

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT & NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 29 June 2016

ITEM NO. 11

Ward: Minster

App No.: 151924/FUL and 151925/LBC

Address: 1 Castle Crescent

Proposal: Refurbishment of 3 Castle Crescent to provide 5 residential dwellings including internal and external alterations. Demolition of existing outbuildings including existing coach house and garage. Development of 8 residential dwellings along eastern boundary of the site. All associated works include vehicular and pedestrian access, parking, landscaping and bin store provision.

Applicant: Mr R Brown

Date valid (151924/FUL): 29 October 2015

Date valid (151925/LBC): 28 October 2015

Major Application: target decision date (extended): 13 July 2016

Minor Application: target decision date (extended): 13 July 2016

RECOMMENDATION (151924/FUL)

Delegate to Head of Planning, Development and Regulatory Services to GRANT subject to completion of a S106 legal agreement securing:

- A contribution of £120,000 toward affordable housing. The contribution to be payable before the 4th new build dwelling is occupied.
- The provision of a continuous footway on the western side of Garnet Hill as per the approved site layout plan. The footway shall be constructed and adopted as public highway through a S278 agreement.
- The works to the listed building shall be completed, and the listed building shall be made ready for occupation, before the 4th new build dwelling is occupied.
- The applicant, their agent or their successors in title, shall provide for the on-going maintenance of the listed building.

If the obligation is not completed by 13 July 2016, delegate to officers to REFUSE as contrary to Policies CS16 and CS33 of the Reading Borough Local Development Framework Core Strategy and Policies DM6 and DM12 of the Sites and Detailed Policies Document, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

RECOMMENDATION (151925/LBC)

GRANT.

CONDITIONS TO INCLUDE (151924/FUL)

Standard 3 year commencement.

No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.

3. Before the accesses are brought into use signs shall be erected in accordance with

the approved plan and drawing SIGN-01, and thereafter maintained in good condition.

4. No dwelling shall be occupied until space for vehicle parking and turning has been provided for that dwelling in accordance with the approved drawing. This area shall thereafter be kept available for parking at all times.
5. Notwithstanding the provisions of the current Town and Country Planning General Permitted Development Order, the garage accommodation on the site shall be kept available for the parking of vehicles at all times.
6. Secure, covered and lockable bicycle storage spaces shall be provided and equipped with secure Sheffield cycle stands in accordance with a layout to be submitted to and approved by the Local Planning Authority before occupation of the dwellings to which they relate.
7. The residential units hereby approved shall not be occupied until the Council has been notified in writing of the full postal address of the units. Such notification shall be addressed to the Council's Planning Manager quoting the planning application reference specified in this Decision Notice. Reason: In order that the Council can update its records to ensure that parking permits are not issued to the occupiers of the new residential units hereby approved, and thus ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area.
8. Prior to any agreement being entered into for a new occupation of, or transfer of any interest in, the residential units hereby approved the prospective occupier/transferee shall be informed of the prohibition on entitlement to a car parking permit. All material utilised for advertising or marketing the residential units for letting or sale shall make it clear to prospective tenants and occupiers that no parking permit will be issued by the Council to occupiers of the residential units. Reason: In order that the prospective occupiers are made aware of the fact that they will not be entitled to an on-street car parking permit, in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area.
9. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the local planning authority.
10. No development shall take place until details of the implementation, maintenance and management of the sustainable drainage scheme have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented before occupation of the development approved and thereafter managed and maintained in accordance with the approved details.
11. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site.
12. No development shall take place until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment has been submitted to and approved in writing by the Local Planning Authority.
13. The remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to construction of the development.
14. In the event that contamination not previously identified is found at any time when carrying out the approved development, development must be halted on that part

of the site and it must be reported in writing to the Local Planning Authority. Following that an assessment of the nature and extent of contamination must be undertaken and where remediation is necessary a remediation scheme, together with a timetable for its implementation, must be submitted to and approved in writing by the Local Planning Authority.

