

10B BRIDGE STREET, CAVERSHAM, READING
PLANNING STATEMENT

On behalf of Crook Holdings Ltd

August 2024

Ref: CG/Rep 21.08.24 v.2

(FINAL)

10B Bridge Street, Caversham, Reading

Planning Statement

13 August 2024

1. Introduction

- 1.1 This Planning Statement has been prepared on behalf of Crook Holdings Limited and in respect of their proposals for the alteration and extension of the property at 10B Bridge Street, Caversham, Reading.
- 1.2 This statement provides a description of the existing site and its context, an overview of the proposed development, an assessment of relevant planning policy and guidance and an assessment of the key material considerations arising from the development in the context of presiding planning policy and guidance.
- 1.3 The application submission comprises the following:
- Forms, notices and certificates duly completed and signed;
 - Drawing package;
 - Design & Access Statement;
 - Planning Statement;

- Flood Statement

- 1.4 This Planning Statement provides a more detailed overview of the proposals and an assessment of the key material considerations in the context of presiding planning policy and guidance. It includes the following:
- Section 2 – provides background details to the site and the surrounding area;
 - Section 3 – sets out the planning history to the site;
 - Section 4 – describes the proposed development;
 - Section 5 – sets out the policy context against which the scheme has been formulated;
 - Section 6 – provides an assessment of the material considerations arising from the proposal;
 - Section 7 – details a summary and conclusions as to the acceptability of the proposal in planning terms.

2. The Site and Locality

The Site

- 2.1 The application site comprises a two-storey mid-terrace property on the west side of Bridge Street in Caversham, just on the northern side of Caversham Bridge. The ground floor of the property is a commercial unit and is identified as a key frontage within the Caversham District Centre. The site is also within the St Peter's Conservation Area, Air Quality Management Area, and Article 4 Direction Area (Part 3 Class MA and Part 20 Class AA and AB).
- 2.2 The ground floor unit was last used as a hair salon with a separate and self-contained duplex flat above.

Surrounding area

- 2.3 Bridge Street is the main link between Caversham and Reading town centre/central train station. Caversham has a diverse range of retail facilities including Waitrose and Iceland supermarkets, a Tesco local store, Boots chemist and a selection of high street and independent restaurants, cafes, estate agents and specialist retail outlets serving the local area. The surrounding area is predominately commercial with residential on the upper floors.



10b Bridge Street (source: Haslams Estate Agents, marketing particulars)

3. Planning History

- 3.1 The site has very little recent planning history with the only application being a previous and similar scheme for the site which was withdrawn following officer feedback:

Application Ref.	Description	Decision/Date
240417	Partial demolish of rear extension and new rear extension to create 7 bedroom HMO. Shop access door position changed with access ramp	Withdrawn 01/07/2024

4. The Proposal

- 4.1 This application seeks consent for the following:

Partial change of use of ground floor commercial unit to create a 1-bed self-contained flat (Class C3). Change of use of existing duplex flat on first and second floors to create a 4-bed HMO (Class C4)

- 4.2 The current proposal represents a revised version of that previously withdrawn.
- 4.3 Following pre-application feedback from the Council, which was obtained after application reference 240417 was withdrawn, the Applicant has amended the proposals as submitted to take account of the officer comments. The officer's pre-application comments (dated 31 July 2024) are attached at Appendix 1 and are summarised below.

Matter	Officer Comment
Land Use	- Ground floor change acceptable in principle and acceptable size; - Flat conversion would not be PD; - Surrounding area has residential at upper floors but flats rather than HMOs; - Large 1st floor extension unlikely to be acceptable due to residential amenity impact; - HMO dependent on this extension and therefore unlikely to be large enough to accommodate change of use; - Principle of development not accepted – overdevelopment and poor quality accommodation;
Design & Character	- Proposed shopfront needs to be reconsidered. Shopfront needs to take account of the Shopfronts Design SPD and enhance the conservation area, especially due to being a key frontage; - Works to facilitate 1 no. 1-bed flat at ground floor are mostly acceptable; - First floor extension for HMO is deep and bulky and raises amenity concerns; - Proposal would result in unsympathetic alterations and fail to enhance the conservation area;
Residential Amenity	Concerns for future occupiers and immediate neighbours;

