

4.1 22/02482/FUL

Date expired 29 November 2022. Extension of time agreed until 16th December 2022.

Proposal:

Demolition of existing dwelling and replacement with 4 no. bedroom dwelling.

Location:

Lyndhurst Cottage , Holly Bush Lane, Sevenoaks Kent TN13 3UN

Ward(s):

Sevenoaks Eastern

Item for decision

The application has been called to Development Control Committee by Councillor Purves and Councillor Clayton to consider whether the bulk, scale, form and design would fail to preserve the Conservation Area, in accordance with policies EN1 and EN4 of the Allocations and Development Management Plan.

RECOMMENDATION: That planning permission be GRANTED subject to the following conditions:

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

In pursuance of section 91 of the Town and Country Planning Act 1990.

2) The development hereby permitted shall be carried out in accordance with the following approved plans and details: RF77/15A, RF77/14, RF77/13A, RF77/12A, RF77/11, RF77/10A, RF77/09A, RF77/08A, RF77/07B, RF77/06A, RF77/05, RF77/04, RF77/03, RF77/02, RF77/01 and Undated Material Schedule.

For the avoidance of doubt and in the interests of proper planning.

3) Prior to the commencement of works to the external walls, specifications (including, where applicable, size, colour, texture, profile, finish, bonding and pointing) and samples of the external surface materials of the development hereby granted consent will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure the development respects the character and appearance of the area and sits comfortably within the context of the nearby locally listed buildings and the Conservation Area, to comply with policies EN1 and EN4 of the Allocations and Development Management Plan.

4) Prior to the commencement of works at roof level, specifications (including, where applicable, size, colour, texture, profile, finish, flashing and pointing) of

the external roofing materials of the development hereby granted consent will be submitted and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To ensure the development respects the character and appearance of the area and sits comfortably within the context of the nearby locally listed buildings and the Conservation Area, to comply with policies EN1 and EN4 of the Allocations and Development Management Plan.

5) Prior to the completion of the development, full details of the hard and soft landscaping, including boundary treatments and a schedule for maintenance of five years, for the site shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be implemented in the first available planting season following its approval. If within a period of 5 years from the approval of the landscaping scheme any of the trees or plants that form part of the approved details of soft landscaping die, are removed or become seriously damaged or diseased then they shall be replaced in the next planting season with others of similar size and species.

To ensure the development respects the character and appearance of the Conservation Area, to comply with policy EN1 and EN4 of the Allocations and Development Management Plan.

6) Prior to the commencement of works, window details (including architrave, frame, heads, glazing bars and mouldings, reveal, cill, lintel and method of opening) shown in elevation drawings at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

7) Prior to the commencement of works, all door details (including architraves, linings, mouldings and beadings) shown in elevation drawing(s) at a scale of 1:10 and horizontal and vertical section at a scale of 1:5, will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

8) Prior the commencement of works, specifications, including section drawings, of all rainwater goods (and any external soil or waste pipes) will be submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

To maintain the integrity and character of the heritage asset as supported by policy EN4 of the Sevenoaks Allocations and Development Management Plan.

9) No external plant or equipment (including air or ground heat pumps) shall be installed to the site unless details including plans and a noise report have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out only in accordance with any documents approved and shall be maintained in accordance with those details at all times.

To preserve the living conditions of neighbouring properties and to preserve the character and appearance of the area, to comply with policies EN1, EN2 and EN4 of the ADMP.

10) Prior to development reaching the damp proof course, details of the location and type of electrical charging points shall be submitted to and approved in writing by the local planning authority. The details shall indicate the location of charging point and appearance of charging point. The approved charging points shall be installed prior to first occupation of the development and shall be maintained thereafter.

To encourage the use of low emissions vehicles in accordance with policy T3 of the Sevenoaks Allocations and development Management Plan.

11) Notwithstanding the approved drawings, the window(s) in the first floor north and south side facing elevation(s) of the development hereby permitted shall be glazed with obscure glass of no less than obscurity level 3 and permanently fixed shut, unless the parts of the window/s which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and shall thereafter be permanently retained as such.

To safeguard the privacy of residents as supported by Policy EN2 of the Sevenoaks Allocations and Development Management Plan.

