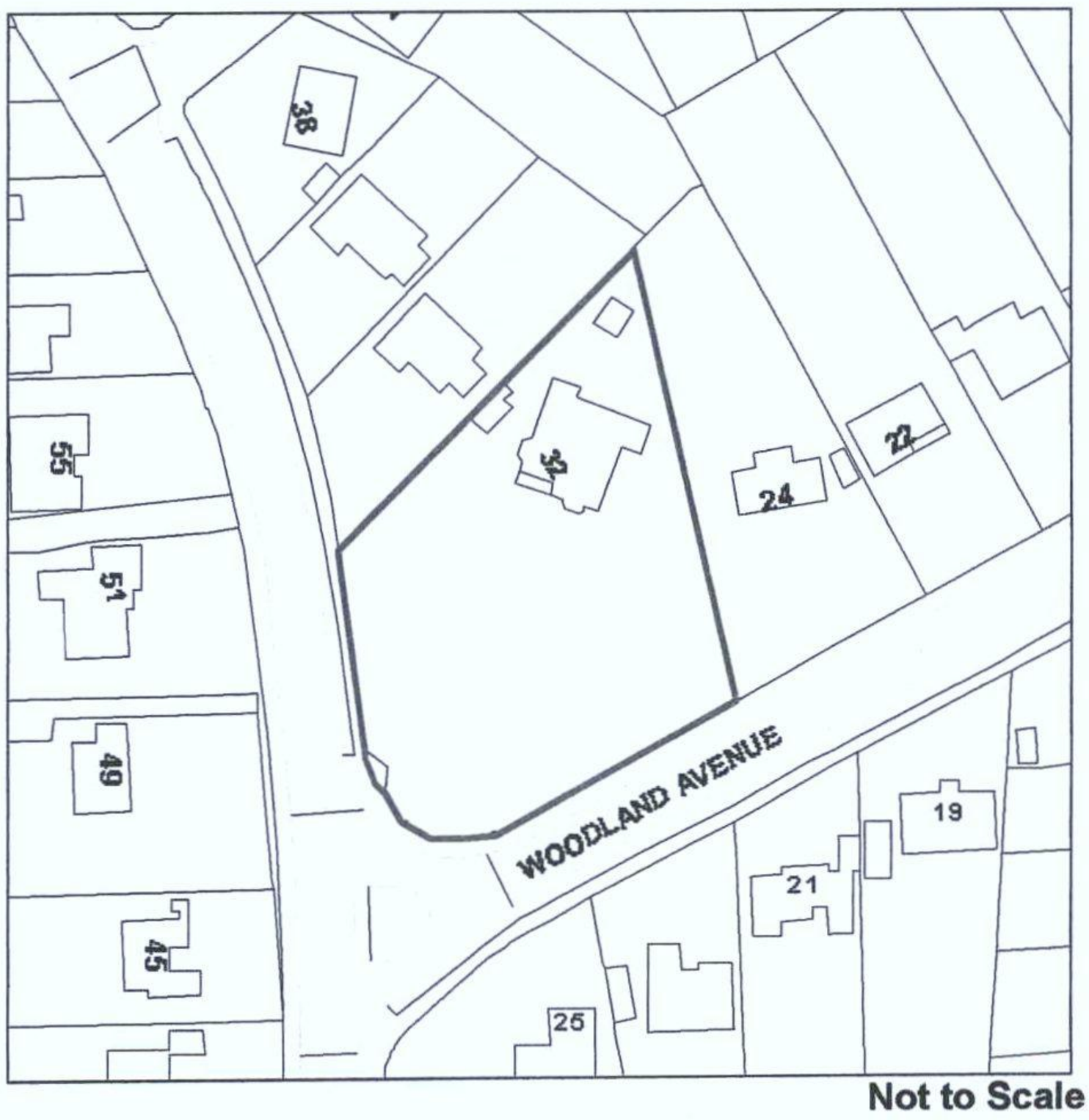
CATEGORY B

Solent Planning
Knightspur Homes Ltd

WB/10/0383/FULL
SAL
PD

Location : 32 Hayling Rise

Proposal: Demolition of partially built block of flats and construction of 7 dwellings with associated access, car parking, and landscaping



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1. THE PROPOSAL AND THE SITE

This is a full application to demolish a partially built block of flats and build seven new houses.

