

REPORT SUMMARY

REFERENCE NO - 15/509547/OUT		
APPLICATION PROPOSAL		
Outline application for erection of 3 storey building containing 8 flats, and access to car park with 6 car spaces, bin and cycle stores to include access, appearance, layout and scale with only landscaping for future consideration; as shown on drawing numbers 14-46-20, 14-46-21, 14-46-24, 14-46-25, 14-46-26; dated November 2015 and 14-46-22; received on 11.01.2016.		
ADDRESS Rear Of Regal House, 11-13 Albion Place, Maidstone, Kent, ME14 5DY		
RECOMMENDATION – Approve		
SUMMARY OF REASONS FOR RECOMMENDATION		
The site represents a sustainable town centre location and this brownfield development would make beneficial use of an existing car park. The proposals are considered to be acceptable in terms of impact on the character and appearance of the streetscene and setting of the Conservation Area or listed buildings.		
The proposals are not considered to result in any unacceptable unneighbourly impacts, parking, traffic and highway safety impacts, or unacceptable visual impacts. The proposed residential apartments are considered to provide acceptable living conditions for prospective occupiers.		
The proposals are not considered to conflict with the relevant Government guidance in the National Planning Policy Framework or policies within the Maidstone Borough-Wide Local Plan.		
REASON FOR REFERRAL TO COMMITTEE		
Cllr English has called the application to committee.		
WARD High Street Ward	PARISH/TOWN COUNCIL	APPLICANT Mr Gary Aldridge AGENT Primefolio Ltd.
DECISION DUE DATE 12/01/16	PUBLICITY EXPIRY DATE 12/01/16	OFFICER SITE VISIT DATE 01/12/15
RELEVANT PLANNING HISTORY (including appeals and relevant history on adjoining sites):		
15/505482/OUT	Outline application for erection of 3/4 storey building containing 10 flats, and access to car park with 6 car spaces, bin and cycle stores with access, appearance, layout and scale to be considered at this stage and all other matters reserved for future consideration – Refused on 02.10.2015. Decision Appealed – Pending a decision from PINS.	
15/501366/OUT	Outline application for the erection of 3/4 storey building containing 10 flats with associated access, parking, bin and cycle stores. (Access, appearance, layout and scale being sought) – Refused for the following reasons: 1.The proposed building does not constitute good design, by reason of its height, form, scale and siting would result in a prominent and incongruous development that would have a detrimental visual impact on the character and appearance of the street scene, Holy Trinity Conservation Area and the setting of nearby grade II listed buildings and locally listed buildings contrary to the aims and objectives of the NPPF and the Maidstone (Holy Trinity) Conservation Area Character Appraisal (2007) and the Maidstone	

	(Holy Trinity) Conservation Area Management Plan (2010). 2. The layout does not incorporate adequate on-site vehicular parking and maneuvering, represents a cramped form of development and would not provide convenient, safe and attractive pedestrian, cycle and vehicle access contrary to the aims and objectives of the National Planning Policy Framework. Dismissed at Appeal on 05.10.2015.
13/0219	Application to extend the time limit for implementing permission MA/10/0205 (Erection of a three storey block of 6 one bedroom flats and 2 studio flats with associated parking and amenity space) for a further three years – Approved 02.04.2013 – Delegated Decision
10/0205	Erection of a three storey block of 6 one bedroom flats and 2 studio flats with associated parking and amenity space. (Resubmission of MA/08/2178) – Approved 6 April 2010 – Delegated Decision
08/0326	Erection of 9 self-contained flats, cycle store and bin store with associated access and parking – Refused due to the scale, height and design resulting in a harmful impact on the conservation area and streetscape.

1.0 DESCRIPTION OF SITE

1.1 The application site relates to an existing car park area within the urban area of Maidstone accessed off Queen Anne Road. The site is part of the car park for a commercial premise, 11/13, that fronts onto Albion Place.

1.1 Adjacent to the site to the south is a row of residential terrace properties which are locally listed and are located within the Holy Trinity Conservation Area. To the north are a number of other car park areas to commercial properties of Albion Place. The Holy Trinity Conservation Area is located immediately to the south and west of the site and the properties 7 to 21 Albion Place form a group of grade II listed buildings.

