

TOWN & COUNTRY PLANNING ACT 1990

MR W.S.HARVEY

PLANNING STATEMENT

**94-98 ADDISON ROAD
READING
RG1 8EG**

Change of use of buildings from offices and storage to offices and 5no. apartments

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1. INTRODUCTION

1.1 This Planning and Heritage Statement is submitted in support of a full application by Mr W.S.Harvey for the '*Change of use of buildings from offices and storage to offices and 5no. apartments*'.

1.2 The remainder of this statement is divided into 4 main sections dealing with the following issues:

- Site and Surrounding Area
- Planning History and Pre-application advice
- Planning Policy Context
- The Application Proposal
- Summary and Conclusions

1.3 This statement will confirm that the proposal is acceptable in principle and would not be contrary to national or local policy guidance. In particular, it will be demonstrated that the proposal will respect the character and appearance of the surrounding area and will demonstrate that the proposal will safeguard the amenity of neighbouring and future residents. It will also show the scheme to be acceptable in terms of flood risk, highways and parking and in terms of landscape and biodiversity.

1.4 The application site was the subject of pre-application advice in October 2024 under ref.PL/24/1119. This was for a redevelopment to provide 6no. one bedroom apartments with parking but did not include No.94 Addison Road which is a former end of terrace residential dwelling most recently used as offices. This proposal is therefore on a larger site.

1.5 The Council 's detailed response provided advice relating to the impact of the proposal on the character and appearance of the area; its impact on the amenity of

surrounding and future occupiers; its effect on flooding; noise and air quality; highways and parking; landscaping and ecology; and affordable housing.

1.6 Following the pre-application response, the proposal has been redesigned and the points below demonstrate that all of the comments have been taken into account:

- i) The proposal is now for the conversion of the existing buildings as opposed to a redevelopment of the site. The existing office element on the ground and first floor where it directly faces the rear of 100 Addison Road would be retained and would be reconfigured to meet modern standards. The remainder of the two storey building where it does not directly face No.100 (i.e. No 98) would be converted into 2no. one bed flats. The attached single storey former workshop building (No. 96) would be converted to 1no. two bed flat. The end of terrace (94 Addison Road) would be converted from offices into 2no. 1 bed flats.
- ii) Given the retention of existing office space, there would be no conflict with the aims and objectives of Policy EM3 of the LP. Furthermore, the NPPF supports the redevelopment of brownfield land with LP Policy H1 supporting housing delivery. The proposed development is therefore acceptable in principle.
- iii) The conversion and refurbishment of the existing buildings ensures that the character and appearance of the area is not harmed and indeed, would be improved through the proposed investment in and enhancement of the buildings.
- iv) The site is currently devoid of any landscaping. The amount of existing hardstanding would be reduced through new areas of proposed landscaping, further enhancing the character and appearance and biodiversity of the site.

- v) No additional windows are proposed at first floor level and the living conditions of adjoining occupiers would not be harmed through loss of privacy. The windows facing No.100 will continue to be in office use. There would no additional impacts with regard to outlook or light as no extensions/increased scale are proposed.
- vi) The internal layout ensures that the proposed dwellings would meet the internal space standards. All habitable rooms would have a suitable outlook and source of light.
- vii) The submission is accompanied by a Flood Risk Assessment, Air Quality Assessment, Noise Assessment and Phase 1 Contamination Report as requested in the pre-app response.
- viii) A total of 3no. parking spaces are proposed, reflecting the highly sustainable location of the site and CPZ around the local area.
- ix) The proposal makes provision for bin and cycle storage.
- x) The applicant is willing to enter into a S106 agreement in relation to securing an affordable housing contribution in line with adopted policy.