The proposal follows the grant of planning permission in 2007 on the current application site (No. 32 Hayling Rise) and the adjacent land at No. 24 Woodland Avenue (outside of the current application site) for sixteen flats arranged in four blocks, two storeys tall (plus accommodation in the roof and

basement) and served by an underground car park (WB/070170/OUT and WB/07/0567/OUT refer).

The relevant conditions attached to the planning permission were discharged and works commenced in April 2008. However, the developer fell into financial difficulties and construction activity ceased in December 2008 with the developer subsequently going into Administration. Works undertaken were limited to excavation of the site; construction of the shell (minus part of the roof) of the corner block (Oak Lodge) and substantial completion of the underground car park.

The site was acquired by the new owners in 2009 and negotiations with officers on a revamped scheme have run in parallel.

The site is at the north east corner of the T-junction between Hayling Rise and Woodland Avenue, in the inter-war and early post-war residential area of High Salvington, on the lower slopes of the Downs. This part of High Salvington is characterised by bungalows on the southern part of Woodland Avenue and southern stretch of Hayling Rise, and, generally, larger houses and chalet bungalows on the northern part of Woodland Avenue and facing northern stretch of Hayling Rise. The land slopes steeply north to south but also, more gently, from east to west. The area benefits from mature planting and, often, large gardens, with buildings well set back, though more recent infill and redevelopment has seen densities and the scale of development increase.

The current application site is 0.28 hectares (compared to 0.41 hectares in the approved scheme) in size and is irregular in shape. It was formerly occupied by No. 32 Hayling Rise, which sat in the northern part of the site and was a substantial chalet bungalow built in the inter war period but extended since. It incorporated a large detached garage close to its northern boundary. Despite demolition and construction works, planting on the street boundaries (south and west), in the form of a thick evergreen hedge and mature tree in the apex of the corner remains as well as a group of three Monterey Cypresses protected by a Tree Preservation Order in the north east corner. However, a protected Ash close to the eastern boundary appears to have disappeared. The site is hoarded off.

To the north, on higher ground, is No. 34 Haying Rise, a chalet bungalow with pitched roof and dormers which is set well back and separated from the application site by a garage and driveway and a screen of mature trees. No. 24 Woodland Avenue stands to the east of the application site at an angle to the road on appreciably higher ground. It is a smaller, post-war bungalow with hipped roof which has been extended since and incorporates a detached garage by its eastern boundary. Its western boundary with the application site is marked by a substantial fence and tree/shrub screen and, in the deep back garden, by several outbuildings.

A bus route runs along Hayling Rise with a bus stop directly outside No. 32.

The application proposes the demolition of the partially built block and construction of two pairs of semi detached houses and three detached houses. Their arrangement is not too dissimilar from the approved scheme and recently received revisions, following negotiations, have fine tuned the design.

All but Unit 7 in the north east corner appear to address either Hayling Rise or Woodland Avenue. Unit 7 is in a backland position and faces onto an internal landscaped courtyard in the centre of the site. The houses are well set back, following the notional building line, though slightly forward of the approved scheme.

Each of the houses has their own marked plots and gardens with independent pedestrian access from the street apart from Unit 7 which relies on a communal entrance. Vehicular access is, principally, via a new access in Woodland Avenue down a curved ramp into the basement car park. The basement provides parking for 12 cars, as well as parking for bicycles and motor bikes. In addition, it also offers substantial accommodation for Units 1, 2 and 7 in the form of utility/storage and home office space and in the case of Unit 7 bedroom space, taking advantage of the large light well. Unit 4 facing Hayling Rise exploits an existing vehicular access to serve two exclusive open parking spaces tucked in behind the front hedge and adjacent boundary hedge of its neighbour.