2.0 PROPOSAL

2.1 The proposal is for an outline application for the erection of a 3 storey building containing 8 flats with associated access, parking, bin and cycle stores, with access, appearance, layout and scale being sought at this stage and landscaping reserved for future consideration.

2.2 The proposal would provide 8 flats in total, (4 x 1 bed flats and 6 x 2 bed flats).

2.3 The central section of the building would be three storeys in height at some 11.4m above ground level with a pitched roof. An undercroft section would be located on the south side of the main building and would utilise a pitched roof at some 8.8m in height above ground level. The building would be set back from Queen Anne Road by some 800mm with planting and boundary railings located between the road and building frontage. To the rear of the building a 45 sqm communal garden is proposed, along with refuse storage, cycle parking and 6 car parking spaces. Pedestrian access to the building would be afforded below the undercroft at the side of the main building.

2.4 The building would be formed of yellow/brown stock facing bricks, Portland grey render, grey Upvc windows and dark grey concrete tiled roof.

Main difference between 15/505482/OUT

- Reduced from 10 to 8 flats.

- Forth floor accommodation removed. Three storeys of accommodation proposed.
- Roof form changed from gable central section to pitched roof.
- Eaves of main building lowered.
- Pitched roof added to side extension to replace lean-to roof.

3.0 PLANNING CONSTRAINTS

3.1 The application site is located directly adjacent the Holy Trinity Conservation Area and nearby a number of grade II listed buildings and non designated heritage assets. This is brownfield site located in the urban area of Maidstone town centre.

4.0 POLICIES

National Planning Policy Framework (NPPF)

National Planning Policy Guidance (NPPG)

Local Plan 2000: ENV6, T13

5.0 Supplementary Documents:

Maidstone (Holy Trinity) Conservation Area Character Appraisal 2007

Maidstone (Holy Trinity) Conservation Area Management Plan adopted March 2010

Nationally Described Space Standard – technical requirements draft September 2014

6.0 LOCAL REPRESENTATIONS

6.1 One neighbour has objected to the proposal on the following (summarised) grounds:

- Out of scale with adjacent cottages.
- The proposed façade is no different to the earlier submission.
- The large roof space will be converted to living accommodation at a later date.
- Ground floor lay layout is not correct (*amended*)
- The height is no different from the previous submission.
- Loss of car parking for offices.
- Overbearing impact.
- Loss of light to windows at No.9 Queen Anne Road.
- Out of character with the conservation area.

7.0 CONSULTATION RESPONSES

7.1 **Maidstone Conservation Officer:** Raise no objection to this application on heritage grounds subject to conditions re: samples of materials, submission and approval of large scale details of windows, doors and balustrades and landscaping.

'The proposal is to develop a 3-4 storey block of flats on the Queen Anne Road frontage to the rear of 11/13 Albion Place. These buildings plus adjacent ones in Albion Place are Grade II listed buildings dating from the 1820s; in addition, the adjoining terrace at Nos 5-9 Queen Anne Road comprises locally listed buildings dating from circa 1840 which lie within the Maidstone Holy Trinity Conservation Area.

Currently the site presents an unattractive frontage to Queen Anne Road and is in use as a car park serving the frontage buildings. I have no objection in principle to its development and permission has previously been given for a 3 storey block of flats (although I personally raised objections to its design which attempted an inappropriate pastiche of the adjoining terrace). Another previous application for a four storey block was refused under reference 15/501366 and the subsequent appeal dismissed on the grounds that the block proposed was too high for its context and would adversely affect the setting of listed buildings and the adjacent conservation area.

The current proposals are in a modern idiom and purely in design terms are more appropriate than that previously permitted. The approved Conservation Area Management Plan for the Holy Trinity Conservation Area proposes a three storey maximum height for new developments and although this site lies outside the conservation area it is immediately adjacent to it. The scheme now submitted accords with these guidelines, appearance and scale being matters not reserved for subsequent approval, and would appear to overcome the reasons for dismissal of the recent appeal'.

7.2 MBC Landscape Officer: There is a small group of trees to the south of the site protected by TPO No.30 of 1973. They are unlikely to be affected by the development proposal. Raise no arboricultural objections subject to pre commencement conditions requiring an Arboricultural Method Statement.