15. No development shall take place until a detailed land gas site investigation has been carried out by a competent person to fully and effectively characterise the nature and extent of land gas and its implications.
16. No development shall take place until a scheme showing how the development is to be protected against the possibility of land gas has been submitted to and approved in writing by the Local Planning Authority.
17. The land gas remediation scheme shall be implemented in accordance with the approved timetable of works. A validation report (that demonstrates the effectiveness of the remediation carried out) must be submitted to and approved by the Local Planning Authority prior to any part of the accommodation hereby approved being occupied.
18. No development shall take place before a scheme has been submitted to and approved in writing by the Local Planning Authority, which specifies the provisions to be made for the control of noise and dust emanating from the site during the demolition and construction phase.
19. The hours of noisy construction, demolition and associated deliveries shall be restricted to the hours of 08:00hrs to 18:00hrs Mondays to Fridays, and 09:00hrs to 13:00hrs on Saturdays, and not at any time on Sundays and Bank or Statutory Holidays.
20. No materials or green waste produced as a result of the clearance of the site, demolition works or construction works associated with the development hereby approved shall be burnt on site.
21. Works shall not commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy has been submitted to the Local Planning Authority. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details.
22. No development shall take place within the site until the applicant, or their agents or their successors in title, has secured and implemented a programme of archaeological work (which may include more than one phase of work) in accordance with a written scheme of investigation, which has been submitted to and approved in writing by the Local Planning Authority.
23. No development shall take place until full details of both hard and soft landscaping and boundary treatments have been submitted to and approved in writing by the local planning authority.
24. The hard and soft landscaping works shall be carried out in accordance with the approved details. The works shall be carried out before any of the development is occupied or in accordance with a timescale which has been agreed in writing with the Local Planning Authority. Any trees or plants which within a period of 5 years from planting die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species.
25. No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the local planning authority.
26. Standard approved plans condition.

INFORMATIVES TO INCLUDE (151924/FUL)

1. Before any planning consent is implemented an agreement under Section 278 of the Highways Act, 1980, will be required with respect to works affecting the existing

- highway.
2. Any works affecting the highway shall be in accordance with Reading Borough's Council's document "Guidance Notes for Activities on the Public Highway within the Borough of Reading".
 3. The occupiers of the residential units will not be entitled to an on-street car parking permit in the interests of the proper management of parking, and to ensure that the development does not harm the existing amenities of the occupiers of neighbouring residential properties by adding to the already high level of on street car parking in the area in accordance with Core Strategy Policy CS24 and Sites and Detailed Policies document Policy DM12. The site is located close to local facilities, with frequent public transport services on nearby roads. The conditions above place a requirement that the Council be notified of postal addresses of the residential units before occupation and that the occupiers/transferees to be informed of the prohibition on entitlement to a car parking permit.
 4. For further information about construction and demolition nuisance law the applicant is referred to: <http://www.reading.gov.uk/article/2563/Construction--Demolition>.
 5. Standard approved plans informative.
 6. Pre-commencement conditions advice
 7. Standard 'positive and proactive' informative.
 8. Standard CIL informative.
 9. Standard Section 106 Agreement informative.

CONDITIONS TO INCLUDE (151925/LBC)

1. Standard 3 year commencement
2. No development shall take place until details of the materials to be used in the construction of the external surfaces of the development including all external fixtures, fittings, window frames and details of window and doorway reveals have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
3. Prior to their installation details of new windows (at 1:20 scale showing glazing bar details) shall be submitted to and approved in writing by the Local Planning Authority.
4. Prior to the commencement of any works of demolition measures to protect the building (including protection of existing windows) shall be put in place and retained for the duration of those works.

INFORMATIVES TO INCLUDE (151925/LBC)

1. Standard approved plans informative.
2. Standard 'positive and proactive' informative.
3. Advice re works to listed buildings

1. INTRODUCTION

- 1.1 The site comprises a listed building and a series of ancillary buildings/structures. The listed building, 3 Castle Crescent, is a substantial mid 19th century villa that was originally constructed as a vicarage for Greyfriars Church, Friar Street. A large side extension was added to this building at a later date. The building is currently vacant and has been subject to significant levels of vandalism.