The new dwellings are arranged as large two storey residences which provide additional accommodation space in the roofspace and basements and have a minimum of four bedrooms. Whilst they are all individually designed in vernacular and traditional pre-war/Edwardian style, they are presented as a family group with strong common themes. The exception is Unit 7 in the north east corner. Prevalent architectural features in the family of villas/houses include hipped roofs, gables, chimneys, bays, oversailing eaves, jettied upper floors, porches, balconies and pitched roof dormers and rooflights. They are faced in a common palette of brick, various renders including Tudorbethan half timbers and clay roof tiles.

The most distinguished buildings are unit 4, half of a semi detached property, prominently sited on the apex of the corner and featuring a two storey turret with conical roof, and the aforementioned Unit 7. Unit 7 is not readily visible from the street and is arranged as a pavilion with hipped pyramidal roof and round bays, surmounted by balconies.

The applicant has confirmed that the front boundary hedges and remaining trees would be retained for the large and well screened front curtilage space used as the "back gardens" for the houses. Unit 7 benefits from a conventional rear garden. The central courtyard is predominately hard landscaped, though details are absent. Planting to define and reinforce the individual plots and screen and frame the main vehicular access to the basement is also shown, along with retained and enhanced boundary planting.

The applicant has subsequently agreed to building the scheme to achieve at least Level 3 of the Government's Sustainable Homes Code.

2. APPLICANT'S SUPPORTING STATEMENT

Relevant extracts from the applicant's supporting Planning Statement and Design and Access Statement are set out below:-

PLANNING STATEMENT

"The proposed development embraces many of the key principles of national planning policy. It will make an efficient use of a brownfield site and provide family housing for which there is a need in the area.

The proposals have been formulated following a detailed assessment of the character of the locality and relevant planning policy context. The proposed scheme incorporates a quality layout and design that responds positively to the existing urban grain and respects the character and appearance of the locality. The proposals have also evolved following discussions with Worthing planners, local residents and the High Salvington Residents Association.

The development proposal and layout demonstrates that the site can accommodate 7 dwellings, with associated car parking without detriment to the amenities of adjoining occupiers. It also retains the existing boundary vegetation which is a feature of the site. The development complements the character of High Salvington and is in keeping with the surrounding residential area.

Given the above, it is therefore considered that the proposals comply with the relevant policies and proposals of national guidance and the saved policies of the Worthing Local Plan and emerging LDF. To conclude, with the existing planning permission for the site for a flatted scheme, along with the careful design of the proposal, it is considered that there are no undue reasons why a favourable consideration should not be given to this proposal."

DESIGN AND ACCESS STATEMENT

"1.0 Introduction

1.1 The application is for the construction of seven detached and semi detached properties on this prominent corner site. At present the site is part developed, with the previous consent for 16 flats having been started some time ago. Unfortunately the developer has since ceased trading and works stopped with only the basement car park and the framing of one block complete.

1.2 The new owners of the site decided to re-appraise the scheme and concluded that a design based on family housing would be more appropriate to both the site and prevailing market conditions. The resulting scheme is based around the footprint of the previous

development and works with the completed basement structure. It is the result of extensive negotiations with both Peter Devonport of Worthing Council and the Local Residents Association.

2.0 Use

2.1 The site was formerly occupied by a single detached dwelling but this was demolished when works started on building the approved flats scheme. The site now comprises a concrete basement car park, ground floor transfer slab and partially built block of flats. The car park is to remain but the block is to be demolished, partly due to it not working with the latest proposals but mainly due to the fact that it is timber-framed and has been exposed to the elements for some time now.

2.2 The proposed use of the site as seven dwellings is in-line with the previous approval (07/0170/OUT) and appropriate for the suburban residential area. The existing housing stock in the area comprises mostly detached and semi-detached houses and bungalows so it was felt that a development of flats would not be in-keeping with the wider context. This point was acknowledged by Peter Devonport in pre-application discussions and the change has been whole-heartedly welcomed by the Local Residents Association.

3.0 Amount

3.1 The site is 2840m² and the development footprint (at ground floor) is 492m² equating to a ratio of 17.3% or 25 dwellings per hectare.