7.3 KCC Highways: No objections subject to conditions.

7.4 MBC Environmental Health Officer: No objections subject to noise and contamination conditions.

7.5 Southern Water: No objections. Southern Water requires a formal application for connection to the public foul sewer.

7.6 Kent Police: The development no longer falls within the threshold for Kent Police comments.

8.0 APPRAISAL

8.1 Land Use / principle of development

8.2 There are no policies that seek to retain the current car parking area at the site and therefore the principle of the development is acceptable. In addition, extant planning permission (ref: 13/0219) comprising a residential apartment block of 8 units has previously established the principle of redeveloping of this site for residential use.

8.3 The site is located within the urban area of Maidstone where the principle of additional residential development is acceptable. Overall the principle of the proposed land use is considered to be in accordance with the NPPF and Local Plan 2000.

8.4 I consider the key issues to be the impact upon the character and appearance of the local area and streetscape, impact on the setting of the Holy Trinity Conservation Area, the setting of grade II listed and locally listed buildings, the impact upon neighbour amenity and highways safety and parking congestion. It is also necessary to assess whether the previous reasons for refusal have been overcome.

8.5 Design

8.6 This application has been submitted following the refusal of planning application 15/505482/OUT, 15/501366/OUT and the dismissed appeal.

8.7 The Holy Trinity Conservation Area Appraisal states:

'It will be important to ensure that where redevelopment is appropriate in principle that it is of suitable form, scale and quality. Buildings should be of two or three storeys, they should adhere to established building lines and not be set back from the street by any great distance, they should utilise good quality materials which reflect those currently predominant (red or yellow stock bricks; clay tile or slate roofs), they

should respect the current rhythm of streets largely determined by the terraced house form; and they should be of a high architectural standard’.

- 8.8 The Maidstone Holy Trinity Conservation Area Management Plan reaffirms this statement and advises the Council will adopt the following principles when dealing with planning applications within the Conservation Area or on sites affecting its settings:

‘The overriding consideration in dealing with any proposal for development will be whether or not it would either preserve or enhance the special character of the Conservation Area. Any proposal which fails to do so will be refused. The Council will not insist on any particular architectural style for new building works, but the quality of the design and its execution will be paramount. The Council encourages the use of high quality contemporary design, subject to proposals being appropriate to their context in terms of scale and use of materials; however, there may be instances where a traditional approach is appropriate – in such cases, designs should be high in quality and well-researched, resulting in a scheme which accurately reflects the design, scale, massing, detail and materials of local tradition’.

‘Buildings should respect the predominant scale of buildings in the Conservation Area, which is modest. Buildings should not exceed 3 storeys in height’

- 8.9 The application site is located adjacent the Holly Trinity Conservation Area and the buildings immediately to the south of the site are locally listed heritage assets. Therefore any development of this site would need to be sensitively designed to respect the setting of the conservation area, be of a high design standard and would need to preserve and enhance the setting of the conservation area and neighbouring properties. There is no built development on the application site at present and the current use as a car park is considered to have a negative impact on the setting of the conservation area.
- 8.10 The applicant has sought to address the design / scale reasons for refusal by removing the fourth floor accommodation, changing the form of the roof to a pitched roof and lowering the eaves of the main building.
- 8.11 The proposed changes are considered to overcome the previous reasons of refusal and the building would now be a maximum of three storeys in height in accordance with the guidance in the Conservation Area Statement. In addition, the redesign of the main roof and lowered eaves would reduce the roof bulk and form, thus reducing the dominance of the building within the streetscape and setting of the conservation area. The simple pitched roof would be more in keeping and sensitive to the surrounding neighbouring developments along Queen Anne Road and the adjacent Conservation Area. The building would also respect the established building line along the east side of Queen Anne Road. It is considered that the form and design of the building would successfully integrate into the streetscape in accordance with the NPPF.
- 8.12 The existing site comprises a car park area dominated by hardstanding and parked cars which does not enhance the character of the streetscape or setting of the adjacent Conservation Area. No objections are raised with regard to the design of the building, which is in a modern idiom, given the varied character of the streetscape and nearby Conservation Area, and the development of this prominent site is considered to make a positive contribution to the Conservation Area compared to the existing use.