	• Ground floor flat - rooflights pose risk of overlooking from above and hence loss of privacy; • Bedroom lacks any meaningful outlook; • Useability of courtyard compromised by ASHP and overlooking from 10 Bridge Street; • Proposed first floor extension likely to overshadow rear elevations of 12 Bridge Street; • Internal stacking of rooms not ideal; • Amenity concerns suggest overdevelopment and unsuitability of the proposal.
Transport	• Car-free development on the site is acceptable; • Bike store is acceptable; • No specific highway concerns.

4.4 The Officer concluded that the proposal posed a number of amenity concerns and would require a bulky rear extension to enable the scheme, indicating overdevelopment. A formal submission would not therefore be supported.

4.5 Following the above comments, the scheme has reconsidered and amended and full details of the design considerations are set out in the planning analysis at Section 6.

5. Planning Policy Background

5.1 The proposals have been formulated in the context of presiding planning policy and guidance, including the following:

- National Planning Policy Framework (NPPF), December 2023
- National Planning Policy Guidance 2014 onwards
- Reading Borough Council Local Plan (2019)
 - Policy CC1 – Presumption in Favour of Sustainable Development
 - Policy CC2 – Sustainable Design and Construction
 - Policy CC3 – Adaptation to Climate Change
 - Policy CC5 – Waste Minimisation and Storage
 - Policy CC7 – Design and the Public Realm
 - Policy CC8 – Safeguarding Amenity
 - Policy EN17 – Noise Generating Equipment
 - Policy H1 – Provision of Housing
 - Policy H2 – Density and Mix
 - Policy H3 – Affordable Housing
 - Policy H5 – Standards for New Housing
 - Policy H8 – Residential Conversions
 - Policy H10 – Private and Communal Outdoor Space
 - Policy TR3 – Access, Traffic and Highway-Related Matters

- 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 OU5 – Shopfronts and Cash Machines

- Other documents:

- Residential Conversions SPD 2023
- Design Guide to Shopfronts SPD 2022
- Affordable Housing SPD 2021
- Revised Parking Standards and Design SPD 2011

5.2 The implications of the above policies are considered in more detail in the 'Planning Analysis' section below.

6. Planning Analysis

6.1 This section highlights the key planning considerations that arise from the proposed development and their appropriateness in the context of the presiding planning policy and guidance summarised in section 5 above.

6.2 Matters for consideration comprise the following:

- a) The Principle of Development;
- b) Design and Heritage Considerations
- c) Traffic (movement, access and parking)
- d) Biodiversity (ecology, landscaping, trees and TBHSPA)
- e) Environmental Considerations (flood risk, drainage, sustainability and energy efficiency)
- f) Amenity (noise and disturbance and privacy)
- g) Community Infrastructure Levy
- h) Community Engagement and Previous Concerns

6.3 Each of these matters is considered further below.

a) The Principle of Development

6.4 In accordance with the objectives of sustainable development, proposed development is located within the existing built-up area on the edge of Caversham district centre. Policy RL1 seeks to ensure that the vitality and viability of district centres is enhanced. Policy RL3 in particular aims to ensure that the ground floor uses within district centres are not lost from commercial uses.

6.5 The proposed development seeks to make efficient use of land and provide for the continuing enhancement of the district centre through the provision of improved commercial accommodation and additional residential units.

6.6 The ground floor change of use is acceptable in principle as the commercial unit is retained, albeit as a reduced amount of floorspace, but this is considered to still be viable for a commercial use.

6.7 Local Plan Policy H8 deals with residential conversions, and this is supplemented by the Residential Conversions SPD. The surrounding area is characterized by residential uses at upper floors, albeit self-contained flats rather than HMO accommodation. Matters relating to design and amenity are dealt with below. However, in terms of the principle of the conversion, this would not unduly dilute or harm an existing mixed and sustainable community through the loss of single-family housing. The proposal should not result in 24% or more of the residential properties within a 50m radius of the application site comprising HMOs.