Informatives

1) The proposed development has been assessed and it is the Council's view that the CIL is payable. Full details will be set out in the CIL Liability Notice which will be issued with this decision or as soon as possible after the decision.

National Planning Policy Framework

In dealing with this application we have implemented the requirements in the National Planning Policy Framework to work with the applicant/agent in a positive, proactive and creative way by offering a pre-application advice service; as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible and if applicable suggesting solutions to secure a successful outcome. We have considered the application in light of our statutory policies in our development plan as set out in the officer's report.

Description of site

- 1 The application site lies on the western side of Hollybush Lane within the urban confine of Sevenoaks. The site contains a detached two-storey property constructed in brick with tile hanging at the first floor and a tiled half-hipped roof form. The existing building is set back within the plot, with a building line behind that of its neighbours. A detached double garage sits in front of the property and the front boundary comprises a brick wall with wooden gates.

Description of proposal

- 2 Planning permission is sought for the demolition of the existing dwelling and the detached garage and redevelopment to provide a new two storey detached dwelling with new detached garage. The proposed house and garage would occupy a similar position on the site to the existing house and garage, with the house being set at the back of the plot and the garage at the front.
- 3 The proposed design of the new house is distinctly modern, comprising elevations of larch timber and copper cladding at the first floor which slightly overhang finishing bricks at the ground floor level. The roof form is flat, comprising a green roof and brick chimneys. The replacement garage is also proposed in brick with a flat green roof.
- 4 Permission for the scheme was refused at DC Committee under 21/01058/FUL and was dismissed at Appeal only on the grounds of policy EN2 and harm to neighbouring amenity. This scheme is a resubmission of the previous proposal and has been altered since the appeal decision to address the concerns raised by the Inspector, with the two windows identified as of concern being redesigned and removed from the proposals.

Relevant planning history

- 5 00/01799/FUL and 00/01800/CAC Demolish existing building-erect 4 bedroom dwelling with attached double garage. REFUSE
- 6 00/02798/FUL Demolition of existing dwelling and erection of four bedroom dwelling with detached double garage. GRANT
- 7 01/01263/CONVAR Demolition of existing building and erection of 4 bed house with detached garage (amendment to SE/00/02798/FUL to replace 2 velux windows to front elevation by dormers). REFUSE
- 8 02/01470/FUL Retention of 4 bedroom dwelling with detached double garage as constructed with a porch to the front elevation (Revision to house approved under planning permission SE/00/02798). GRANT

- 9 03/00461/FUL Retention of new dwelling. GRANT
- 10 03/01693/FUL Proposed 225mm brick wall (2m high) on boundary. Amended plan received 4th September 03 reducing the height of the wall to 1.7m high GRANT
- 11 13/02967/HOUSE Extension to existing garage to provide car port, removal of existing roof and raising of garage roof height to facilitate first floor studio accommodation over garage. REFUSE and dismissed at appeal.
- 12 21/01058/FUL Demolition of existing dwelling and garage and replacement with 4 no. bedroom dwelling and garage. REFUSE and dismissed at appeal only on neighbouring amenity grounds of policy EN2.

Policies

13 National Planning Policy Framework (NPPF)

Para 11 of the NPPF confirms that there is a presumption in favour of sustainable development, and that development proposals that accord with an up-to-date development plan should be approved without delay.

Para 11 of the NPPF also 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, permission should be granted unless:

- application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed (footnote 7); or
- 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.

Footnote 7 relates to a variety of designations, including SSSIs, Green Belt, AONBs, designated heritage assets and locations at risk of flooding.

14 Core Strategy (CS)

- SP1 Design of New Development and Conservation
- SP2 Sustainable Development
- LO1 Distribution of Development
- LO2 Development in Sevenoaks Urban Area

15 Allocations and Development Management (ADMP)

- SC1 Presumption in Favour of Sustainable Development
- EN1 Design Principles
- EN2 Amenity Protection
- EN3 Demolition in Conservation Areas

- EN4 Heritage Assets
- T2 Vehicle Parking
- T3 Provision of Electric Vehicle Charging Point

16 Other

- Sevenoaks Residential Extensions SPD
- Sevenoaks Vine Court Conservation Area Appraisal