- 8.13 The height of the building remains broadly the same as previously proposed at some 11.4m to the ridge above ground level. Whilst the overall height has not been reduced the changes to the roof form and lowered eaves level would reduce the overall scale and prominence of the building to an acceptable level. The conservation officer no longer raises any heritage objections in terms of the design and scale of the building.
- 8.14 Nos. 5-9 Queen Anne Road are located to the south of the site and have been included within the Holy Trinity Conservation Area, as they close the view along Marsham Street and are considered to make a positive contribution to the character, appearance and setting of this section of the conservation and the streetscape of Queen Anne Road. Nos. 5-9 are designated as locally listed buildings and are defined as 'essential' to the character of the conservation area in the Appraisal.
- 8.15 The changes to the design, including a simple pitched roof and lowered eaves level are considered to have overcome the previous objections to the refused scheme in terms of the overwhelming impact on Nos. 5-9 Queen Anne Road. It is considered that the proposed building would now respect the character and appearance of the adjacent terrace and would successfully integrate into the streetscape at this prominent location at the end Marsham Street. The proposal is now considered to be more intimate in scale than the frontage properties located along Albion Place. A condition will be attached to ensure a high standard of materials to preserve the setting of the Conservation Area.
- 8.16 Whilst I do not consider the undercroft arrangement necessarily constitutes a high standard of design, per se, the extant planning permission for this site also incorporates an undercroft section and similar types of vehicle access are evident within the Holy Trinity Conservation Area. As such I raise no objection to the undercroft, per se. I also consider the footprint to be fairly large. The building would expand the width of the site and occupy a disproportionate amount of the site which could be considered to represent overdevelopment of the site and fail to relate to the modest footprint of the residential properties to the south. Nevertheless, the proposed footprint would be similar to that of the building approved under planning permission 13/0219 and this extant planning permission constitutes a material planning consideration in the decision making process. I am also of the view that the north flank wall would appear somewhat stark and oppressive due to the depth, height and lack of fenestration detailing. However, a similarly blank flank wall was approved under the 13/0219 scheme and the simplified roof form of the proposed development would represent an improvement over the approved design when viewed from the north. Overall, no objections are raised with regard to the size of the footprint and the appearance of the northern elevation due to the similarities to the approved scheme.
- 8.17 A small degree of landscaping bounded by railing (no design details) is proposed at the front adjacent Queen Anne Road which would generally be in accordance with the prevailing pattern of development in the streetscape. The Conservation Area Management Plan also promotes frontages close to the road edge. Further boundary details will be sought by condition to ensure an appropriate design / height for this location.
- 8.18 Overall it is therefore considered that the proposed changes to the design, scale and form have overcome the previous reasons for refusal and the proposed development would preserve the setting of the Conservation Area.
- 8.19 Living Standards and Sustainable Development

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- 8.20 Maidstone Council does not have an adopted policy regulating minimum internal room sizes to ensure good standards of living accommodation for future occupiers. The most relevant document in this regard is the Nationally Described Space Standard.
- 8.21 The 1 bed flats are close to the baseline minimum requirements, however, the internal configurations show that the units could accommodate all the required facilities for a residential unit and I consider that an acceptable living standard would be provided. A shared outdoor communal area is proposed at the rear of the building and is considered acceptable.
- 8.22 Stair and electric stair lift access is proposed to the upper floors; however, the drawings do not clearly indicate that level access would be provided. All new residential units should accord to Lifetime Home Standards which is covered via building regulations.
- 8.23 Independent access for the residential units is welcomed. Some concern is raised with respect to the location at the side of the building and the fact the pedestrian approach is shared by the vehicle under croft access, however, this was not raised as an issue by the Inspector when assessing the previous scheme.
- 8.24 The Design and Access Statement indicates the development would utilise an array of Solar PV panels which would reduce the carbon footprint of the building through renewable energy.
- 8.25 Transport / Parking
- 8.26 Policy T13 of the Local Plan advises that the Council will seek to adopt, inter alia, reduced requirements for parking for locations which have good access to means of travel other than the private car and ensure parking requirements in general are kept to the operational minimum. The NPPF promotes sustainable development.
- 8.27 The application site forms a car parking area at the rear of 11/13 Albion Place with approx. 16 parking spaces in total. The parking spaces are currently used by the commercial companies based in 11/13 and neighbouring buildings. The site is located in a controlled parking zone within the Maidstone Town Centre, a sustainable location with good access to bus routes and train stations. There are also a number of council and privately owned public car parks within proximity of the application site and in the town centre area in general. As a result a reduction / loss of off-street parking spaces is considered not to have an unacceptable impact on the on street parking conditions and no objection is raised to the loss / reduction of the parking area at the site.
- 8.28 Kent County parking standards would not be met within this proposal, however, the site is located within a sustainable location in proximity to Maidstone town centre, train station and bus routes and future occupants of the flats and existing commercial units at 11/13 Albion Place would not have to rely on private vehicles. Further, the proposal would not result in any unacceptable highway safety issues to warrant refusal. KCC Highways has been consulted and do not raise any objections on highways safety grounds.
- 8.29 The parking area at the rear has been reconfigured to overcome the previous reasons for refusal and sufficient cycle parking and refuse storage would be provided.
- 8.30 Neighbour Amenity

