto Abbey Square, which is a positive enhancement to the streetscene. Overall, the proposal would therefore continue to respect the character of the building in accordance with Policy DM23.

Neighbouring amenity

- 5.13 As per Policy DM4 of the Sites and Detailed Policies DPD 2012 and CC8 of the emerging Local Plan, the proposed development has taken due consideration to the impact on neighbouring uses.
- 5.14 The proposed café would be located within the ground floor of the existing building and would involve no change in terms of footprint or elevation frontage. Given the ground floor location, the proposed development would not cause harm to neighbouring residents (primarily located opposite the site) in terms of privacy, overlooking, access to sunlight/daylight or overbearing impact. Furthermore, given the building is existing, the proposal would not have an impact on neighbouring outlook.
- 5.15 The proposed development would not include any outdoor seating. Opening hours are proposed to be between 7.30am and 6pm Monday to Saturday, and between 10am and 5pm on Sundays and Bank Holidays. These hours would be appropriate for the proposed use and are concurrent with usual opening hours for café uses. Given the scale of development proposed and that there would be no outdoor seating, the proposed café use in this location would not have an adverse impact on the neighbouring resident or uses in terms of noise and disturbance.
- 5.16 With regard to delivery and bin collection traffic, this would be incorporated into the existing arrangements for the hotel. Overall, the location of the bin store would not have a negative impact on neighbouring residents or uses, and given the delivery and bin collection traffic would be incorporated into existing arrangements, this would also not impact on neighbouring residents.

- 5.17 The proposal is for the sale of cold foods/toasted snacks and hot/cold drinks. As such, there is no requirement or need for vents or flues for cooking equipment within the site. For information purposes, it is intended that any food that would need to be cooked, would be done beforehand within existing facilities and then brought to the site for sale. As such, there would be no impact from the development with regard to odour or smell from cooking processes.
- 5.18 As discussed before, the proposed development would provide an active frontage onto Abbey Square which is currently dominated by inactive frontages. As such, it would represent an improvement to the streetscene with regard to perception of crime and safety for neighbouring uses and residents.
- 5.19 The proposal would not include any artificial lighting and therefore would not have an impact in terms of light exposure or nuisance on neighbouring residents or uses.
- 5.20 Given the positioning of the proposed linen and bin store, to the side of the building, these parts of the proposal would not have an impact on neighbouring residential properties. Furthermore, the proposed bin store would be accessed from Abbey Square, which is the same arrangement as the existing bin store, and therefore would not have an impact on bin collection or result in a change to the existing situation. The proposed bin store would have capacity to accommodate both the hotel and café uses.
- 5.21 Overall, the proposed development would not have an adverse impact on the amenity of neighbouring uses but would rather have a positive impact with regard to the creation of an active frontage in terms of the café use. The proposal would accord with Policy DM4 of the Sites and Detailed Policies DPD.

Car and cycle parking

- 5.22 Policy CS24 of the Core Strategy 2008 sets out that proposals should comply with the maximum parking standards. These are set out within the Council's adopted 'Revised Parking Standards and Design'. Policy TR5 of the emerging Local Plan reiterates this policy.
- 5.23 The site is located within Zone 1, Central Core Area, as shown on page 9 of the Standards Document. As per page 11 of the document, A3 uses are not required to provide car parking as part of the proposals. The proposal would not result in a loss of parking for the main hotel, and therefore there would be no change in this regard. The proposed

linen store would not increase bedroom numbers within the hotel and therefore would not result in the need for additional parking spaces.

- 5.24 With regard to cycle parking, the standards seek 1 cycle parking space per 6 staff or 300sqm for Class A3 units and the proposed development falls below this threshold. The existing use on the site is Class C1, for which the parking guidelines require 0.25 cycle parking spaces are to be provided per bedroom. Overall, the current hotel use requires more cycle parking spaces than that required for this café use.
- 5.25 In terms of existing cycle parking, there are 6 racks of cycle parking in close proximity to the site on Abbey Square which are underused on a day to day basis. Furthermore, there are 4 existing cycle parking racks within the hotel car park which are available for us. The existing cycle parking is considered to be secure given that it is overlooked by surrounding uses and is located in a well used area with regular activity from nearby uses.
- 5.26 Given the nearby under-utilised cycle parking provision, and existing provision within the hotel complex, and the baseline for this application, of the existing use and provision, it is reasonable to assume that any future employees or customers of this site could use this existing cycle parking.