3.2 The Units are good-sized family dwellings as per the accommodation schedule below:

House No.	No. Bedrooms	Gross Internal Floor Area (m²)
1	4	173.05
2	4	166.70
3	4	112.80
4	4	138.40
5	4	143.05
6	4/5	133.85
7	3/5	193.95

4.0 Layout

4.1 The layout has been derived from two principle factors, namely:
- 4.1.1 The requirement to work with the previously approved and partially constructed scheme.
- 4.1.2 The change of use from flats to houses.

4.2 *The resulting layout therefore has the approved basement footprint as its starting point. Units 1, 2, 5, and 7 line-up directly with these walls to incorporate basement rooms into the houses and Unit 7 also utilises the open lightwell to create a courtyard area. The other Units are set-out to occupy similar footprints to the previously approved blocks in order to maintain the same basic massing and building lines.*

4.3 *To fit within the general development footprint established, we decided at an early stage that the houses would have to be turned around with the 'back' gardens facing the street and the entrances to the properties from the central space above the car park. This was necessary to get sufficient private garden space for each property.*

4.4 *Having turned the properties around we have tried to avoid an inward looking development and have designed the individual houses to present a 'frontage' to the street (Hayling Rise and Woodland Avenue). This has been achieved in the following ways specific and general ways:*

- 4.4.1 *Unit 4 has its own vehicular access from the street which re-uses the existing entrance opening to a drive with off-street parking. The front door of the property is on this side of the property facing the road.*
- 4.4.2 *Unit 5 has an entrance on the side with the front door facing the road, this is accessed from the footpath leading off Hayling Rise.*
- 4.4.3 *The other Units have ground floor doors facing the street and use a combination of porches and canopies to suggest entrances. In all cases there are large windows facing the street giving an open aspect rather than blank walls and small openings.*

4.5 *The layouts of the individual houses respond to their positions' on site and are orientated to avoid direct overlooking of one another and to benefit as much as possible from views down the hill towards the sea.*

4.6 *Unit 7 has a very specific design suited to its position on site, taking into account the following factors:*

- 4.6.1 *Flexible home office or bedroom accommodation at basement level to utilise the large lightwell.*
- 4.6.2 *Living accommodation at the first floor to maximise views across the site towards the sea and to link to the higher-level garden in the top north-eastern corner of the site.*

4.7 *The external appearance of the scheme is also something that the planners have been very concerned with so we have worked hard to give the individual houses the appropriate architectural language for High Salvington. As a result this has, to some degree, effected the internal arrangements, overall proportions and general layouts.*

5.0 Scale

5.1 Through our discussions and negotiations with planners and residents alike we felt that scale was a critical issue and a slight concern with the approved flat scheme. In changing to individual houses we were able to reduce the scale of these and give the whole development a more domestic feel, in keeping with the properties in the immediate area.

5.2 In addition to this we have used a combination of bays, balconies, hips, gables and porches to bring interest and small scale detail to the facades.

6.0 Landscaping

6.1 A key feature of the approved scheme was the landscaping and particularly the way the blocks were in an informal setting of grass, shrubs, trees and meandering paths, set around the central pergola over the basement light shaft.

6.2 The revised scheme aims to maintain a similar feel within the constraints of the revised scheme. This has been achieved in the following ways:

6.2.1 Central area remains as 'green' and open as possible (given the limitations of planting over a concrete slab).
6.2.2 The fronts of the houses do not have boundary walls or fences so that they sit within the landscape as per the approved scheme.
6.2.3 Garden fences between the properties to be timber to height of 1500mm only to avoid too much sense of enclosure.
6.2.4 Planting at the vehicular entrance to the site (avoiding site lines obviously) to give screening to the access road/ramp.

6.3 Another striking feature of the site is the very high hedge along the road frontages. This is to be retained and opened-up only where the new entrance is located, to maintain the same degree of privacy for the site. As such the site when viewed from the road will appear quite similar to how it does now and this prominent corner will retain its essential character. It also gives privacy and enclosure to the private gardens behind, which due to the layout of the development face towards the site boundary.