Constraints

17 The following constraints apply:

- Urban Confines of Sevenoaks
- Sevenoaks Vine Court Conservation Area
- Adjacent to Locally Listed Buildings - including The Coach House (to the South), 7A Hollybush Lane (to the north), 18 and 22 Vine Court Road (to the west)

Consultations responses

- 18 Sevenoaks Town Council - Objected to the scheme on the grounds of a dominating effect, overlooking from the Juliet window on the front of the property, overlooking from the Juliet windows on side of the dwelling, the larger garage, loss of trees and the overall bulk and impact upon the Conservation Area.
- 19 Tree Officer - No objections, comments regarding potential impact on mature pine and recommends landscaping condition.
- 20 Conservation Officer - No objections, recommended conditions regarding material samples, window and door details and rainwater goods. Full comments available online, summary: "The proposals are considered to preserve the character and appearance of the conservation area; there is no objection."

Representations

21 Eleven public comments received objecting on the following grounds:

- Impact of design on setting of adjacent locally listed buildings
- Impact of modern design on Conservation Area
- Mass and volume of proposed dwelling
- Loss of sunlight to neighbouring gardens
- Visually intrusive in winter and loss of privacy
- Environmental impacts of demolition and rebuilding
- Noise
- Loss of trees

22 Two comments in support of the application on the grounds of:

- High quality and innovative design
- Appropriate scale and bulk
- Addressing previous concerns with neighbouring amenity
- Enhancing the area

Chief Planning Officer's appraisal

23 The main planning considerations are:

- Principle of development
- Impact on the Conservation Area and Heritage Assets
- Impact to neighbouring amenity and future occupiers
- Impact to highways and parking

Principle of Development:

24 Paragraph 14 of the NPPF states that at the heart of the National Planning Policy Framework is a presumption in favour of sustainable development.

25 Policy SC1 of the ADMP states that when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF.

26 Policies L01 and L02 of the Core Strategy require development to be focussed within the built confines of existing settlements. The Sevenoaks urban area will be the principal focus for development in the District. Policy L02 of the Core Strategy places emphasis that suitable employment sites will be retained and provision will be made for housing within Sevenoaks Urban Area.

27 This site is within the built confines of Sevenoaks Urban Area, and as such there is a presumption in favour of development. The proposed replacement dwelling would be constructed within the urban confines of an existing settlement on the site of an existing house. The access to the site and the layout of the site will remain similar to existing. The location of the development is within an established residential area and is supported by the necessary infrastructure. The site density replicates the existing development pattern.

28 As such, the principle of redevelopment in this location is acceptable and the proposal is compliant with the aims of policies L01 and L02 in this regard, subject to the other material planning considerations detailed below.

Impact on the Conservation Area and Heritage Assets

Policy Context

- 29 Policies L02 and SP1 of the Core Strategy and Policy EN1 of the ADMP state that all new development should be designed to a high quality and should respond to and respect the character of the area in which it is situated.
- 30 Policy EN4 of the ADMP states that proposals that affect a Heritage Asset, or its setting, will be permitted where the development conserves or enhances the character, appearance and setting of the asset.
- 31 The NPPF, at paragraph 199, states that great weight should be given to the conservation of heritage assets.
- 32 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a requirement on a local planning authority in relation to development in a Conservation Area, to pay special attention to the desirability of preserving or enhancing the character or appearance of that area.
- 33 Interpretation of the 1990 Act in law has concluded that preserving the character of the Conservation Area can not only be accomplished through positive contribution but also through development that leaves the character or appearance of the area unharmed.
- 34 The NPPF, paragraph 134 states that development should reflect local design policies and government guidance on design (contained in the National Design Guide and National Model Design Code). It states that significant weight should be given to:
- a) Development which reflects local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design codes, and/or;
 - b) Outstanding of innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings.
- 35 The Conservation Area Appraisal for this area is also a material consideration. This identifies at paragraph 5.3 that all development in this area must respond to its immediate environment and context, in terms of scale, density, form, materials and detailing.

Principle of Demolition

- 36 With regard to the proposed demolition in the Conservation Area, the existing house and its garage have little architectural merit. This conclusion is shared by the Conservation Officer. The existing house is not one identified by the Conservation Area Appraisal as making a positive contribution to the character of the area, and is not locally listed, unlike those which surround it. On this basis no objection is raised to the removal of the existing buildings on the site. The demolition would comply with policy EN3 of the ADMP.

