



REGULATORY SERVICES COMMITTEE

REPORT

31 January 2013

Subject Heading:

P1296.12 –Land opposite 1 & 3 Craven Gardens, Lodge Lane, Collier Row – Development of part of former playground for 3 No. 3-bed and 1No. 4-bed houses (received 16 November 2012; revised plans received 15 January 2012)

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Policy context:

Local Development Framework
The London Plan
National Planning Policy Framework

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

Clean, safe and green borough	<input checked="" type="checkbox"/>
Excellence in education and learning	<input type="checkbox"/>
Opportunities for all through economic, social and cultural activity	<input type="checkbox"/>
Value and enhance the life of every individual	<input checked="" type="checkbox"/>
High customer satisfaction and a stable council tax	<input type="checkbox"/>

SUMMARY

This report concerns an application for the erection of two semi-detached pairs of houses with three 3-bedroom and 1x 4-bedroom houses. This would include the provision of new vehicular accesses onto Craven Gardens and retain the existing access into the retained playground area to the rear (North). Staff consider that the proposal would accord with housing, environment and highways/parking policies

contained in the Local Development Framework Core Strategy and Development Control Policies Development Plan Documents and approval is therefore recommended, subject to the completion of a Legal Agreement and conditions.

RECOMMENDATIONS

That the Committee notes that the development proposed is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3 and that the applicable fee is based on an internal gross floor area of 370m² and amounts to £7,400.

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £24,000 to be used towards infrastructure costs in accordance with the Draft Planning Obligations Supplementary Planning Document.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the legal agreement to the date of receipt by the Council.
- The Developer/Owner to pay the Council's reasonable legal costs associated with the agreement, prior to completion of the agreement, irrespective of whether the agreement is completed.
- The Developer/Owner to pay the appropriate planning obligation/s monitoring fee prior to completion of the agreement.

That Staff be authorised to enter into such a legal agreement to secure the above and that upon completion of that agreement, grant planning permission subject to the following conditions:

1. Time limit: The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990.

2. External materials: Before any of the development hereby permitted is commenced, samples of all materials to be used in the external construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3. Accordance with plans: The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans, particulars and specifications submitted to and approved by the Local Planning Authority.

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted.

4. Refuse/Recycling storage: Prior to the first occupation of the development hereby permitted, provision shall be made for the storage of refuse and recycling awaiting collection according to details which shall previously have been agreed in writing by the local planning authority. Unless otherwise agreed in writing these details shall include provision for underground containment of recyclable waste.

Reason: In the interests of the amenity of occupiers of the development and also the visual amenity of the development and the locality generally.

5. cycle storage: Prior to completion of the development hereby permitted, cycle storage of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority shall be provided and permanently retained thereafter.

Reason: In the interests of providing a wide range of facilities for non-motor car residents, in the interests of sustainability.

6. Sound insulation: The building shall be so constructed as to provide sound insulation of 45 DnT,w + Ctr dB (minimal value) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise to the satisfaction of the Local Planning Authority.

Reason: To prevent noise nuisance to adjoining properties in accordance with the recommendations of the NPPF.

7. Construction hours: No construction works or construction related deliveries into the site shall take place other than between the hours of 08:00 to 18:00 on Monday to Friday and 08:00 to 13:00 hours on Saturdays unless agreed in writing with the Local Planning Authority. No construction works or construction related deliveries shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity

8. Construction Method Statement: Prior to the commencement of the development, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: To protect residential amenity, and in order that the development accords the Development Control Policies Development Plan Document Policy DC61.

9. visibility splays: Clear and unobstructed visibility sight lines shall be provided to the satisfaction of the Local Planning Authority in the position and for the distance shown on the approved plan. The approved sight lines shall be kept permanently unobstructed thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of Highway safety.

10. landscaping: No development shall take place until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with other similar size and species, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To enhance the visual amenities of the development and in accordance with Policy DC60 of the LDF Core Strategy and Development Control Policies DPD.

11. boundary treatment: Prior to commencement of the development, details of the proposed boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details.

Reason: To ensure that the proposal has an acceptable impact on visual amenity in the street scene in accordance with Policy DC61 of the LDF Development Control Policies DPD.

12. alteration to the highway: The proposed alterations to the Public Highway shall be submitted in detail for approval prior to the commencement of the development.

Reason: In the interest of ensuring good design and ensuring public safety and to comply with Policies CP10, CP17 and DC61 of the LDF Core Strategy and Development Control Policies DPDs.

13. Highways agreement: The necessary agreement, notice and/or licence to enable the proposed alterations to the Public Highway shall be entered into prior to the commencement of the development. A Commercial standard access will be required for demolition and construction activities.