7.0 Appearance

7.1 The appearance of the buildings has been dictated by negotiations with the planners who insisted on a contextual approach picking-up on local features in the High Salvington Area. At the same time we have tried to follow the lead of the previous approved scheme and not stray too far from this architectural language, which the planners deemed appropriate.

7.2 *In studying the local vernacular we noted particular recurring styles, features and materials which have been incorporated into various parts of the design:-*

- *Bay windows – semi-circular, square and angled.*
- *Hipped roofs.*
- *Feature gables, some half-timbered.*
- *Tile hanging to walls.*
- *Face brick and render walls.*
- *Clay tiled pitched roofs.*

7.3 *At the request of the planners we have taken this basic palette of materials and applied it to all the houses to give a unified appearance. The individual house designs remain quite distinct though to give variety and interest as with the existing buildings in the locality. They are also designed to address the roads and have a 'frontage'. This was at the request of the planners although it should be noted that the ground floor of all houses will not be visible from the road, being masked by the boundary hedge.*

7.4 *The area has a wide range of 'vernacular' houses and bungalows built through the last century. We have attached some examples below of some of the features that we used as inspiration for this proposal:*

8.0 *<u>Access and Servicing</u>*

8.1 *The scheme allows for car parking on site at a ratio of 2 spaces per dwelling in the following configuration:*
8.1.1 Underground parking for 12 cars, serving 6 of the Units.
8.1.2 Unit 4 has off street parking within its own curtilage.

8.2 *The basement car park is accessed form Woodland Avenue and utilises the ramp that has already been formed. We have changed the access road to kink slightly to avoid direct views into the basement from the site entrance.*

8.3 *Unit No. 4 re-uses the existing entrance and cross-over from Hayling Rise to gain access.*

8.4 *The basement car parking area also has space for 4 motorbikes plus ample secure bike storage (giving at least 2 spaces per dwelling).*

8.5 *Units 1, 2 and 5 also benefit from basement storage within the property, accessed from the parking area itself, which we would consider to be used for bike storage amongst other things.*

8.6 *In addition to the provision made for parking, it should be noted that the site is on the No.6 bus route with hourly services to Worthing and there*

is a stop directly outside on Hayling Rise. The No.84 bus route is a short walk down the hill on Arundel Road with 3 journeys a day to between Worthing and Chichester.

8.7 Bin storage is provided at 2 points on site:

- *Adjacent to the entrance for Units 1, 2 and 3.*
- *On Hayling Rise boundary for Units 4, 5, 6 and 7.*

We would anticipate collection being from the roads without the need for a refuse truck to enter the site and manoeuvre.

8.8 All the dwellings are designed to meet Lifetime Homes Standards 1."

3. CONSULTATIONS

The comments of the **Highway Authority** are awaited.

The **Executive Head of Health, Housing and Community Safety** raises no objection.

The comments of the **Planning Policy Manager** are awaited.

4. REPRESENTATIONS

The consultation period does not expire until 17th June 2010 but at the time of writing, three representations have been received from the High Salvington Residents' Association, No. 12 Hayling Gardens and No. 39 Hayling Rise.

The High Salvington Residents' Association, raise no objections subject to the same conditions being imposed as on the previous approved scheme.

No. 12 Hayling Gardens and No. 39 Hayling Rise raise the following objections:-

i) The previous planning permission would have been preferable to the current scheme.
ii) The density is too high with miniscule gardens for 3 bedroom houses.
iii) How does this fit with the rest of the High Salvington layout?
iv) The greed of some developers seems to have no limit and this scheme beats all other changes seen in the area.
v) Although the development does need re-starting after the last failed attempt, I feel that to fit 7 dwellings on the plot is excessive and would be out of keeping with the existing dwellings in the area.
vi) The original plan for the 4 blocks of apartments was to also use the neighbouring property in Woodland Avenue. I would think that 7 dwellings would just about fit over both properties, but if using just No.

32 Hayling Rise, then 4 houses would fit in nicely, but still retain the feel of the surrounding area.

5. PLANNING ASSESSMENT

The main issues raised by this proposal are:-

- The principle of residential redevelopment, density and dwelling mix;
- Impact on living conditions of neighbouring and quality of future occupiers' living conditions;
- Quality of design of the development and impact on the character and appearance of the area;
- Access and parking;
- Adequacy of development contributions;
- Sustainability issues.