- 1.2 1 Castle Crescent, located to the east of number 3, is most likely the remains of servants accommodation above stables. A large proportion of this building appears to have been demolished at some point in the past. It, too, has been subject to significant levels of vandalism.
- 1.3 To the rear of these buildings are the remains of two rows of garages dating from the late 1960s and 1970s. The remainder of the grounds to the rear of the main building comprise an overgrown garden area, with a number of mature trees. The site is level, but is at a higher elevation than land to the south and east.
- 1.4 The site is located within the Russell Street/Castle Hill Conservation Area on the junction between Castle Crescent and Coley Hill. Castle Crescent is characterised by late 19th century detached and semi detached houses. The eastern side of Coley Hill, closest to the application site, contains an almost continuous terrace of three storey listed buildings dating from the early 19th century.
- 1.5 Beyond the junction between Coley Hill and Castle Crescent the land slopes away sharply, allowing views over Coley and the southern part of the town centre.
- 1.6 The site was visited by members of the Committee on 3 March 2016.



2. PROPOSAL

- 2.1 The application is for the demolition of the former stables at 1 Castle Crescent, and the eastern wing of number 3. In their place it is proposed to erect a mews style development of 8 new dwellings, with a new extension to the listed building to form a new dwelling. The proposal also includes the conversion of the main building to 4 x 1 bedroom flats.

3. PLANNING HISTORY

- 960367 (96-00811-FUL). Erection of 2 storey building to contain 4 flats and conversion of 3 Castle Crescent from 11 bedsits to 5 flats. Granted.
- 960368 (96-00812-LBC). Conversion of 3 Castle Crescent from 11 bedsits to 5 flats. Granted.
- 970033 (97-00054-CON). Conservation Area Consent for the demolition of 16 garages. Granted.
- 071562 (07-01505-LBC). Conversion and modification to no. 3; demolition of outbuildings; extension to No.3 and construction of 3 new residential buildings. Withdrawn.
- 071563 (07-01506-FUL). Conversion and modification to no. 3 Castle Crescent to form 5 residential flats; and the demolition of outbuildings and construction of 3 residential buildings comprising 9 dwellings, forming 14 dwelling units overall. Refused.
- 081008 (08-00049-LBC). Conversion and modification to existing building, demolition of outbuilding and extensions and construction of new extension. Refused.

4. CONSULTATIONS

4.1 Statutory:

- No statutory consultations were required given the nature of the application.

4.2 Non-statutory:

- Transport Development Control - no objection subject to conditions
- Environmental Health - no objection subject to conditions
- Natural Environment Officer - no objection subject to conditions
- Ecologist - no objection subject to a condition
- Archaeologist - no objection subject to a condition

4.3 Public consultation:

213 properties were consulted by neighbour consultation letter. A site notice was displayed by officers. The consultation period expired on 26 November 2015.

8 comments have been received. In summary the comments are:

- Support for application.
- That the opportunity to ensure a 1m wide footpath throughout the length of the west side of Garnet Hill, created by the new frontage onto Garnet Hill, should be enforced.
- A constraint should be placed prohibiting the allocation of any Residents Parking permits to any of the properties.
- Changes should be made to double yellow lines.

- The proposed new buildings are out of keeping with the site and its surroundings.
- Highway safety concerns.
- Concern regarding noise and disturbance from construction.
- Loss of privacy
- Loss of light
- Detrimental impact on views of listed building.

2 comments have been received as a result of the reconsultation on the amended access arrangements. In summary the comments are:

- Objection to proposed access on Castle Crescent.
- Reiteration of points raised previously.

5. RELEVANT PLANNING POLICY AND GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. Material considerations include relevant policies in the National Planning Policy framework (NPPF) - among them the 'presumption in favour of sustainable development'.