1.7 The application is accompanied by the following supporting consultant reports

- i) Planning and Statement (Davis Planning Ltd) – see below
- ii) Design and Access Statement (Paul Edwards Architecture)
- iii) Flood Risk Assessment (Lanmor)
- iv) Noise Risk Assessment (Clark Saunders)
- v) Air Quality Assessment (Air Quality Consultants Ltd)
- vi) Phase 1 contamination report (STM)

2 THE SITE AND SURROUNDING AREA

- 2.1 The site lies within the defined urban area of Reading in a sustainable location close to a range of services and transport links including Reading Railway Station which lies approximately 400m to the south-east of the site. It is located on the eastern side of Addison Road and comprises of a number of former commercial single and two storey buildings set around an open yard area which is entirely hard surfaced. A former dwelling (No.94) but most recently in office use also forms part of the site. The buildings extend to the north-eastern and south-eastern boundaries of the site.
- 2.2 Whilst the site is currently unoccupied, its last use was for a registered charity (Berkshire Women's Aid) which used the premises for offices and storage in line with historic planning permissions. The 3-4 former employees are now relocated to a new office suite in the area. The site sits on the outer side of the distinctive bend in Addison Road with most of the buildings being located behind the street frontage. No.94 is located along the street frontage.
- 2.3 The surrounding area is comprised of a tight knit neighbourhood of two storey terraced and semi-detached properties. The rear wall of the existing dwellings abut some commercial buildings and uses which front onto Newport Road. All of the surrounding area forms part of a controlled parking zone which is limited to permits only.
- 2.4 The site does not form part of a conservation area and there are no listed buildings in the near vicinity. The front of the site falls within Flood Zone 2 and the proposal is therefore accompanied by a Flood Risk Assessment (FRA). The site also falls within the Air Quality consultation zone covering inner Reading and this submission is therefore supported by an Air Quality Statement. A Noise Assessment is also provided.
- 2.5 The site is accessed via an existing driveway sited in between Nos.94 and 100 Addison Road. The entrance is wide enough for cars and servicing and is

characterised by double-yellow lines controlling parking immediately outside and high entrance gates further into the access.

Site entrance from Addison Road



3 PLANNING HISTORY AND PRE-APPLICATION ADVICE

- 3.1 The planning history and pre-application advice associated with the site is set out below:

Pre-application advice

- 3.2 As stated above, the application site was the subject of pre-application advice in October 2024 under ref.PL/24/1119. This was for a more intensive scheme comprising of 6no. one bed apartments with parking. The Council 's detailed response provided advice relating to the impact of the proposal on the character and appearance of the area; its impact on the amenity of surrounding and future occupiers; its effect on flooding; noise and air quality; landscaping and ecology; highways and parking; and affordable housing.

- 3.3 The changes made following the feedback are set out above at paragraph 1.5.

Planning Application History

- 3.4 The Council's records indicate that the most recent planning history of the site is as follows:

Application to determine whether planning permission is required in respect of 'use of yard and buildings at Nos. 94 and 100 Addison Road, Reading as offices, stores and garage in connection with the business of a plumbing and heating contractor'.
Permission not required 16th February 1961.

Alterations to form plumbers workshop and stores and the erection of 5 lock-up garages at No.94/100 Addison Road, Reading. Approved 24th February 1962.

81/TP/755 – Change of use from offices and storage to offices . Change of use of building to rear of 100 Addison Road from offices and stores to stores only.
Approved 14 October 1981.

4 PLANNING POLICY CONTEXT

i) Government Guidance - National Planning Policy Framework 2024 (NPPF)

- 4.1 The NPPF sets out the Government's planning policies and how these should be applied. It confirms that applications should be determined in accordance with the development plan unless material considerations indicate otherwise (paragraph 2). The NPPF must be taken into account in the preparation of the development plan and is a material consideration in planning decisions.
- 4.2 Paragraph 7 of the NPPF states that the purpose of the planning system is to achieve sustainable development. There are three overarching objectives to sustainable development which are interdependent and need to be pursued in mutually supportive ways: economic, social and environmental objectives. The environmental objective includes the need to make efficient use of land and to improve biodiversity. So that sustainable development is pursued in a positive way, at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development (paragraph 10).
- 4.3 Paragraph 11(d) of the NPPF states that "where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
- i) The application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed, or
 - ii) Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in this Framework taken as a whole."
- 4.4 Paragraph 39 states that Local planning authorities should approach decisions on proposed development in a positive and creative way and that decision makers at

every level should seek to approve applications for sustainable development where possible.

4.5 Chapter 11 is concerned with making effective use of land. Paragraph 124 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Indents (c) and (d) of paragraph 125 states that planning decisions should:

- Give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs;
- Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land is constrained and available sites could be used more effectively.