As such the proposal should be principally assessed against saved Worthing Local Plan Policies BE1, H18; RES7, RES12 and South East Plan Policies BE1, BE6; SP3; CC1; CC2; CC3; CC4; H1; H3; H4: H5; T2; T4; NRM1; NRM4; SCT1;and SCT5. Government Policy is also relevant in Planning Policy Statement 1: Delivering Sustainable Development; Planning Policy Statement 3: Housing: PPG13: Transport: PPS25 Development; Flood Risk Development; PPG16: and Archaeology and Planning. The Strategic Housing Market Assessment (SHMA), Strategic Housing Land Availability Assessment and submitted Core Strategy are also pertinent.

The principle of residential redevelopment, density and dwelling mix

The principle of the residential redevelopment of the site was accepted in 2007 when outline and Reserved Matters permission was granted and the approved scheme partially implemented. This was on the basis of the approved scheme achieving a density of 39 dwellings per hectare and making efficient use of brownfield land (and including the site of No. 24 Woodlands Avenue) in an urban, but only moderately, sustainable location. It addressed the acknowledged demand for flats at that time and contributed significantly to meeting the saved West Sussex Structure Plan housing target.

Since that time, the Saved West Sussex Structure Plan Policies have lapsed and the South East Plan adopted. That said, the new Secretary of State has signalled the intention to abolish the South East Plan (as the relevant Regional Spatial Strategy) and has indicated that decisions on housing supply should rest with Local Planning Authorities without the framework of regional numbers and plans and that this announcement should be a material consideration in any planning decisions. However, the South East Plan currently still remains part of the Development Plan, and, as such, has statutory weight.

The Draft Core Strategy has also emerged, recently completing formal consultation with a view to submission in June/July and is informed by the

studies of The Strategic Housing Land Availability Assessment and The Strategic Housing Market Assessment, published in 2009.

Perhaps most importantly, National Planning Policy Statement 3: Housing has been modified very recently to exclude domestic gardens from the definition of brownfield land to prevent "garden-grabbing" and also to scrap the national minimum density of 30 dwellings per hectare in preference for locally set densities.

Against this background, there remain some strong arguments in favour of residential development.

Not the least is the fact that the extant planning permission may still lawfully be fully implemented, if desired (if development were restricted to simply the plot of No. 32 Hayling Rise and excluded No. 24 Woodland Avenue, it would still need to ensure it complied with all the relevant conditions). That said, the applicant reports that the partly built block has been so damaged by exposure to the elements over the past year and is not economically feasible. Furthermore, the market has changed significantly to favour family houses over flats.

Whilst the precise status of the site in terms of the new Planning Policy Statement 3: Housing brownfield land definition is unclear, there is a good case to be made that, as an abandoned building site, albeit for residential development, with no real evidence of gardens remaining or being laid out, it would be unreasonable to treat this site as a domestic garden.

Certainly, the site is identified in the Strategic Housing Land Availability Assessment as a potential development site, although largely on the basis of the extant planning permission.

The switch to family houses proposed in the new application also gels with the findings of the Strategic Housing Market Assessment and the recent Core Strategy, and, as such, better meets current identified housing demand. The reduction in dwellings yielded by the shrunken site and downscaled development is regrettable but acceptable as there is still scope to redevelop the adjacent No. 24 Woodland Avenue, if this is desired.

The net increase of six dwellings on the site will still contribute materially towards the regional housing target and identified local housing requirements. Whilst the density of development has reduced to 25 dwellings per hectare, with the scrapping of national minimum density of Planning Policy Statement 3: Housing and the Secretary of State declaring his intention to abolish the South East Plan (with its target of 40 dwellings per hectare), this is acceptable in this instance. Critical to this judgement are the prevailing densities and character of the area; the noted benefits of family housing in better meeting housing demand; and the constraints posed by the partly built-out approved scheme. In any event, South East Plan Policy H5 offers significant flexibility by setting the density figure as a regional target over the plan period and does not require each scheme to meet this. Finally, the residential floorspace

provided in the new scheme appears not to be significantly different, pro rata, to the approved scheme.