Reason: To ensure the interests of the travelling public are maintained and to comply with Policies CP10, CP17 and DC61 of the LDF Core Strategy and Development Control Policies DPDs.

14. Secured by Design: Prior to the commencement of the development hereby permitted, a full and detailed application for the Secured by Design scheme shall be submitted to the Local Planning Authority, setting out how the principles and practices of the aforementioned scheme are to be incorporated. Once approved in writing by the Local Planning Authority in consultation with the Havering Crime Prevention Design Advisor, the development shall be carried out in accordance with the agreed details.

Reason: In the interest of residential amenity and creating safer, sustainable communities, reflecting guidance set out in NPPF, and The London Plan , and Policies CP17 and DC63 of the LDF Core Strategy and Development Control Policies DPD.

15. Permitted development restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 Article 3, Schedule 2, Part 1, as amended by the Town and Country Planning (General Permitted development) (Amendment)(no. 2)(England) Order 2008, or any subsequent order revoking or re-enacting that order, no development shall take place to the units hereby approved under Classes A, B, C, D or E unless permission under the provisions of the Town and

Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason: In the interests of amenity and to enable the Local Planning Authority to retain control over future development, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

16. Window restriction: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), no window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason: In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future, and in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

17. Obscure glazing: The proposed windows to the flank elevations of the properties hereby approved shall be permanently glazed with obscure glass and thereafter be maintained and permanently fixed shut to the satisfaction of the Local Planning Authority.

Reason: In the interests of privacy, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

INFORMATIVES

1. **Community Safety - Informative:**

In aiming to satisfy Condition 14, the applicant should seek the advice of the Police Crime Prevention Design Advisor. The services of the local Police CPDA are available free of charge through Havering Development and Building Control. It is the policy of the local planning authority to consult with the Borough CPDA in the discharging of community safety condition(s).

2. The Council encourages the developer to apply the principles of the "Considerate Constructors Scheme" to the contract for the development.
3. The developer is reminded that they are responsible for the proper provision of drainage to ground, water courses or a suitable sewer. They also indicate that there are public sewers crossing or close to the application site and that the approval of Thames Water would be needed if any works would come within 3m of a public sewer, but it would be likely to be refused for any new buildings.

4. The developer is advised that there are mains in the vicinity of the application site and Essex and Suffolk Water will not accept buildings within 3m of the mains nor within 3m either side of an easement.

5. Reason for approval:

The proposal accords with Policies CP1, CP7, CP17, DC2, DC3, DC18, DC20, DC61 and DC72 of the LDF Core Strategy and Development Control Policies Development Plan Documents, the London Plan and the NPPF.

Note: Following a change in government legislation a fee is now required when submitting details pursuant to the discharge of conditions, in order to comply with the Town and Country Planning (Fees for Applications and Deemed Applications) (Amendment) (England) Regulations, which came into force from 06.04.2008. A fee of £97.00 is required per submission pursuant to discharge of condition.

6. Statement Required by Article 31 (cc) of the Town and Country Planning (Development Management) Order 2010: Improvements required to make the proposal acceptable were negotiated and submitted, in accordance with para 186-187 of NPPF

7. The planning obligations recommended in this report have been subject to the statutory tests set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 and the obligations are considered to have satisfied the following criteria:-

- (a) Necessary to make the development acceptable in planning terms;
- (b) Directly related to the development; and
- (c) Fairly and reasonably related in scale and kind to the development.

Mayoral CIL

The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of 370m² which equates to a Mayoral CIL payment of £7,400.

REPORT DETAIL

1. Site Description

- 1.1 The application site to the north of the highway, Craven Gardens, close to the junction with Lodge Lane comprises a grassed area which, at the time of the site visit, was in use for horse grazing. It formerly formed part of a vacant playground/recreation area. To the south-east of the application site are gates in the boundary fencing. The site area is 0.07 hectares.
- 1.2 The site adjoins an area of Metropolitan Green Belt to the west and north of the application site which comprises the remainder of the former playground area; beyond which are open fields. To the south and east of the site are mainly two-storey residential properties to Craven Gardens and Lodge Lane, within the urban area.