- 8.31 No amenity objections were raised to the two recently refused applications on this site and the reduction in the roof bulk / lowered eaves height is considered an improvement over the previous scheme in amenity terms.
- 8.32 Properties located on the west side of North Street would be separated from the development by the width of the public highway therefore no objections are raised with regard to loss of amenity to these properties.
- 8.33 The properties located to the east and fronting Albion Place are in commercial use and no amenity objections are raised as a result. There are no properties located immediately to the north of the site.
- 8.34 No.9 Queen Anne Road would be most affected by the development due to the proximity to the application site. No.9 benefits from a high level opening in the north facing flank wall, and openings at ground and first floor level at the rear. The lower three storey section of the proposed development would be located adjacent the boundary shared with no.9 and the sloping roof would assist in reducing the bulk and dominance of the development adjacent the boundary and would ensure sufficient light and outlook is afforded to the high level flank opening. In addition, the attached car port and ground floor side extension would separate the proposal from the main house. Whilst the outlook from No.9 would undoubtedly change as a result of the proposed development, the scale, mass and siting of the three storey undercroft section would be similar to that approved under planning permission 13/0219 and the proposal is considered not to result in an unreasonable loss of neighbour amenity toward number No.9 over or above the approved scheme.
- 8.35 Other matters**
- 8.36 The previous use could give rise to health and safety issues if not properly monitored. As such the council Environmental Health department have requested pre-commencement land contamination and internal noise conditions.
- 8.37 The site is currently laid with hard surfacing and the proposal would not give rise to any tree or ecological issues as a result.

9.0 CONCLUSION

- 9.1 The site represents a sustainable town centre location and this brownfield development would make beneficial use of an existing car park. The proposals are considered to be acceptable in terms of impact on the character and appearance of the streetscene and setting of the Conservation Area.
- 9.2 The proposals are not considered to result in any unacceptable unneighbourly impacts, parking, traffic and highway safety impacts, or unacceptable visual impacts. The proposed residential apartments are considered to provide acceptable living conditions for prospective occupiers.
- 9.3 The proposals are not considered to conflict with the relevant Government guidance in the National Planning Policy Framework or policies within the Maidstone Borough-Wide Local Plan.

RECOMMENDATION – Grant subject to the following conditions:

CONDITIONS

- (1) The development shall not commence until approval of the following reserved matters has been obtained in writing from the Local Planning Authority:-

a. Landscaping

Application for approval of the reserved matters shall be made to the Local Planning Authority before the expiration of three years from the date of this permission.

The development hereby permitted shall be begun before the expiration of two years from the date of approval of the last of the reserved matters to be approved;

Reason: No such details have been submitted and in accordance with the provisions of Section 92 of the Town and Country Planning Act 1990.

- (2) Prior to any works above dpc level, written details and samples of the materials to be used in the construction of the external surfaces of any buildings and hard surfaces shall be submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

The details and samples of the materials submitted shall include details of swift and / or bat bricks incorporated into the eaves of the proposed building;

Reason: To ensure a satisfactory appearance to the development and to preserve the setting of nearby listed buildings.

- (3) The development shall not commence until details of the proposed slab levels of the building(s) and the existing site levels have been submitted to and approved in writing by the Local Planning Authority and the development shall be completed strictly in accordance with the approved levels;

Reason: In order to secure a satisfactory form of development having regard to the topography of the site and neighbouring buildings.

- (4) Prior to any works above dpc level, details of all fencing, walling and other boundary treatments shall be submitted to and approved in writing by the Local Planning Authority and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Boundary details shall include;

- Front boundary details to include a dwarf wall with railings above
- Rear boundary details should allow for an open aspect to the rear of 11-13 Albion Place.