Impact on living conditions of neighbouring and quality of future occupiers' living conditions

The proposal broadly follows the layout and form of the approved scheme, and, as such, avoids the pitfalls of harming the amenity of neighbouring occupiers. Adequate separation distances are retained and good boundary screening may be secured by condition. Other safeguarding measures include the upper floor north facing secondary window to a bedroom in Unit 6 adjacent to No. 34 Hayling Rise being obscure glazed (it faces a blank gable, in any event); and the east elevation of Unit 1 which adjoins the neighbouring No. 24 Woodland Avenue and is windowless at upper floor level.

Acceptable relationships between the new houses themselves are also generally achieved by careful arrangement of windows to avoid overlooking and good separation distances. As a wholly new dwelling in the north east corner of the site, occupying a space reserved as a communal garden in the approved scheme, Unit No. 7 merits fuller attention. In plan form, it appears close to the boundary with No. 24 Woodland Avenue. However, due to the topography and the fact that the ground floor sits in wholly excavated and first floor in partly excavated ground, only the second floor rises above the adjacent ground level of No. 24. As such, it reads as a bungalow from this vantage point. Given the separation distance, oblique siting and boundary screening, this is considered acceptable. Following negotiations, the latest revisions show an improved and acceptable relationship between Units 6 and 7 in terms of spacing and overlooking.

All the new houses enjoy a satisfactory standard of accommodation and generous and secluded gardens. A particularly welcome feature is the fact that all units would meet the Lifetime Homes standard in terms of adaptability for use by people with mobility difficulties. Balcony views to the street, to the sea and into the courtyard are also positive points. Unit 7's basement accommodation is unconventional but exploits this unusual opportunity imaginatively and enjoys adequate light and air.

Quality of design of the development and impact on the character and appearance of the area

Broadly echoing the form and layout of the approved scheme, the proposal generally harmonises well into the townscape. Whilst set slightly forward of the building line of the approved scheme to allow a less congested and more satisfactory layout, it still retains the open character of the corner and deeply recessed building line.

The street frontage buildings generally reproduce the characteristic spacing of the neighbourhood and sit comfortably in the space, though the now divorced No. 24 Woodland Avenue sits at a slightly awkward angle. The individual and marked plots reproduce the characteristic rhythm of the townscape.

Although only Units 4 and 5 actually look onto Hayling Rise, the semblance of all houses facing the street is cleverly retained by Units 1, 2, 3 and 6 still presenting their principal frontages to the street, incorporating doors to these elevations and all of these benefiting or capable of benefiting from individual pedestrian gated accesses to the street and largely screened by the existing hedge, or supplementary screening, as necessary.

The internal courtyard is an interesting, if untypical feature, which nonetheless, lends focus and cohesion to the development and enables, the otherwise, anomalous Unit 7 in the north east corner, to integrate successfully. Its design will need careful consideration and is secured by condition.

The design quality of the buildings, individually, and as family, is good, responding well to local distinctiveness in terms of height and design and topography and incorporating characteristic local vernacular materials and features and palette of materials. As pairs of semi detached villas facing Woodland Avenue, Units 1 to 4 are larger than typical for the area but not unacceptably so, against the background of the approved scheme. Unit 7 is unusual in its design, form and siting being landlocked in the rear of the site. However, it is not visible from the street and whilst it appears as an anomalous feature of the layout, it displays an attractive and striking design, which sits comfortably in this context, having regard to the approved scheme layout.

The verdant character of the site is safeguarded by the retention of the feature front hedge and boundary planting, supplemented as necessary, with deep front lawns.

The basement parking conceals what would otherwise be unsightly surface car parking and is a major asset. The main vehicular ramp access is well screened by the curved drive and planting which may be supplemented and secured by condition.

The site in its current part-built form and hoarded off is unattractive and its development would remove this eyesore.