The following local and national planning policy and guidance is relevant to this application:

5.1 National Planning Policy Framework

Part 4 - Promoting sustainable transport
 Part 6 - Delivering a wide choice of high quality homes
 Part 7 - Requiring good design
 Part 11 - Conserving and enhancing the natural environment
 Part 12 - Conserving and enhancing the historic environment

5.2 Reading Borough Local Development Framework Core Strategy

CS4 (Accessibility and the Intensity of Development)
 CS7 (Design and the Public Realm)
 CS9 (Infrastructure, Services, Resources and Amenities)
 CS15 (Location, Accessibility, Density and Housing Mix)
 CS16 (Affordable Housing)
 CS18 (Residential Conversions)
 CS24 (Car/Cycle Parking)
 CS33 (Protection and Enhancement of the Historic Environment)
 CS36 (Biodiversity and Geology)
 CS38 (Trees, Hedges and Woodlands)

5.3 Sites and Detailed Policies Document

SD1 (Presumption in Favour of Sustainable Development)
 DM4 (Safeguarding Amenity)
 DM5 (Housing Mix)
 DM6 (Affordable Housing)
 DM8 (Residential Conversions)
 DM10 (Private and Communal Outdoor Space)
 DM11 (Development of Private Residential Gardens)

DM12 (Access, Traffic and Highway Related Matters)

5.4 Reading Borough Council Supplementary Planning Guidance

- Revised Section 106 Planning Obligations SPD (November 2013)
- Affordable Housing SPD
- Parking Standards and Design (Supplementary Planning Document).

6. APPRAISAL

Main Issues

- 6.2 The main issues are:
- i. Character and appearance
 - ii. Works to the listed building
 - iii. Housing mix
 - iv. Impact on neighbours
 - v. Transport issues
 - vi. Amenity of future occupants
 - vii. Bats
 - viii. Equalities impact assessment
 - ix. Planning obligations

Character and appearance

- 6.1 3 Castle Crescent is a large detached listed building that is believed to date from the 1840s or early 1850s. It has been vacant for at least 10 years and is in a poor state of repair. The site is located within the Russell Street/Castle Hill Conservation Area. The surrounding buildings are largely Georgian and Victorian, and include large villas, terraces and smaller in fill dwellings. The terrace to the north east of the site is listed.
- 6.2 The proposal involves the demolition of an existing outbuilding on the corner of Castle Crescent and Garnet Hill, and its replacement with new dwellings. The existing building has been subject to vandalism and arson, and it is considered to have a detrimental impact on the setting of surrounding listed buildings and the conservation area. The new dwellings will take the form of a mews development arranged in an 'L' shape to the side and rear of the main building. They will be 2 storey in height, with materials and fenestration details that match both the principal building and surrounding buildings. They are considered to be appropriately subservient to surrounding listed buildings. The replacement of the existing building with these dwellings is considered to enhance the setting of the listed buildings and the conservation area. It is recommended, however, that the permitted development right that would be enjoyed by these properties to install satellite dishes is removed in order that their installation can be controlled by the Council.
- 6.3 The proposed landscaping includes new tree and other planting to the front and rear of the site. Following discussions with officers the 'carriageway sweep' mentioned in the list description is to be preserved within the proposed parking and landscaping layout.

Works to the listed building

- 6.4 The proposal involves the demolition of the east wing of the building, with the erection of a more modest extension in its place. Research undertaken by the applicant's agent has demonstrated that the wing is contemporary with the main house rather than a later addition.
- 6.5 The existing east wing is in two parts, a modest hipped roof structure toward the front and a taller, wider structure to the rear of this. This wing, in terms of the excessive width of the rear element (8.4 metres) and the jumble of roofs, is considered to detract from the appearance of the building. Its demolition and replacement with a narrower structure will enable a meaningful amount of space to be provided between the main building and the new dwellings. The proposed extension is considered to complement the appearance and proportions of the listed building.
- 6.6 The works to the main body of the building include a number of alterations to the layout to enable it to be converted to four flats. The proposal was initially for 2 x 2 bedroom units and 2 x 1 bedroom units in the main part of the building, and a 2 bedroom unit in the new extension. However, concerns were expressed by officers that the layout appeared quite cramped and would harm the character of the building. The present plans were submitted with 4 x 1 bedroom units proposed in the main part of the building, with a 2 bedroom unit in the extension. The new layout is considered to have an acceptable impact on the character of the building.
- 6.7 The applicant has confirmed, within the Planning Statement submitted with this application, that, "The opportunity to restore the listed building in isolation would not be viable given the high associated building costs and as such additional development is proposed which reflects the historic building layout of the site. The introduction of a new build element to the proposals will ensure the sustainable and viable long term use of the building". In order to ensure the long term viability of the listed building, it is recommended that a Section 106 Agreement is entered into with the applicant requiring that the works to the listed building are completed, and the building is ready for occupation, before the 4th new build dwelling is occupied. It is also considered appropriate for an obligation to be included in the Section 106 Agreement requiring the on-going maintenance of the building.