6.8 The proposal is therefore considered acceptable in principle.

b) Design and Heritage Considerations

6.9 The NPPF (Para 131) sets out that good design is a key aspect of sustainable development. Local Plan Policy CC7 states “All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including:

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials”*

6.10 The proposal also includes alterations to the existing shopfront and therefore Policy OU5 is also relevant:

“Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced.”

6.11 Following pre-application feedback from the Council, which was obtained after application reference 240417 was withdrawn, the Applicant has amended the proposals as submitted to take account of the officer comments. The officer’s pre-application comments (dated 31 July 2024) are attached at Appendix 1 and are summarised in section 4 above.

6.12 Following the pre-application comments, the design amendments comprise the following:

- The shopfront has been amended to accord with the guidance contained within the guidance contained within the

Shopfronts Design SPD. The shopfront now includes a stallriser and framed glazing to give a more traditional appearance in keeping with the conservation area;

- The air-source heat pumps have been relocated to roof level on the ground floor extension;
- The depth of the first and second floor extensions has been reduced, thereby reducing the proposed additional bulk and fitting better with the overall scale of the existing building;
- The courtyard garden comprises the retention and improvement of an existing yard area and provides usable amenity space for the ground floor studio flat;

6.13 The proposed materials (roof tiles and facing brickwork) seek to match the existing building and are considered in keeping with the character of the conservation area.

6.14 In terms of the size of the proposed units, these have been designed to ensure that they meet with current standards for HMO accommodation. Current standards require not less than 6.51 sqm for one person over 10 years, and not less than 10.22 sqm for two people over 10 years. Proposed sizes in this instance are as follows:

HMO Unit 1: 10.9 sqm (2 person)

HMO Unit 2: 10.3 sqm (2 person)

HMO Unit 3: 8.6 sqm (1 person)

HMO Unit 4: 7.7 sqm (1 person)

HMO Unit 5: 8.1 sqm (1 person)

c) Residential Amenity

6.15 Local Plan Policy CC8 states: *“Development will not cause a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties, in terms of:*

- a) Privacy and overlooking;*
- b) Access to sunlight and daylight;*
- c) Visual dominance and overbearing effects of a development;*
- d) Harm to outlook;*
- e) Noise and disturbance;*
- f) Artificial lighting.”*

6.16 Furthermore, Local Plan Policy H10 states: *“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.”*

6.17 The proposals have sought to address concerns previously raised by the officer in the pre-application submission in respect of residential amenity. In particular,

- The proposed ground floor 1-bed flat has been redesigned to provide a studio and therefore now has a meaningful outlook;
- The rooflights in the ground floor rear extension are proposed as obscure glazed;

- The vertical stacking of the units is difficult to avoid in this instance and the location of the communal area is difficult to relocate. In this basis it is proposed that substantial sound insulation will be provided to mitigate against any potential noise impact. Details of this are provided on drawing number BH-0183/P104 (Floor Details);
- Bearing in mind the overall scale of the proposal, the limited number of units, and the proposed end user, it is considered that significant noise or disturbance would be unlikely;
- The overall bulk of the proposals has been reduced at both first and second floor levels. The first-floor extension already complies with the 25-degree rule, but the mass has been further reduced;

6.18 In terms of impact upon no. 12 Bridge Street:

- The proposed second-floor extension now complies with the 45-degree rule in relation to no. 12;
- The depth of the first-floor extension has been reduced. There is a slight incursion into the 45-degree angle for the first-floor extension in relation to no. 12. However, this is considered minimal. It should also be noted that the subject ‘window’ on no. 12 is actually a door on the rear elevation which is obscure glazed, and it is unclear as to what this door serves; The small window on the rear elevation at first floor at no. 12 serves a bathroom and is therefore not applicable in this assessment;