<u>Access and parking</u>

Located in a hilly, outer residential suburb and not close to many local facilities, the development is largely reliant on car for access, though a bus stop served by an infrequent bus service is sited directly outside the Hayling Rise frontage.

The principal vehicular access is off Woodland Avenue, just to the west of the access in the approved scheme. The 12 basement parking spaces and two private spaces served by the existing access off Hayling Rise would provide two spaces per house. Generous cycle and motorbike parking is also shown.

The car parking provision is less than the maximum standard of 3 cars per four bedroom house as set out in the published Supplementary Planning

Guidance but acceptable, especially given the extensive scope for on-street parking.

Direct and convenient pedestrian access to each dwelling is provided, though the landlocked Unit 7 relies on a communal access via the courtyard.

Ventilation for the underground car park is via the courtyard but details are awaited.

The views of the Highway Authority are awaited.

Adequacy of development contributions

The applicant has agreed in principle to meet the Highway Authority's requirements for a development contribution towards upgrading local transport facilities to meet the additional pressure generated by the development, and details of the financial sum are awaited.

Sustainability issues

The applicant has agreed to design the building to achieve at least Level 3 of the Government's Sustainable Homes Code.

6. CONCLUSION

This is an abandoned building site where no domestic garden remains and the principle of residential redevelopment has been established previously and development begun. The new scheme makes efficient use of the land and meets an acknowledged demand for family housing. The scheme would remove an unsightly half-built blot on the landscape and largely echoes the general layout and form of the approved scheme, respecting the building line and spacing of the prevailing built development in the area, though significantly larger in scale. The designs respond to the local vernacular and the verdant setting is retained. The scheme avoids harm to neighbouring properties by careful siting, design and screening and the properties would enjoy a high quality environment. The houses are sustainably designed. Whilst the Highway Authority's comments are awaited, and the development is reliant on the car, the access arrangements appear satisfactory and the basement parking is a major benefit, with scope to accommodate any notional overspill parking demand in the street. A legal undertaking is required to secure the necessary development contributions towards upgrading transport facilities and sustainable design and the applicants have agreed this in principle. As such it should be supported, subject to appropriate conditions and legal agreement.

7. RECOMMENDATION

THAT SUBJECT TO THE COMMENTS OF THE HIGHWAY AUTHORITY, THE DECISION IN THIS CASE BE DELEGATED TO THE EXECUTIVE HEAD OF PLANNING, REGENERATION AND WELLBEING TO AWAIT THE COMPLETION OF A LEGAL AGREEMENT WITH A VIEW TO PLANNING PERMISSION BEING GRANTED SUBJECT TO THE FOLLOWING CONDITIONS:-

1. C1A Standard full condition 5 YEARS
2. C12B Windows to be obscure glazed.
3. C12D No new windows (dwellings).
4. Provide parking before occupation
5. C6F Measures for surface water discharge.
6. C6K Park/unloading area during construction.
7. C6L Materials/plant area during construction
8. C7E Provide scheme for dust suppression.
9. C7C No extension/alterations to building(s).
10. C7G Limitation on hours of construction.
11. C8A Agree/provide landscaping scheme.
12. Agree boundary treatment
13. C9B Agree samples of materials.
14. C6D Visibility to be provided to access.
15. Agree architectural details
16. Build strictly in accordance with approved plans

AND THAT IN THE EVENT OF THE LEGAL AGREEMENT NOT BEING SATISFACTORILY CONCLUDED WITHIN A REASONABLE PERIOD, THAT THE APPLICATION BE DELEGATED TO THE EXECUTIVE HEAD OF PLANNING, REGENERATION AND WELLBEING TO REFUSE THE APPLICATION ON THE BASIS OF FAILURE TO PROVIDE FOR THE REQUIRED DEVELOPMENT CONTRIBUTIONS AND SUSTAINABLE DESIGN.

8. BACKGROUND PAPERS

Observations of the Highway Authority
Observations of the Executive Head of Health, Housing and Community Safety
Observations of the Planning Policy Manager
Letters of Representation from Members of the Public
Letter of Support from the Applicant or Applicant's Agent

22nd June 2010