Background

- 37 The previous scheme, reference 21/01058/FUL, was refused on 30 September 2021 on the basis of harm to the heritage assets, and harm to the residential amenity of neighbouring properties. This decision was appealed by the applicant. The appeal decision was made by the Inspector on the 25 August 2022 under reference APP/G2245/W/22/3292870 whereby the appeal was dismissed.
- 38 The Inspector's decision addressed the design of the scheme and the impact on the locally listed heritage assets, with the Inspector stating the scheme would have a negligible impact upon the setting of 18-22 Vine Court Road and that the proposal would not have a detrimental impact on the setting of The Coach House and no. 7A. Therefore the proposal would preserve the setting of the locally listed buildings.
- 39 Regarding the impact upon Conservation Area, the Inspector stated the proposal constitutes high quality design that would not "overwhelm, dominate, or obscure the key visual and physical elements which denote the significance of the CA, including the locally listed buildings. Consequently, the proposed replacement dwelling would preserve the character and appearance of the Vine Court Conservation Area in compliance with policies EN1 and EN4 of the ADMP and the Framework."
- 40 Whilst the appeal was subsequently dismissed, the Planning Inspector found the design, bulk and scale of the building within the Conservation Area to be acceptable. The appeal as already stated above, was only refused on neighbouring amenity grounds under policy EN2. The Planning Inspector supporting the modern design of the scheme within the Conservation Area. This application is a resubmission of the previous scheme that has sought to address the concerns raised by the Inspector with alterations to the fenestration. The design, bulk and form of the proposal has remained the same, with the only change being to the fenestration.
- 41 The appeal decision and assessment made by the Inspector with regards to the design and the impact upon the identified heritage assets holds significant weight and is a material planning consideration for this

determination of this application. A further assessment of the proposal is provided below.

Scale, Form and Design

- 42 Regarding scale, the proposed development will retain the existing layout of the site, with the footprint of the proposed house extending slightly further to the east. The proposed building will be two storeys high and the overall height will be lower than the ridge height of the existing dwelling. The scale of the proposed dwelling is considered to be in keeping with the character of the Conservation Area.
- 43 The proposed garage will retain the eastern building line (facing Hollybush Lane) of the existing garage, with the footprint extended on the west side. The proposed garage will have a flat roof which would stand at the height of the eaves level of the existing garage, reducing its massing and visibility from Hollybush Lane.
- 44 The Conservation Area Appraisal (at page 21) refers to some modern infill development within the Conservation Area. The Appraisal acknowledges that examples of modern infill can provide an interesting contrast. The examples given include the neighbouring house to the north, 7A Hollybush Lane, and it states that this demonstrates an example of 'individual and original design'. The success of this contemporary neighbouring property in the Conservation Area is acknowledged by its designation as a locally listed building.
- 45 The principle of contemporary design in this historic Conservation Area is therefore not opposed and it is acknowledged that the resulting development would not only preserve the character of the Conservation Area, but could enhance it, through high quality design and contemporary architecture.
- 46 The proposed rectilinear form and design is contemporary and not comparable to the historic building stock within the conservation area. Due to the nature of the design, the new dwelling would avoid replicating or being a pastiche of historic architectural styles. Whilst the rectilinear form may add a degree of bulk, this is offset by the reduced height of the dwelling.
- 47 In line with paragraph 134(b), the proposal is considered to be high quality and contemporary design that would not be of a siting, bulk or form to cause harm to the character and appearance of the streetscape or surrounding area, but instead enhance it. The proposals would retain the current ratio of built form to open space within the plot, as well as grain and density of development, which is characteristic of the Conservation Area.
- 48 The contemporary materials are informed by the aesthetics and palette of the Conservation Area. The existing front boundary brick wall and gates are

to be retained. Details of material samples can be secured by condition to ensure the quality of materials is maintained and not diminished in delivery.