6.19 On balance it is considered that the revised proposal represents a significant improvement to the scheme in both design and amenity terms.

d) Traffic

- 6.20 The application site is located within Zone 2 of the Borough as outlined in the Parking Standards SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Much of this area is within acceptable walking distance (400m) of either the main railway station or Reading West railway station. Walking and cycling are encouraged within this zone.
- 6.21 As such, a car-free development on this site is acceptable. The proposal includes an internal secure bike store which is. It is noted that whilst vertical cycle racks are usually not encouraged as they are not entirely secure and can damage bikes. However, in the context of a locked internal store, the officer considered that this is likely to be an acceptable solution at this site.
- 6.22 The proposed development is considered acceptable in highway terms.

e) Waste and Recycling

- 6.23 The Council's guidance, the Manual for Streets and British Standard 5906: 2005 for Waste Management in Buildings and should be located no further than 15m from the access point of the site to avoid the stationing of service vehicles on the carriageway for excessive periods.
- 6.24 The proposals include an internal bin store at ground floor level within the site, accessed off the covered walkway. Waste will be collected by the Council's contractor and a management company

will be responsible for ensuring that bins are accessible on collection day. Provision is made for 6 no. bins in the store area which is sufficient for the commercial and residential units.

f) Flood Risk

- 6.25 The property lies within Flood Zone 2 as shown on the 'Flood Map for Planning' with the western edge of the courtyard falling within Flood Zone 3. Locations in Flood Zone 2 have a medium probability of flooding. This means in any year land has between a 1% and 0.1% chance of flooding from rivers and between a 0.5% and 0.1% chance of flooding from the sea. Locations in Flood Zone 3 have a high probability of flooding. This means in any year land has a 1% or more chance of flooding from rivers, or a 0.5% or more chance of flooding from the sea.
- 6.26 A Flood Risk Assessment has been provided by the Applicant and is included as part of the application submission. The proposal will not result in any additional footprint at ground floor level and it is therefore considered that flood risk associated with the proposals should be minimal.

g) Energy and Sustainability

- 6.27 The adopted Local Plan is to minimise energy consumption through sustainable approaches to design and provide on-site low carbon energy generation where feasible and viable
- 6.28 Policy CC2 requires that all minor non-residential developments or conversions to residential are required to meet the most up to date BREEAM standard of 'Very Good' as a minimum. Policy CC3 requires all development to demonstrate how the design has incorporated measures to adapt to climate change including:

- Natural heating and ventilation;
- Resistance and resilience to climate change;
- Use of trees and planting;
- Minimising surface water run-off from development and mitigation of flooding.

6.29 The proposal will be constructed in accordance with current building regulations. The proposed development includes the addition of Air Source Heat Pumps. Drainage will be via the existing connections.

7. Concluding Comments

- 7.1 Following the withdrawal of a previous proposal for 10b Bridge Street, Caversham, and subsequent pre-application advice from the Council, the proposals have been revised to take account of comments received.
- 7.2 The revised scheme represents a sustainable and appropriate refurbishment and re-use of this well-located site within the Caversham District Centre and will bring a redundant property back into beneficial use, providing much needed residential accommodation.
- 7.3 It is respectfully requested that planning permission be granted for the proposed development.

CJ Grant, 20 August 2024

Appendix 1

Pre-Application Advice from Reading Borough Council



Benjamin Hill Designs
12 Chazey Close
Chazey Heath
Reading
RG4 9ET

Emma Gee
**Interim Executive Director for
Economic Growth and
Neighbourhood Services**

Civic Offices,
Bridge Street
Reading,
RG1 2LU
☎ 0118 9373787

Our Ref: PL/24/0847
Your Ref:

Direct: ☎ 0118 937 3699

31/07/2024

Your contact is: Marcelina Rejwerska, Planning

Dear Mr Hill,

PRE PLANNING APPLICATION ENQUIRY RESPONSE

Pre Application Number: PL/24/0847

Location: 10b Bridge Street, Caversham, Reading, RG4 8AA

Proposal: Pre-application advice for Partial demolition of rear extension and new rear extension to create 7 bedroom HMO. Shop access door position changed with access ramp.