Housing mix

- 6.8 Policy DM5 states that, "On new developments for 10 or more dwellings outside the central area and defined district and local centres, planning decisions will ensure that over 50% of dwellings will be of 3 bedrooms or more, and the majority of dwellings will be in the form of houses rather than flats, having regard to all other material considerations". In this instance, however, the circumstances of the site mitigate against compliance with this policy. The mews form of development is appropriate in its context. Other approaches, proposing larger dwellings, are likely to be inappropriate with regard to the setting of the listed building, nearby listed buildings and the conservation area. Furthermore, as noted above, the provision of 1 bedroom flats within the listed building is considered to be more appropriate than flats with a larger number of bedrooms. It is therefore considered that, in this case, the housing mix is acceptable.

Impact on neighbours

- 6.9 45 and 47 Garnet Hill are a pair of semi detached houses located to the east of the application site. These dwellings are on very small plots, with a small yard to the rear, and a small garden used by the occupants of number 47 to the north. Proposed units 4-7 will be approximately 1.5 metres from the boundary with the garden of number 47. A significant retaining wall forms the west boundary of the garden. The proposed dwellings, set back from the edge of the retaining wall, are not considered to exacerbate the overbearing impact of the wall to a substantial degree. It is also considered that any loss of light would not be significant enough to justify refusal of this application.
- 6.10 The small back yards to the rear of 45 and 47 Garnet Hill are also bounded by large retaining walls. The new dwellings would be at least 4 metres from these yards, and again they are not considered to result in significant light loss, or have an overbearing impact. It is acknowledged that occupants of 1-3 Castle Crescent could stand at the top of the retaining walls and look into the side garden and the yards. This, however, is the case at the present time.
- 6.11 The proposed new dwellings will be no less than 9.5 metres from the rear boundary of the site. The properties on the far side of this boundary, 2b and 2c Mansfield Road, are 11 metres and 17 metres respectively from the boundary. The intervening distance is sufficient to ensure that there will be no loss of light in the Mansfield Road properties, and the proposal will not have an overbearing impact.
- 6.12 The only windows in the rear of the new buildings will be rooflights. Following a request by officers cross sections of these windows were submitted indicating that they would be a minimum of 1.7 metres above ground level. Officers were satisfied that this would be sufficient to protect the amenity of residents of Mansfield Road and Garnet Hill. Nonetheless, residents in Mansfield Road requested that this height be increased to 2 metres. This request was forwarded to the applicant's agent, and amended plans were received accommodating this request.

Transport Issues

- 6.13 The application as submitted originally proposed a single vehicular access to the site. This would not have been wide enough for two-way traffic without demolition of part of the listed boundary wall. Officers were concerned that this would result in a disruption to traffic flow on Castle Crescent. Amended plans have therefore been submitted retaining both the existing accesses from Castle Crescent in an in/out arrangement. The cumulative impact of 8 additional dwellings is not considered to generate a significant increase in traffic during the am/pm peak hours or over the course of the day and therefore the proposed access arrangements are considered acceptable for the level of development. It is recommended that a condition is attached requiring signs to be erected at the entrance and exit points to advise on the direction of traffic.
- 6.14 Pedestrian access for two of the units will be provided from Garnet Hill. Therefore, the development provides the opportunity for a continuous footway on the western side of Garnet Hill following the demolition of the outbuildings. The Transport Strategy Section have confirmed that the

footway should be constructed and adopted as public highway through a Section 278 agreement.