- 49 The proposed use of materials would retain the site's more subtle character, helping to make sure that the building does not visually compete with the locally listed buildings around it or appear intrusive within the Conservation Area. The proposed materials are considered to sit harmoniously within this part of the Conservation Area.
- 50 This is consistent with the conclusions of the Inspector, with the appeal decision stating: "the proposal constitutes a comprehensively designed building, with consideration of its setting and proposes the use of contemporary materials informed by the aesthetics and pallet of its surroundings. As such the proposal would constitute a high quality design."
- 51 Overall, the proposal would add architectural variety and interest to the area, using a high quality material pallet and contemporary design principles that work sensitively and effectively within the Conservation Area. This conclusion is consistent with that of the Inspector (paragraphs 17-19 of the appeal decision).

Landscaping and Views

- 52 Regarding the landscaping, all the trees along the boundary of the site will be retained, except for one pine tree. The loss of this pine tree is considered to be acceptable as it makes a limited contribution to the visual amenity of the area. There is no additional loss of trees except this one specimen. This is consistent with the appeal decision (paragraphs 14 and 22).
- 53 The Tree Officer raises no objections but comments on the root protection area of the mature pine tree located adjacent to the garage. The new garage could impact upon on this tree through being within its root protection area, however the location of the garage where it is closest to the tree is the same as the existing, therefore the line of foundations and walls close to the tree would be the same as the existing.
- 54 Moreover, the proposed landscaping plan submitted is indicative only, and it is considered necessary to condition the landscaping for this site to ensure it will add to the local character and distinctiveness of the Conservation Area.
- 55 The existing boundary wall to Hollybush Lane and gates will be retained. The existing wall is in keeping with the character and appearance of the Conservation Area so this is acceptable.
- 56 Regarding the impact of the proposal on views within the Conservation Area, the Inspector stated the following: "There is potential that the upper most part of the proposed dwelling would be partially visible from the road, however as it would be well set back within the appeal site and the upper part clad in wood, I am satisfied it would largely go unseen recessing into the mature and verdant background of trees and soft landscaping. The proposal would, therefore, retain the relationship between the appeal site

with, and preserve the character of, and views along Holly Bush Lane.” This conclusion is shared by the Conservation Officer.

- 57 The concerns of the local amenity society are noted, however, for the reasons discussed above, the proposed development is considered to be compatible with the scale of development on Hollybush Lane and has the ability to provide a positive contribution to the character and appearance of the area through high quality architectural design.
- 58 Overall, considering the comments from the Planning Inspector’s decision letter regarding the design, and the support of the Conservation Officer, the proposals are considered to preserve and enhance the character and appearance of the Conservation Area, in accordance with policies SP1 of the Core Strategy and Policies EN1 and EN4 of the Allocations and Development Management Plan. The tests of the Planning (Listed Buildings and Conservation Areas) Act 1990 have also been met.

Impact on neighbouring amenity

- 59 Policy EN2 of the ADMP requires proposals to provide adequate residential amenities for existing and future occupiers of the development.
- 60 The Inspector stated in the recent appeal decision that the replacement dwelling would harm the living conditions of the occupants of The Coach House with regard to privacy, with two windows on the southern elevation serving bedrooms 1 and 2 noted as being of concern.
- 61 The Inspector stated: “With reference to the Residential Extensions Supplementary Planning Document, it is noted the Council normally calculate the private amenity area as an area 5m deep from the rear of the property. Reviewing the evidence before me I consider that it is highly probable the proposed bedroom 1 balcony window would overlook this area, which in the case of the Coach House includes a reasonably large amount of glazing at ground floor level. Nevertheless, the occupants of The Coach House state that they also make significant use of the rear part of the garden, which contains a swimming pool, and would also be overlooked by the proposed bedroom 2 Juliet balcony window. Consequently, the replacement dwelling would unacceptably reduce the privacy of the occupants of The Coach House, to the detriment of their living conditions.”
- 62 The applicant has subsequently removed the previous window serving bedroom 1 and has re-designed the window serving bedroom 2 to be angled away from this neighbour. The change in this application is the alteration to these two windows, flagged by the Inspector as being of concern. As such, I am satisfied the concerns raised by the Inspector have been suitable addressed and the proposal would not be considered to pose a loss of privacy or overlooking to the swimming pool of The Coach House.
- 63 There are no additional windows on the elevations in this resubmission, the north and west elevations are identical to the previous scheme. The first floor window on the front eastern elevation is a Juliet balcony. On the previous scheme this was shown as a full length window. Whilst the design

of this one window has altered slightly, it would remain sited where there was a previous full length window proposed and is not considered to have an increased overlooking impact compared to the proposed full length window on the previous scheme.