4.6 Paragraph 129 states that planning policies and decisions should support development that makes efficient use of land, taking into account:

- The identified need for different types of housing and other forms of development, and the availability of land suitable for accommodating it;
- Local market conditions and viability;
- The availability and capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement and the scope to promote sustainable travel modes that limit future car use;
- The desirability of maintaining an area's prevailing character and setting (including residential gardens), or of promoting regeneration and change; and
- The importance of securing well-designed, attractive and healthy places.

4.7 Paragraph 130 states that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.

4.8 Paragraphs 131 - 141 are concerned with design. It states that good design is a key aspect of sustainable development. Paragraph 135 states that planning policies and decisions should aim to ensure that developments:

- Will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- Are visually attractive as a result of good architecture layout and appropriate and effective landscaping.
- Sympathetic to local character and history, including the surrounding built environment and landscape setting;
- Establish or maintain a strong sense of place;
- Optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development;
- Create safe and accessible environments which promote health and well-being, with a high standard of amenity for existing and future users.

ii) Reading Borough Local Plan 2019 (LP)

4.9 Policy CC1 - Presumption in Favour of Sustainable Development. States that a positive approach to considering development proposals will be taken that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. Where appropriate, the Council will work proactively with applicants jointly to find solutions which means that proposals can be approved wherever possible.

- 4.10 Policy CC5 – Waste Minimisation and Storage. States that development should demonstrate measures to minimise the generation of waste in construction, use and life of buildings and promote more sustainable approaches to waste management, including the reuse and recycling of construction waste and the promotion of layouts and designs that provide adequate, well-designed space to facilitate waste storage, reuse, recycling and composition.
- 4.11 Policy CC7 – Design and the Public Realm. States that all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located. The various components of development form include: layout; landscape; density and mix; scale (height and massing); and architectural details and materials. These will be assessed to ensure that the development makes a positive contribution to the following urban design objectives: Character; Continuity and enclosure; Quality of the public realm and provision of green infrastructure and landscaping; Ease of movement and permeability; Legibility; Adaptability; Diversity.
- 4.12 Developments will be assessed to ensure that they, amongst other matters:
- Respond positively to their local context and create or reinforce local character and distinctiveness, including protecting and enhancing the historic environment of the Borough and providing value to the public realm;
 - Are visually attractive as a result of good high quality built forms and spaces, the inclusion of public art and appropriate materials and landscaping.
- 4.13 Policy CC8 – Safeguarding Amenity. Requires that development does not result in a detrimental impact on the living environment of existing residential properties or unacceptable living conditions for new residential properties in terms of: Privacy and overlooking; Access to sunlight and daylight; Visual dominance and overbearing effects of a development; Harm to outlook; Noise and disturbance; Artificial lighting; Vibration; Dust and fumes; Smell; Crime and safety. The location of habitable rooms,

windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate.

- 4.14 Policy H1 – Provision of Housing. Confirms that provision will be made for at least 15,847 homes (averaging 689 homes per annum) in Reading Borough for the period 2012 to 2036. Of the 689 homes per annum, small scale unidentified sites (i.e. <10 units) are expected to contribute 127 homes per annum (18.5% of the annual requirement).
- 4.15 Policy H2 – Density and mix. States that the appropriate density of residential development will be informed by:
- The character and mix of uses of the area in which it is located, including the housing mix, and including consideration of any nearby heritage assets or important landscape or townscape areas;
 - Its current and future level of accessibility by walking, cycling and public transport;
 - The need to achieve high quality design;
 - The need to maximise the efficiency of land use; and
 - The need to minimise environmental impacts, including detrimental impacts on the amenities of adjoining occupiers.
- 4.16 Indicative densities are set out in figure 4.5. The site has an urban context and therefore the density range is 60-120 dwellings per hectare.
- 4.17 Policy H3 – Affordable housing. On sites of 5-9 dwellings, a financial contribution will be made that will enable the equivalent of 20% of the housing to be provided as affordable housing elsewhere in the Borough. Where proposals fall short of the policy target as a result of viability considerations, an open book approach will be taken with the onus on the applicant to demonstrate the circumstances justifying a lower affordable housing contribution.