- 6.15 The site is located within the Zone 2, the primary core area but on the periphery of the central core area which lies at the heart of Reading Borough, consisting primarily of retail and commercial office developments with good transport hubs. In accordance with the adopted Parking Standards and Design SPD, the development would be required to provide a parking provision of 1 space per 1 or 2-bedroom unit and 1.5 spaces per 3-bedroom unit. In addition, 1 space per 10 dwellings should be provided for visitor parking. Based on the proposed mix of dwellings, the development provides a total of 17 parking spaces which complies with the adopted standards.
- 6.16 The parking layout includes the provision of 6 parking spaces within a garage. These parking spaces can be included within the parking provision for the site as the internal dimensions conform to the standard of 7000mm long x 3000mm wide to allow easy access to/from the vehicle and sufficient storage to the rear of the garage. It is recommended a condition is attached requiring the garages to be kept available for the parking of vehicles at all times.
- 6.17 Whilst the site is accessible to good public transport links and local shops, the parking demand created by this development should not be accommodated on the surrounding roads where there is significant demand for on-street parking. Therefore, the applicant has been advised that the parking permit conditions and informative would be applied to prevent any future occupants of the development from obtaining a residents parking permit including visitor parking permits for the surrounding residential streets.
- 6.18 Secure bicycle storage is required to encourage alternative travel by sustainable alternatives to driving a motor car. The cycle parking standard for a 1/2 bedroom flat is 0.5 spaces per flat and 1 space per 3-bedroom flat or 1 space per 1/2 house. The dimensions of the cycle store is acceptable although the spacing between the stands should be a minimum of 1m. The Transport Strategy Section confirm they are content for this matter to be dealt with by condition.
- 6.19 The bin store is conveniently located at the front of the site which will provide easy access for refuse collection.

Amenity of future occupants

- 6.20 All of the proposed dwellings will meet the Council's minimum size standards and the majority will have a dual aspect.
- 6.21 The shortest distance between habitable windows is the 14 metres between bedroom 3 of apartment 7 and bedroom 1 and the kitchen of apartment 5 in the listed building. This is greater than many comparable situations where habitable windows face each other across a street. The level of privacy in both dwellings is considered to be acceptable.
- 6.22 The occupants of all of the dwellings will have access to the communal gardens.

Bats

- 6.23 The house hosts a small common pipistrelle and soprano pipistrelle bat roost of low conservation significance which will be impacted upon as a result of the development. Having due regard to the EC Habitats Directive 1992 and The Conservation of Habitats and Species Regulations 2010 it is considered that this application passes the tests set out there in and a licence for development works affecting bats is likely to be obtained from the Statutory Nature Conservation Organisation (Natural England). In this instance it is considered that:
- Appropriate mitigation can be provided which will ensure that there will not be a detrimental impact on the favourable conservation status of the bat species concerned.
 - The development is for an imperative reason of overriding public interest of an economic nature as the development will contribute to a social and economic need of the local community and is in compliance with planning policy
 - That there is no satisfactory alternative to the development as without developing the site the aforementioned need will not be met.

Equalities impact assessment

- 6.24 In determining this application the Committee is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, gender, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.
- 6.25 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