- 64 As assessed under the Officer's recommendation for 21/01058/FUL and the recent appeal decision, the scheme would not be considered to cause a harmful loss of light, privacy or outlook to neighbouring dwellings. As noted by the Inspector (paragraph 4), the site is located a considerable distance from the properties to the rear.
- 65 Regarding the neighbour to the north, number 7a, the boundary treatment would screen the development at ground floor, with only one obscurely glazed window proposed at first floor on the northern side elevation. As stated in the Inspector's report (paragraph 8) this is considered to be acceptable with regards to the aims of policy EN2. Regarding the Coach House to the south, this resubmission means the only first floor window on the southern side elevation facing the Coach House would serve a bathroom and would be obscurely glazed. The previous concerns have therefore been addressed.
- 66 Regarding noise disturbance, the application documents refer to the potential installation of a ground or air source heat pump. However, no such plant is included in the drawings. It is recommended that a condition is used to ensure that details of any external plant or equipment is submitted for approval before it is installed to ensure the Local Planning Authority can fully assess its visual impact and the potential for noise disturbance.
- 67 Regarding the amenity of future occupiers, the dwelling would benefit from private amenity space and the bedrooms comply with the National Space Standards for double occupancy bedrooms.
- 68 Overall, the proposal is considered acceptable in terms of protecting existing neighbouring amenity and providing an acceptable standard of living for future occupiers. The concerns of the Inspector have been addressed and the proposal is now compliant with policy EN2 of the ADMP.

Parking and Highways Impact

- 69 Policy EN1 states that all new development should provide satisfactory means of access for vehicles and pedestrians and provide adequate parking.
- 70 The proposals include adequate space on the site to accommodate parking associated with the new house. The point of access and front boundary wall are not proposed to be altered by this application. An electric vehicle charging point can be secured by condition.
- 71 The scheme is considered acceptable in terms of highways and parking considerations.

Other Issues

Town Council Comments:

- 72 It should be noted that no additional windows are proposed and no additional bulk or mass is proposed. There is also no further loss of trees, with just the one small pine proposed to be removed, as per the previous scheme. The garage has not increased in bulk or mass and only one window is now shown as a Juliet style window opposed to a full length window.
- 73 The application has removed one window and redesigned another to address the previous concerns regarding overlooking of the swimming pool of the Coach House. The removal of the one window on the southern elevation and redesign of the other would not be considered to create a blank, featureless or overbearing elevation on the southern side as the material detailing, the remaining two windows and the staggered built form break up the appearance of the elevation.

Community Infrastructure Levy (CIL)

- 74 The proposal is CIL liable and no exemption has been applied for.

Conclusion

- 75 The principle of the development of the site is considered to be acceptable. The development would be appropriate in terms of height, scale, siting and design and would be acceptable with regards to the identified heritage assets. The proposal would be considered to preserve and enhance the character and appearance of the Conservation Area through high quality, innovative and contemporary design. It can be demonstrated that the development would not be harmful to neighbouring amenity and would provide for adequate off street parking provision.
- 76 The recent appeal decision and conclusions made by the National Inspector are given significant weight and the proposal is considered to address the concerns regarding neighbouring amenity previously flagged.
- 77 The scheme is therefore considered to accord with the Development Plan and is recommended for approval.