- 4.18 Policy H5 – Standards for New Housing. States that new built housing should be built to the following standards, unless it can be clearly demonstrated that this would render a development unviable:
- a. All new build housing outside the Central Area as defined on the Proposals Map will comply with the nationally-described space standard.
 - b. All new build housing will be built to the higher water efficiency standard under Regulation 36(3) of the Building Regulations;
 - c. All major new-build residential development should be designed to achieve zero carbon homes.
 - d. All other new build housing will achieve at a minimum a 19% improvement in the dwelling emission rate over the target emission rate, as defined in the 2013 Building Regulations.
 - e. All new build housing will be accessible and adaptable in line with M4(2) of the Building Regulations, unless it is built in line with M4(3).
 - f. On development of 20 or more new build dwellings, at least 5% of dwellings will be wheelchair user dwellings in line with M4(3) of the Building Regulations.
- 4.19 Policy H10 – Private and Communal Open Space. States that dwellings will be provided with functional private or communal open space, including green space wherever possible, that allows for suitable sitting-out areas, children's play areas, home food production, green waste composting, refuse storage, general outdoor storage and drying space. Houses will be provided with outdoor private space. The design of outdoor areas will respect the size and character of other similar spaces in the vicinity and should not be compromised by the relationship of other buildings which may be detrimental in terms of overlooking, overbearing or overshadowing.
- 4.20 Policy H14 – Suburban Renewal and Regeneration. States that there is scope for some of Reading's residential areas to undergo renewal and regeneration that would achieve the following aims:

- Improve the local built environment;
- Improve and modernise the housing stock; and
- Deliver additional homes.

4.21 Policy EM3 – Loss of Employment Land. States that in areas which are not Core Employment Areas, the following matters will be considered when assessing proposals which would result in a loss of employment land:

- i) Is access by a choice of means of transport, including access to the strategic road network, poor, and likely to remain poor?
- ii) Is the continued use of the site for employment, including the potential for redevelopment for employment use, viable?
- iii) Is there a surplus of a similar size and type of accommodation in Reading?
- iv) Would continued employment use of the site detrimentally affect the amenity and character of a residential area?
- v) Is the need for alternative uses stronger than the need for the retention of employment land?
- vi) Would the proposal result in a piecemeal loss of employment land where there is potential for a more comprehensive scheme?

4.22 Supporting paragraph 4.3.14 advises that each application will need to be assessed on its merits, and the matters to be considered under i) to vi) should inform a balanced decision, not be used as a checklist where every item is fulfilled

iii) Revised Parking Standards and Design SPD (2011)

4.23 The SPD places the application site within Zone 2 (Primary Core Area) which acknowledges that the area is well served by public transport and within an acceptable walking distance of a main railway station. Within these areas, the standards seek a maximum of one parking space per 1 or 2 bed flat.

5 THE APPLICATION PROPOSAL

5.1 The proposal provides for the conversion of existing offices and storage uses into 5no. apartments (4no. one bed and 1no. two bed apartments) with existing offices facing No.100 Addison Road retained in their current use.

5.2 The key considerations are considered to be as follows:

- The principle of development;
- Design, character and appearance;
- Amenity of adjoining occupiers and new occupants;
- Noise, air quality and contamination;
- Access and parking provision;
- Flood risk and drainage;
- Landscaping and ecology.

i) Principle of development

5.3 The application site has a longstanding commercial usage with a yard style appearance. It now lies vacant with the 3-4 former employees now operating from an office suite elsewhere within the area. The site is classified as 'previously-developed'/brownfield land and is located within the second most sustainable zone within Reading (Zone 2 – Primary Core Area).

5.4 Existing office floor space would be retained on part of the ground and first floor of No.98, thereby retaining some employment generating use. However, given the site represents an isolated commercial use within a road that is dominated by high density housing with an urban context, the principle of a change of use of part of the site for housing should be considered appropriate as the proposed residential use

will reflect the current pattern of uses in the near vicinity. It is clear from the juxtaposition of the site, its buildings and former use that the proposed residential use would reflect the site's context to a greater degree than the existing usage. The existing property at No.94 Addison Road already has a residential appearance being a Victorian style property built for these purposes. An intensive employment use on the site is clearly not a viable future for the site particularly given the close proximity of the access to neighbouring buildings.