Thank you for your enquiry.

Site Description

The application site comprises a two-storey mid-terrace property on the west side of Bridge Street in Caversham. The ground floor of the property is a commercial unit and is identified as a key frontage within the Caversham District Centre. The site is also within the St Peter's Conservation Area, Air Quality Management Area, and Article 4 Direction Area (Part 3 Class MA and Part 20 Class AA and AB). The surrounding area is predominately commercial with residential on the upper floors.

Proposal

The proposal comprises a reduction of the GIA of the commercial unit on the ground floor to enable a change of use of the rear of the premises to a one-bedroom flat (C3 use class), and a rear first floor extension to accommodate the change of use from the existing flat to a four-bedroom HMO (C4 use class).

Information Submitted

Cycle Storage Details
Proposed Elevations
Proposed Plan
Proposed Block Plan
Location Plan

Received by the LPA on 3rd July 2024.

Relevant Planning History

PL/24/0417 - Partial demolish of rear extension and new rear extension to create 7 bedroom HMO. Shop access door position changed with access ramp. – Application withdrawn on 1st July 2024

Planning Policies

Any future planning application would be assessed under the following policies and guidance. As such, these have also been used to assess the information provided as part of this enquiry.

National Planning Policy Framework (NPPF) 2032
National Planning Policy Guidance 2014 onwards

Reading Borough Council Local Plan (2019)

Policy CC1 – Presumption in Favour of Sustainable Development
Policy CC2 – Sustainable Design and Construction
Policy CC3 – Adaptation to Climate Change
Policy CC5 – Waste Minimisation and Storage
Policy CC7 – Design and the Public Realm
Policy CC8 – Safeguarding Amenity
Policy EN17 – Noise Generating Equipment
Policy H1 – Provision of Housing
Policy H2 – Density and Mix
Policy H3 – Affordable Housing
Policy H5 – Standards for New Housing
Policy H8 – Residential Conversions
Policy H10 – Private and Communal Outdoor Space
Policy TR3 – Access, Traffic and Highway-Related Matters
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 OU5 – Shopfronts and Cash Machines

Other documents

Residential Conversions SPD 2023
Design Guide to Shopfronts SPD 2022
Affordable Housing SPD 2021
Revised Parking Standards and Design SPD 2011

Appraisal

Land Use Matters

The proposal involves the partial change of use of the ground floor commercial unit to residential (C3 class), and a change of use of the flat on the upper floors to a 4-bedroom HMO (C4 use class).

The ground floor change of use is considered acceptable in principle. The commercial unit is not unreasonably reduced in floor space to make it unviable for commercial use. This would accord with Policies RL1 and RL3. However, the development presents a number of design and amenity concerns which indicate that the location itself is not suitable for the development.

The conversion from flat (C3 use class) to small HMO (C4 class) would not fall under permitted development as Part 3 of the GPDO definition of dwellinghouse excludes flats. Therefore, the proposed change of use is assessed in relation to Policy H8 and the Residential Conversions SPD. The surrounding area is characterised by residential uses on the upper floors, particularly flats rather than HMOs. The change of use to HMO would require a large first floor rear extension which is unlikely to be acceptable in

terms of residential amenity impacts, which indicates that the existing unit is not large enough to accommodate the change of use.

Overall, the principle of development is not accepted as it would result in overdevelopment of the site and poor quality accommodation.