2. Description of Proposal

- 2.1 The proposal is a resubmission following a refusal in 2012 (P0465.12) for four houses. This proposal is for the erection of 4 houses to the Craven Gardens frontage. They would be provided as two pairs of semi-detached houses, both 3 bed within one pair and comprising a 3-bed and 4-bed unit within the other pair. A vehicular access to the rear field would be retained to the east of the houses.
- 2.2 The proposed houses would be in a traditional design with tiles, render and brick each with a front double-height square bay.
- 2.3 The semi-detached pair of 3-bed houses would be located to the western side of the application site and would each be 8.85m wide and 5.9m deep with a pitched roof with a ridge height of 7.95m above ground level.
- 2.4 The semi-detached pair of 3/4-bed houses would be 5.3m wide, 9.4m deep and with a pitched roof with a ridge height of 8m above ground level (3 bed) and 6.6m wide, 9.4m deep and with a pitched roof with a ridge height of 8m above ground level (4 bed).
- 2.5 Residential amenity space would be provided for each property mainly to the side of each of the three-bed properties and would be 45 sq.m with one of approximately 57 sq.m. The four-bed property would have a rear/side garden of 145 sq..m.
- 2.6 Each property would be provided with two parking spaces. A new vehicular access would be provided for each property onto Craven Gardens.
- 2.7 The main differences between this and the previously refused scheme are:
 - reduction in site area to exclude the Metropolitan Green Belt
 - change of one 4-bed house to a 3-bed house

- reduction in size of properties from a total gross internal floor area of 566 sq.m to 370 sq.m
- re-orientation of the 3-bedroom semi-detached pair (relatively increasing the width and reducing the depth)
- reduction in ridge heights
- reduction in set back from the back edge of the highway

3. **History**

3.1 P0485.09 - Development for former playground for 2x2 bed and 1 x4 bed house – Approved 01/06/09

3.2 P0465.12 – Erection of 4 dwellings (2x3-bed semi-detached and 2x4 bed) – Refused 06/09/12 for the following reasons:

1) The site is within the area identified in the Core Strategy and Development Control Submission Development Plan Document Policy Plan as Metropolitan Green Belt. The Core Strategy and Development Control Submission Development Plan Document Policy and Government Guidance as set out in the National Planning Policy Framework state that in order to achieve the purposes of the Metropolitan Green Belt it is essential to retain and protect the existing rural character of the area so allocated and that the proposed new buildings and enclosure of Green Belt land as residential garden would only be permitted outside the existing built up areas in the most exceptional circumstances. No very special circumstances to warrant a departure from this policy have been submitted in this case and the proposal is therefore contrary to Policy DC45 of the Development Control Policies Development Plan Document Policy.

2) In the absence of a mechanism to secure a planning obligation towards the infrastructure costs of new development the proposal is contrary to the provisions of the Havering Planning Obligations Supplementary Planning Document.

3.3 P0639.12 – Extension of time application to P0485.09 Development for former playground for 2x2 bed and 1x4 bed house – Resolution to approve subject to legal agreement 13-09-12; legal agreement not yet completed.

4. **Consultation/Representations**

4.1 17 neighbouring and nearby properties were notified of the application for a time extension. A site notice was posted and a press notice placed in a local paper. There were no replies.

4.2 The Metropolitan Police Design Advisor has written to request that conditions and an informative attached to the original approval in relation to Secured by Design are similarly attached to the current application.

4.3 Thames Water have written to remind the developer that they are responsible for the proper provision of drainage to ground, water courses or a suitable sewer. They also indicate that there are public sewers crossing or

close to the application site and that their approval would be needed if any works would come within 3m of a public sewer, but it would be likely to be refused for any new buildings.

- 4.4 Essex and Suffolk Water have previously written to indicate that there are mains in the vicinity of the application site and will not accept buildings within 3m of the mains nor within 3m either side of an easement.
- 4.5 The Fire Brigade (LFEPA) indicate that they are satisfied with the proposals.
- 4.6 English Heritage have previously written to advise that there is no requirement for any archaeological investigation.

5. **Staff Comments:**

- 5.1 The main issues are the principle of the development, impact on the open character of the green belt, density, impact in the streetscene, impact on residential amenity and highways/parking. Policies CP1, CP7, CP17, DC2, DC3, DC18, DC20, DC45, DC61 and DC72 of the Local Development Framework Core and Development Control Policies Development Plan Documents are relevant. Also relevant are London Plan Policies 3.3, 3.5, 3.8, 4.7 and 7.3 as well as the NPPF.

5.2 *Principle of development*

- 5.2.1 Policy CP1 indicates that housing will be the preferred use of non-designated sites. The proposal is for the redevelopment of part of the existing field, formerly a playground, for residential development. Policy CP7 indicates that the Council will seek to retain and increase access to recreation and leisure opportunities by, among others, retaining existing facilities where a need exists. Policy DC18 specifies that if public open space is surplus to requirements because other facilities exist in the locality, alternative uses will be allowed. Policy DC20 indicates that the Children's Play Space standard is 0.8 hectares per 1,000 population with access to formal/informal play provision within 400m of home.
- 5.2.2 A new formal play area has been provided to the south in Lodge Lane, however, it is located approximately 600m from the application site. The remainder of the existing playground would be retained together with (as part of the current proposal) its existing access from Lodge Lane. No details have been provided as to a specific use of this area although it is within the Metropolitan Green Belt where Policy DC45 indicates that outdoor recreation would be a suitable continuing use. In addition, Lodge Lane itself provides access to the north into the Green Belt, for informal recreation, mainly walking and similar activity.
- 5.2.3 It was previously considered that the existing site had limited recreational value as it was locked, contained no useable play equipment and has been effectively unused land for a considerable period of time. Therefore the loss of the small area of open land (outside the Green Belt) was considered previously to be acceptable.