5.5 The proposal is not considered to be in conflict with the criteria set down under LP Policy EM3.

- Access to public transport modes is relatively good although use of the narrow and heavily parked adjacent streets which lead up to the application is unsuitable for commercial traffic.
- Redevelopment for employment use is not viable given the constraints of the site and its juxtaposition to neighbouring residential properties. Continued use would not be in the best interests of neighbour amenity;
- It is unknown if there is a surplus of this type of accommodation in Reading as it is a unique scenario;
- Continued use of a more intensive commercial use has the ability to affect residential amenity given that the existing office uses could be used for alternative uses within the E use class such as light industrial;
- Given the character of the area and the local and national need for new housing, it can be argued that the need for this alternative use outweighs the arguments to retain existing employment floor space;
- Whilst the proposal would retain some employment use, it is clear that this has only been done as means to retaining the same level of privacy for the existing occupants at 100 Addison Road.

5.6 The pre-application response confirmed that, subject to Policy EM3 being met, there is no objection to the principle of residential use on the site.

5.7 There is therefore no objection in principle to the development. The proposal provides for 5no. additional residential dwellings which ensures that the proposal makes fullest use of the site and is therefore supported by Policies CC1 and H1 of the LP and by the NPPF (i.e. making more efficient use of brownfield land). Paragraph 124 of the NPPF states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. It also accords with indent (d) of para.125 which states that planning decisions should:

'Promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land is constrained and available sites could be used more effectively...'

5.8 The proposal is also consistent with Policy CC6 of the LP which seeks to relate scale and density to accessibility and with Policy H14, which encourages urban renewal and regeneration.

ii) Design, character and appearance

5.9 The proposal is for the change of use of the existing buildings on the site from offices and storage to offices (retained in their existing location) and 5no. residential apartments. The proposal would therefore be of an appropriate density given its urban location and would make effective use of land in a manner consistent with the area's character.

5.10 No extensions are proposed and there would be no change to existing built form other than some minor elevation changes. Therefore, the size and scale of the existing buildings remain unaltered.

5.11 The proposal largely makes use of existing openings, with some replacement fenestration. Additional windows would be formed on the front elevation of no.98 in

place of the garage doors, and on the front elevation of the single storey building at no.96 to serve the proposed residential accommodation. The proposed changes to fenestration would enhance the appearance of the site and would ensure that the development responds positively to the character and appearance of the area which is predominantly residential.

- 5.12 The site is currently dominated by hard surfacing. The proposal would introduce areas of soft landscaping which would further soften and visually enhance the site over and above the existing scenario. The existing access to the site will be utilised.
- 5.13 There would therefore be no conflict with Policies CC6 or CC7 of the LP or the high-quality design objectives of the NPPF.

iii) Amenity of adjoining occupiers and new occupants

- 5.14 The retention of the existing office use within the ground and first floor commercial units facing No.100 Addison Road will ensure that the amenities of the only potentially affected property are retained in terms of overlooking. The existing two storey offices which are proposed for conversion do not directly face No.100 and would not materially reduce their privacy through overlooking. The proposal makes use of existing openings with no additional windows proposed at first floor level.
- 5.15 Therefore, it can be concluded that the proposed development would not result in material harm to the living conditions of occupiers of neighbouring dwellings as required by Policy CC8. There are strong grounds to suggest that the removal of a non-confirming use (Class E and B8) could offer substantial improvements to the amenity of neighbouring properties in terms of removing the potential for noise from large delivery vehicles and general noise and activity associated with lawful commercial uses in a residential area.
- 5.16 The size of each unit would meet the internal space standards set out within the National Technical Housing Standards and would offer future residents a high-quality internal and external living environment. Each room would be provided with

an open outlook to all habitable windows. The proposal therefore complies with LP Policies CC8 and H5 in this regard.

- 5.17 In summary, Policies H2, H5, and CC8 of the LP and paragraph 135 (f) of the NPPF are met as there would be no significant detrimental impact to the living conditions of existing or future occupiers.