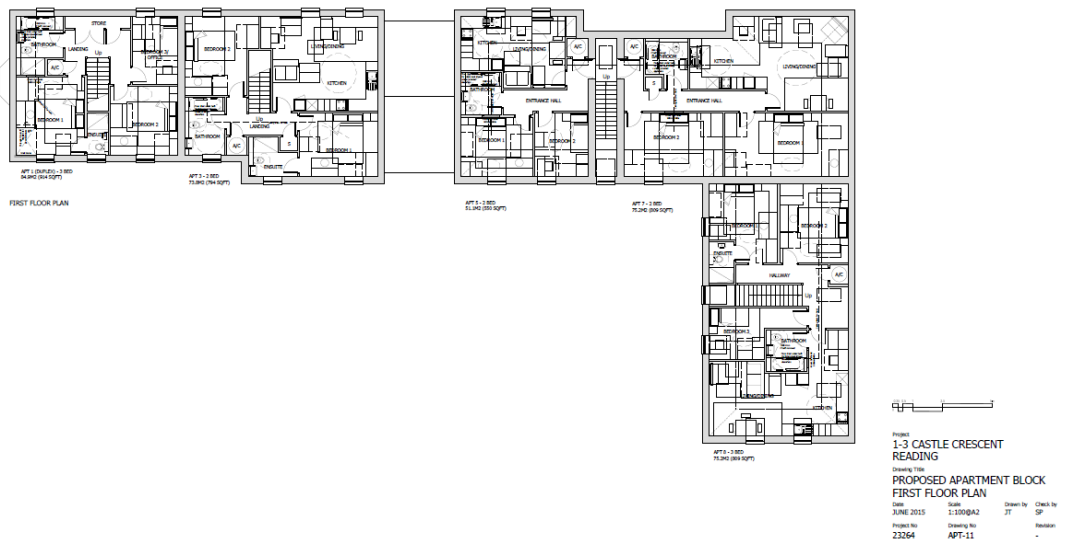
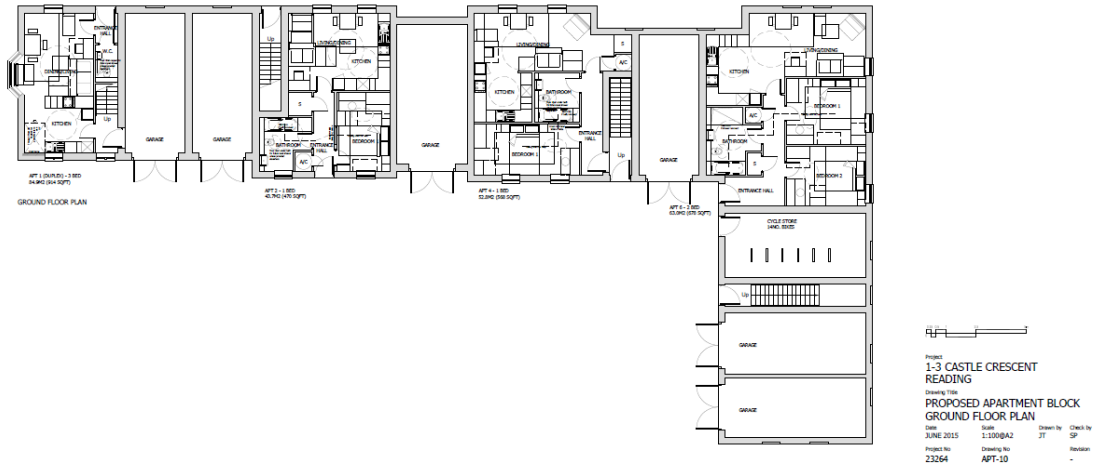
Planning obligations

- 6.26 Policy CS16 states that, "All developments of 15 dwellings and above will provide 30% of the total number of dwellings in the form of affordable housing to meet the needs of the area". Given the very substantial cost of repairing the building to a high standard as befits its listed status, the applicant contends that the scheme will not be viable if any of the proposed units are affordable. The appellant also asserts that the scheme will not be viable if a financial contribution is made that will enable the equivalent of 30% of the housing to be provided as affordable housing elsewhere in the Borough.
- 6.27 The Council's Valuations Officer has reviewed the applicant's viability assessment, and has undertaken negotiations with the applicant's valuer. A financial contribution of £120,000, equivalent to the provision of 5% of the housing to be provided as affordable housing elsewhere in the Borough, has been agreed as the maximum contribution that will ensure the proposed development remains viable.

7. CONCLUSION

7.1 The proposed development is considered to comply with the relevant Development Plan Policies as assessed above. It is therefore recommended that approval be granted, subject to suitable conditions.

Plans: SL02 (Rev A), APT-10, APT-11 SE 01 (Rev A), SK 01





Case Officer: Ben Pratley