Reason: To ensure a satisfactory appearance to the development and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- (5) The development shall not commence until details of a scheme of foul and surface water drainage for the site have been submitted to and approved by the local planning authority in consultation with Southern Water. The development shall thereafter be carried out in accordance with the subsequently approved details.

Reason: To ensure adequate drainage arrangements.

- (6) Prior to any works above dpc level, details of the cycle and refuse storage on the site shall be submitted to, and approved in writing by, the Local Planning Authority. The

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approved facilities shall be provided before the first occupation of the buildings hereby permitted and maintained thereafter.

Reason: In the interests of amenity.

- (7) Prior to the commencement of development an Arboricultural Method Statement in accordance with BS5837: 2012 (including root protection details if required) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of tree protection.

- (8) Landscaping details submitted pursuant to condition 1 above shall be implemented in the first available planting season. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation of a property, commencement of use or adoption of land, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme unless the local planning authority gives written consent to any variation.

Reason: To ensure a satisfactory landscaped setting for the development.

- (9) Prior to the occupation of the approved building the existing vehicle access shall be closed up in accordance with details to be submitted to and approved by the Local Planning Authority.

Reason: In the interests of highways safety and visual amenity.

- (10) Prior to any works above dpc level, the following details shall have been submitted to and approved in writing by the Local Planning Authority:-

- Large scale details of windows, doors and balustrades, to a scale of 1:20.

The development shall be carried out in accordance with the approved details;

Reason: To ensure a satisfactory appearance to the development.

- (11) Prior to any works above dpc level, a scheme to demonstrate that the internal noise levels within the residential units will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - Code of Practice, shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason: To protect the amenity of future occupiers.

- (12) The development hereby permitted shall not be commenced until the following components of a scheme to deal with the risks associated with contamination of the site shall have been submitted to and approved, in writing, by the local planning authority:

- 1) A preliminary risk assessment which has identified:
 - all previous uses
 - potential contaminants associated with those uses
 - a conceptual model of the site indicating sources, pathways and receptors

- potentially unacceptable risks arising from contamination at the site.

2) A site investigation, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off site.

3) A remediation method statement (RMS) based on the site investigation results and the detailed risk assessment (2). This should give full details of the remediation measures required and how they are to be undertaken. The RMS should also include a verification plan to detail the data that will be collected in order to demonstrate that the works set out in the RMS are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

4) A Closure Report is submitted upon completion of the works. The closure report shall include full verification details as set out in 3. This should include details of any post remediation sampling and analysis, together with documentation certifying quantities and source/destination of any material brought onto or taken from the site. Any material brought onto the site shall be certified clean;

Any changes to these components require the express consent of the local planning authority. The scheme shall thereafter be implemented as approved.

Reasons: in the interests of health and safety.

(11) No development shall take place until details in the form of large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority;

- i) Details of the roof overhangs and eaves.
- ii) Details of window and door joinery and recesses/reveals
- iii) Details of balustrades

The development shall be undertaken in accordance with the approved details and maintained thereafter;

Reason: To ensure satisfactory appearance to development and high quality of design.

(12) The development shall not commence until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved have been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details and all features shall be maintained thereafter;

Reason: To ensure an energy efficient form of development.

(13) The development hereby permitted shall be carried out in accordance with the following approved plans:

14-46-20, 14-46-21, 14-46-24, 14-46-25, 14-46-26; dated November 2015 and 14-46-22; received on 11.01.2016.

Reason: To ensure the quality of the development is maintained and to prevent harm to the residential amenity of neighbouring occupiers.

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INFORMATIVES

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The applicant/agent was advised of minor changes required to the application and these were agreed.

INFORMATIVES

to Applicant: APPROVAL

The Council's approach to this application:

In accordance with paragraphs 186 and 187 of the National Planning Policy Framework (NPPF), the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and proactive manner by:

Offering pre-application advice.

Where possible, suggesting solutions to secure a successful outcome.

As appropriate, updating applicants/agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

The application was approved without delay.

The applicant/agent was advised of minor changes required to the application and these were agreed.

The applicant/agent was provided formal pre-application advice.

The application was considered by the Planning Committee where the applicant/agent had the opportunity to speak to the Committee and promote the application.

Case Officer: Andrew Jolly

NB For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.

The conditions set out in the report may be subject to such reasonable change as is necessary to ensure accuracy and enforceability.