Design and Character

The NPPF (Para 131) sets out that good design is a key aspect of sustainable development. Policy CC7 states *"All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form, including: -*

- *Layout: urban structure and urban grain;*
- *Landscape;*
- *Density and mix;*
- *Scale: height and massing; and*
- *Architectural detail and materials"*

The proposal also includes alterations to the existing shopfront and therefore Policy OU5 is also relevant: *"Shopfronts, individual features of shopfronts and cash machines will respect the character of the building on which they are located and their surroundings, as well as the wider street, in terms of design, colours, materials, lighting, and location. Features that positively contribute to the character of the building and street will be retained and, where possible, restored. Safety and security will be maintained and enhanced."*

The proposed shopfront changes are minimal, comprised of addition of a new entrance to the commercial unit, however, as the site is within a Conservation Area, the design should aim to enhance the character of the area. The west side of Bridge Street lacks shopfronts which are considered to enhance the Conservation Area (with the exception of Absolute Ink at no. 8 Bridge Street). Any future submission should reconsider the proposed shopfront and take guidance from the Shopfronts Design SPD to enhance the Conservation Area, especially due to being a key frontage within the local centre.

The proposed partial demolition at the rear and internal alterations to create 1x 1-bedroom flat are considered mostly acceptable in terms of design and scale. In contrast to the recently submitted application, the cycle and bin stores have been moved to an internal storeroom to allow the use of the rear courtyard for residential use. However, the location of the flat at the rear of a commercial terrace of buildings presents its own unique challenges in relation to amenity for the future occupiers (discussed in the next section).

The proposed first floor rear extension is relatively deep and while allowing an acceptable internal layout for the HMO, it also presents amenity risks to neighbours on either side. The extension would appear bulky and would not be considered acceptable.

Overall, the proposal would result in unsympathetic alterations to the property and would fail to enhance the Conservation Area.

Residential Amenity

Policy CC8 states: *"Development will not cause 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."*

Furthermore, Policy H10 states: *"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."*

There are a number of amenity concerns for both the future occupiers and neighbouring residents. With regards to the ground floor flat, rooflights are used in addition to side and rear elevation windows to enable adequate access to natural light, but this poses a risk of overlooking from the residential units above directly into the bedroom and living room leading to a total loss of privacy. Furthermore, the bedroom window lacks any meaningful outlook as it faces onto the walkway at the side of the building to access the front door of the flat. While the creation of the courtyard is a positive factor, it is uncertain how useable this courtyard would be due to the presence of the Air Source Heat Pumps and overlooking from the neighbouring residential terrace at no. 10 Bridge Street which is located at a first-floor level.

Furthermore, the proposed first floor extension is likely to overshadow the rear elevation windows of the neighbouring no. 12 Bridge Street as the rear extension breaches the 45-degree line as measured from the rear elevation of the upper floors of no. 12 Bridge Street. This is likely to be exacerbated by the positioning of the buildings. The internal stacking of the rooms is also not ideal, with the dining room and kitchen located above two bedrooms which could result in noise and disturbance to occupiers of those two rooms.

Overall, the number of amenity concerns raised indicate the overdevelopment of the site and the unsuitability of the proposal for this location.

Transport Matters

The application site is located within Zone 2 of the Borough as outlined in the Parking Standards SPD. This zone directly surrounds the Central Core Area and extends to walking distances of 2 kilometres from the centre of Reading. Typically, this zone is well served by public transport, with buses continuing either into or out of the Central Core Area via this zone. Much of this area is within acceptable walking distance (400m) of either the main railway station or Reading West railway station. Walking and cycling are encouraged within this zone.

As such, a car-free development on this site would be acceptable. The proposal includes a bike store which is considered acceptable. Vertical cycle racks are usually not encouraged as they are not entirely secure and can damage bikes. However, in the context of a locked internal store, this is likely to be an acceptable solution at this site. There are no specific highway concerns to raise in relation to this proposal. Due to the location of the site on a busy highway any future submission would require a Construction Method Statement.

Conclusion

The proposal poses a number of amenity risks to both future occupiers and neighbouring residents and would require a bulky rear extension to enable development, indicating an overdevelopment of the site. A formal submission would not be supported by officers.

Please note that the advice contained within this letter, or attached report, is that of an officer of the Borough Council and is provided without prejudice to the decision of the Borough Council in the event of a formal application for planning permission.

Yours sincerely

Marcelina Rejwerska
Senior Planning Officer

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