iv) Noise, air quality and contamination

- 5.18 The Noise Risk Assessment has concluded that the development site is of a 'negligible risk' in terms of noise impact. As a result, there are no acoustic constraints on the proposed development that would require mitigation and an Acoustic Design Statement is not required.
- 5.19 The Air Quality Assessment considers the impact of the proposed development on local air quality in terms of dust and particulate matter emissions during construction and emissions from road traffic generated by the completed and occupied development. It also considers the air quality conditions that future residents will experience. In terms of dust during construction, a package of mitigation measures is proposed to minimise dust emissions. Air quality conditions for future residents are shown to be acceptable with traffic generation levels expected to be 'low'. There the proposed development will have a negligible impact on air quality conditions at all existing receptors. The overall operational air quality effects are judged to be 'not significant'. The proposal therefore meets the NPPF and LP Policy EN15.
- 5.20 In respect to the Contaminated Land Risk Assessment, it notes that previous uses have included a yard/car park and workshop. Potentially significant pollutant linkages were identified in respect of human health receptors and property receptors although the risks were considered to be low-moderate. It is recommended that intrusive site investigation is undertaken to determine the presence and extent of any soil contamination at the site. This can be dealt with through the imposition of a planning condition.

v) Access and parking provision

- 5.21 The proposal retains space for 3no. parking spaces within a smaller retained courtyard. New planting is proposed in front of each dwelling and a bin/cycle store is provided in the site's south-eastern corner (1no. space per flat).
- 5.22 Given the sites accessibility to public transport modes and the fact that the entire neighbourhood is covered by a controlled parking zone, a lower level of parking provision is considered to be justified subject to any future restrictions deemed appropriate by the Council to control on-street parking.

vi) Flood risk and drainage

- 5.23 The FRA (Lanmor) confirms that the site lies within Flood Zone 2 with the greatest risk being from the River Thames. Building floor levels are higher than the estimated flood level for a 1.0%+CC event so the properties will not be subject to flooding. As the proposals are for a change of use, there will be no change to the current buildings on site and therefore no restriction to the free flow of floodwaters and loss of flood storage volumes. As the proposal is for a change of use, the sequential test is not required.
- 5.24 The existing foul and surface water drainage scenarios are not proposed to be changed as part of this proposal

vii) Landscaping and ecology

- 5.25 The existing site is devoid of any existing soft planting/landscaping/trees. This proposal will introduce some new areas of planting to the rear of No.94 and in front of Nos.96 and 98 providing for visual improvement and benefits to biodiversity. As the site is 100% covered by built development the proposal is exempt from providing a 10% biodiversity net gain.
- 5.26 As there are no buildings proposed for demolition, a bat report is not required.

6 SUMMARY AND CONCLUSIONS

6.1 The application should be supported for the following reasons:

- i) The site is classified as brownfield/previously-developed land for which the NPPF states that 'substantial' weight should be given for new homes. This proposal would retain some employment use to ensure that the amenities of No.100 Addison Road are maintained. The remainder of the buildings would be converted to 5no. apartments. Officers supported the principle of a change of use from employment to residential subject to compliance with Policy EM3 which has been demonstrated in this statement. The proposal is therefore supported by local and national policy objectives and in particular LP Policies CC1 and H1.
- ii) The efficient use of the site and density proposed meets Policies CC1, CC6, and H2 of the LP and the NPPF (efficient use of land) which encourages efficient re-use of buildings and land. The applicant acknowledges that the proposal will generate a requirement to provide a financial contribution towards affordable housing under LP Policy H3.
- iii) The proposal retains the existing built form with only some of the buildings requiring some minor modifications to the external fenestration. No extensions are required. The appearance of the site will be improved through new investment and the introduction of soft planting. There is therefore considered to be no conflict with LP Policies H2, CC6 and CC7.
- iv) The retention of the existing office use will ensure that the proposals will not affect the amenity of No.100 Addison Road through overlooking. All of the units meet the national standards. The removal of a lawful commercial offers the potential to improve the amenity of neighbouring properties.
- v) The applicant has undertaken consultant reports in respect to noise, contamination and air quality. These are all considered to be acceptable in

regard to the proposed uses and therefore do not raise any significant issues. Conditions are recommended where applicable.

- vi) The existing access is retained, and provision is made for 3no. parking spaces and covered cycle/bin storage. The site's location justifies the reduction in on-site parking levels below the adopted standards. The proposal does not raise any highway safety issues and complies with LP Policy TR3.
- vii) The site is located within Flood Zone 2, but existing floor levels are higher than the estimated flood level. The proposal is for conversion so there is no requirement for a sequential test.
- viii) Soft planting will be enhanced on the site which is completely covered by buildings and hard standing. The site is below the threshold for the BNG 10% increase.