Background papers

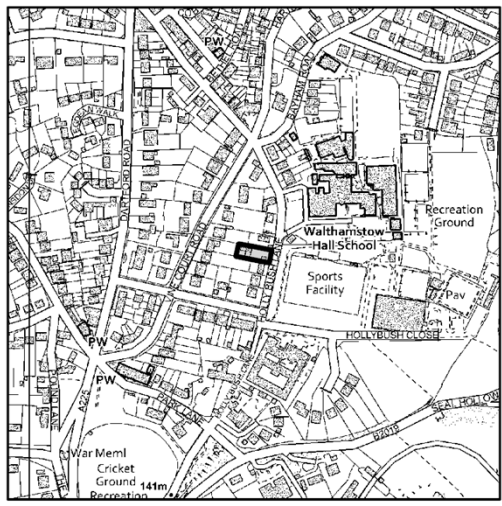
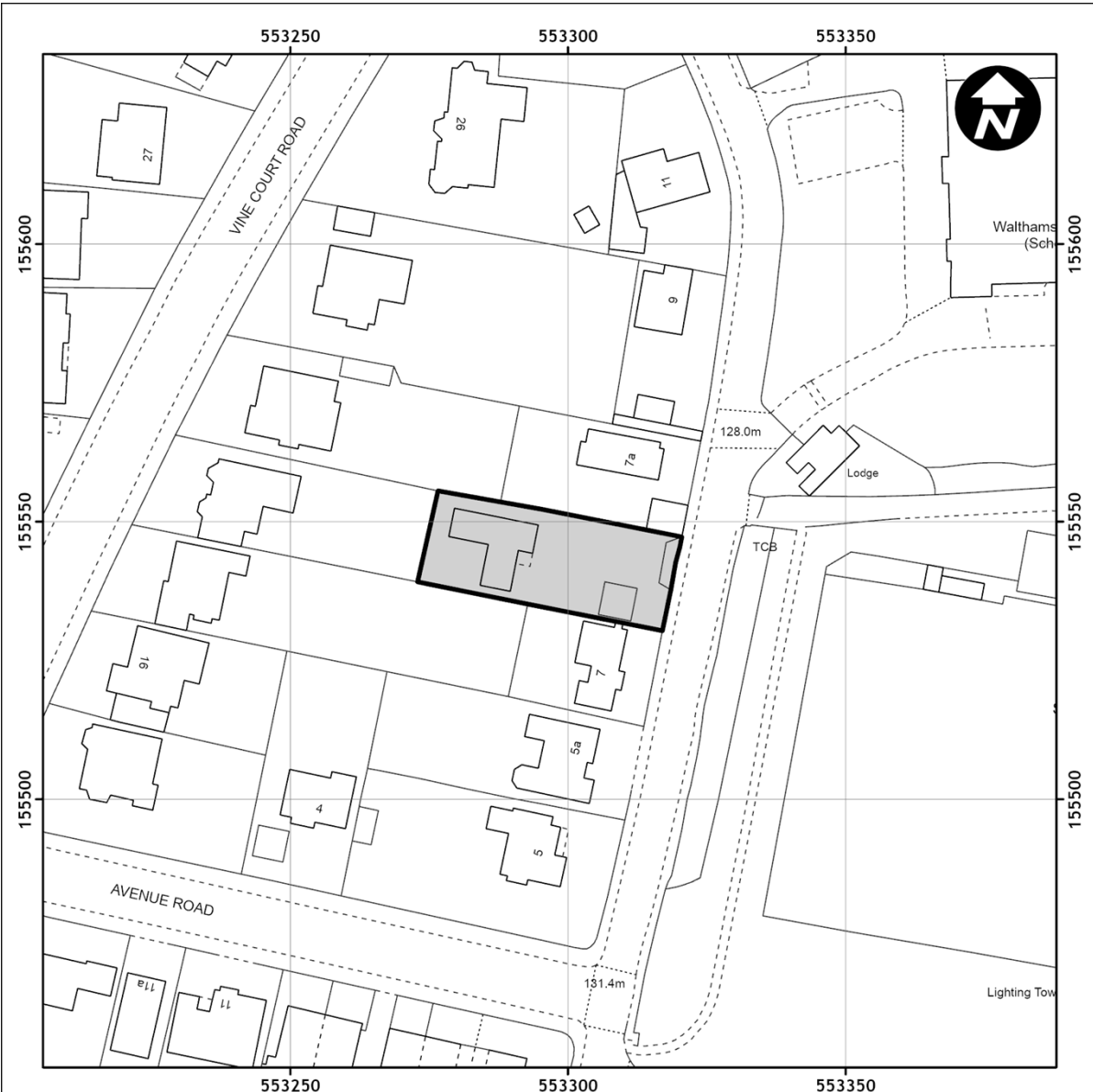
Site and block plan

Contact Officer(s): Anna Horn : 01732 227000

Richard Morris
Chief Planning Officer

[Link to application details:](#)

[Link to associated documents:](#)



Site Plan

Scale 1:1,250
Date 26/11/2022

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Ordnance Survey 100019428.

BLOCK PLAN

