

EDGARS

Open Space Statement

The application proposes the erection of ten residential units in the form of a range of apartments on the upper floors of the proposed development. Ten units are proposed with eight (no.) two bedroom and two (no.) one bedroom apartments.

Open space requirements are set out in policies CS28, CS29, CS30 and DM16. Policy CS28 seeks to resist the loss of existing open space. Policy CS29 requires the provision of open space on development sites of 50 or more units. For developments under 50 units the policy identifies that the provision of, improvement or enhancement of open space will be sought through contributions. Policy CS30 requires new developments to make provision for, or contributions to, improvements to access to existing open space where there is currently poor access. Policy DM16 requires the type and amount of open space to be in accordance with the most up-to-date Open Space Strategy. It requires provision to satisfy the most urgent needs. It also requires maintenance arrangements to be secured where appropriate.

The site does not result in the loss of any public open space. The site has close access to Victoria Recreation Ground, an unrestricted open space, at approximately 260 metres from the site. It therefore accords with the relevant planning policies.

Notwithstanding this, the application proposes an area of communal open space on the top floor of the building. The floor area of the communal open space is 65.95 square metres which amounts to 18% of the site area and 5% of the total floor area.

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