

Reference number: 16/505127

Cllr David Pickett has re-iterated his objections and reasons for calling the application to committee which are summarised below:

- Poor design and lacks character.
 - There is a lack of detail on the flank elevation.
 - Out of character with London Road and neighbouring properties.
 - Scale of the development.
 - Inappropriate for this suburban location.
 - Pale render and weatherboarding would deteriorate due to the pollution from London Road.
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- However, if Members are minded to approve the application requests that the Open Space contribution should be directed towards Cornwallis Park.

Officer response

The materials have been amended during the course of the application to include facing brickwork on the front elevation, the render has been reduced to the top section of the front façade and a hardwearing and weatherproof composite weatherboarding is proposed. An additional condition is proposed requiring the developer to submit a maintenance programme for maintaining the external appearance of the building.

Given the varied character of the streetscape along London Road it is considered that a development in a modern idiom such as the one proposed would not necessarily be inappropriate or incompatible with the wider streetscape. There are modern developments within the wider and immediate streetscape including a modern extension at the neighbouring Bower Road Medical Practice.

It is acknowledged that the proposed building would be higher than the adjacent properties at 49 London Road and the Bower Road Medical Practice, however, given the set back from the street, curved roof design and wider streetscene context, it is considered that this site could accommodate a building of the height and scale proposed.

POS contributions

The Parks and open Space contribution would be used at Rocky Hill Allotments (100m from development) and Bower Mount Road Allotments (150m from development) to improve infrastructure including but not exclusively roadways, pathways, boundary walls and fencing, renewing the water supply to plots, improvement and replacement of existing buildings, improved signage and notice boards, improvements to bulk storage and composting facilities and possible installation of toilet facilities. In addition, contributions would go to improvements to planting and for tree maintenance and signage along the river side in the town centre.

Recommendation remains unchanged.