Transport

- 5.27 Policy CS22 of the Core Strategy and TR1 of the emerging Local Plan seeks that developments ensure an adequate level of accessibility and safety by all modes of transport, particularly by public transport, walking and cycling.
- 5.28 Given the town centre location of the development, the proposed cafe would be accessible by train, bus and walking. An accessibility lift is proposed to be retained to ensure accessibility for all to the café.
- 5.29 The proposed linen store and bin store would support the existing and proposed uses, and therefore would not generate additional traffic in their own right. Furthermore, the proposed re-location of the bin store would retain collection from Abbey Square which would have no change over the existing situation for bin collection.
- 5.30 As such, the proposal accords with Policy CS22 of the Core Strategy.

Historic environment

- 5.31 Policy CS33 of the Core Strategy and Policy EN1 of the emerging Local Plan seeks that historic features and areas of historic importance, including their setting, will be protected and where appropriate enhanced. Policy EN3 seeks that the special interest, character and architecture of Conservation Areas will be conserved and enhanced.
- 5.32 The site is not located within the Conservation Area, however, there is a nearby Conservation Area to the west known as Market Place Conservation Area for which this proposal has been assessed against its setting. The site also does not form part of the Listed Buildings to the north of the site, known as the Assize Courts, Shire Hall and Abbey Gate.
- 5.33 With regards to their significance, the Assize Courts are listed for their Baroque revival style in channelled Bath stone ashlar. The Shire Hall is a good example of the Queen Anne style with high quality detail that has been retained, including quoins, painted medallion cornices. The Abbey Gate was originally built in the 12th to 14th century and was entirely remodelled by renowned architect Sir George Gilbert Scott in 1861.
- 5.34 The building within which the café use is proposed does not form part of the listed buildings described above, and are not mentioned within the listing descriptions. Nevertheless, given the separation of the site from the listed buildings and that there is no visual relationship between the entrance of the proposed café and the listed buildings, nor would the café be understood in the context of those buildings, the proposed change of use would not have a harmful impact on their significance or importance. As such, their setting and character would be protected.
- 5.35 The Market Place/London Street Conservation Area Appraisal sets out that the special interest and significance of the Conservation Area lies in its planned medieval southern approach road that links to a market place and church outside Reading Abbey's gateways. The mix of historic buildings from different periods sets up the character, including many examples of buildings with bricks from Reading's extensive local brickwork.
- 5.36 Given that the proposed change of use would not include alterations to the elevations of the building, the proposal would not have an impact on the setting of the Conservation Area, and its character and appearance would be preserved and protected.

- 5.37 The proposed linen store would be of a small scale and size, and would have limited visibility from the nearby listed buildings. Furthermore, it would be set back from the rear and front elevations of the existing building and therefore would not form a projection out towards any listed building. The linen store would integrate into the existing built form and would, by virtue of its scale, positioning and design, not have a harmful impact on the nearby listed buildings or Conservation Area. Therefore, the setting and significance of these heritage assets would be preserved.
- 5.38 Overall, the proposal would preserve the character and would not cause harm to the surrounding heritage assets and would comply with Policy CS33 of the Core Strategy 2008, EN1 of the emerging Local Plan and the NPPF.

Bin collection and storage

- 5.39 The bin storage and collection for the proposed café use would be incorporated into the existing collection arrangements for the hotel use, which are privately collected. As such, there would be no additional collections as a result of this proposal. The proposed bin storage would be located to the side of the building and to the rear of fencing that would result in an improved streetscene compared to the current situation.

CIL

- 5.40 As per the CIL Charging Schedule 2015, the proposed change of use to a cafe would not be liable to pay CIL given it is an 'other chargeable development', for which £0 charge is applied across the Borough. Furthermore, the proposed linen store would have a total area of less than 100sqm, and therefore is also exempt. Nevertheless, a CIL form has been submitted alongside this application as per the Validation Checklist.

6.0 CONCLUSIONS

- 6.1 This application seeks full permission for the change of use of the ground floor from Class C1 (hotel) to Class A3 (café). The application further seeks permission for the erection of a linen store, siting of a bin store area, levelling of the ground and construction of fencing and retaining walls.
- 6.2 The proposed café is located within the Central Core area of Reading, where main town centre uses should be located. The proposed café would be accessible to all, would not cause harm to neighbouring amenities and would retain the character of the streetscene, albeit with the creation of a new active frontage which will enhance the perception of safety along Abbey Square.
- 6.3 The proposed linen store would be in keeping with the existing building in terms of materials, and would be subordinate in terms of scale. Given its positioning and subordinate relationship with the existing building, it would not have a harmful impact on the neighbouring listed buildings. The proposed fencing would integrate well in the streetscene and would result in an improved, less visible, bin store. This would have a positive impact on the streetscene when compared to the existing bin arrangements. Neither the bin or linen stores would have an adverse impact on surrounding neighbours.
- 6.4 Therefore, and as set out above in Sections 4 and 5, the proposed development would be in accordance with the development plan and the emerging policies of the submission version of the Local Plan and we respectfully request that it be granted without delay.

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