- 5.2.4 The proposal is for the erection of housing within the urban area. Whilst this is directly adjacent to the green belt and somewhat remote from facilities, it is considered that the site accords with Policy CP1 in that it would help to meet the housing targets and would be on existing open urban land, would be on land not designated for other uses within the urban area and would additionally be outside the Green Belt. The site is also served by public transport (a short walk to the south) and there are some limited shops in the locality and at the far end of Lodge Lane.
- 5.2.5 The London Plan and the NPPF promote the better use of urban land and support in general the provision of a range of housing to meet identified needs. Therefore, Staff consider that the proposed development would be acceptable in principle.

5.3 *Density/Site Layout*

- 5.3.1 The proposal is for 4 houses on a site of 0.07 hectares. In this location with a low public transport accessibility level, the residential density range is between 30 and 50 units per hectare. The proposal would have a density of 57 units per hectare which would be above this range. Nonetheless this is just one measure of the acceptability of a development and the main consideration is whether the proposal is of acceptably high standard of design and layout.
- 5.3.2 The site would be laid out with a set back to the front with two tandem parking spaces provided in curtilage to the side of each house. To the rear of each house a garden would be provided.
- 5.3.3 The London Plan indicates in Policy 3.5, table 3.3 that minimum space standards for new residential across the whole of the Capital should be 87 sq.m for 3bed 4 person households and 107 sq.m for 4-bed 6 person households. The proposed three, three-bedroom houses would have a gross internal floor area (gifa) each of 87 sq.m and the four-bedroom dwelling would have a GIA of 109 Sq.m. This would meet this minimum requirement, nonetheless paragraph 3.36 indicates that "These are minimum standards which developers are encouraged to exceed." Staff consider that the size of the dwellings proposed would not be so unacceptable as to refuse planning permission on this ground alone.
- 5.3.4 In respect of amenity space provision, the Residential Design SPD indicates that the fundamental design consideration for amenity space should be its quality and usability. Gardens should be of a similar size to those in the locality and be able to provide for the day to day needs of occupiers. Two of the proposed rear amenity spaces for the three three-bedroomed houses are of around 45 sq.m. with the other one approximately 57 sq.m and that for the 4-bed house, 145 sq.m. It is considered the smaller gardens would be of more limited usability, particularly as they are short, at around 4m deep and north-facing. Nonetheless, as a matter of judgement, and in view of the layout of the previous approvals which had constrained garden areas, it is considered that the proposed amenity space would be acceptable.

5.3.5 In conclusion, Staff consider that the proposal would be of a satisfactory density and layout.

5.4 *Design/Impact on Street/Garden Scene*

5.4.1 The development would result in two-storey residential development where there are currently no buildings, it would therefore be particularly visible in the street scene of Craven Gardens and, to a lesser degree in Lodge Lane. The new properties would also be clearly visible from the adjoining Green Belt land.

5.4.2 The proposals are for two-storey properties which Staff consider would generally be in character with the existing residential properties of mainly two-storey detached and semi-detached properties in the locality.

5.4.3 The proposed dwellings have been set back from Lodge Lane such that they would not sit forward of the building line to this side of Lodge Lane. As such, it is considered that the development would not be visible in longer views from the south along Lodge Lane and would have the same relationship with properties on the opposite side of Lodge Lane as exists to the south, albeit that it would front onto Craven Gardens rather than onto Lodge Lane. It is therefore considered that the vista view of the open/green area at this end of Lodge Lane would be retained.

5.4.5 The proposed properties would be set between 0.5 and 0.7m from the back edge of the proposed new footway. This would be significantly closer to the highway than properties opposite in Craven Gardens at over 6m back which is deeper than usual for modern property development. Staff consider that the proposal's set-backs together with the spacings between the buildings/side boundaries, would not result in the development having an overbearing/over-dominating impact on visual amenity in the street scene. Given the limited depth of the application site, the principle of development closer to the site frontage than occurs on the south side of Craven Gardens, has already been accepted in principle by the earlier approval. The proposal is not considered to have a significantly different visual impact in this respect compared to the previous approval.

5.4.6 As this would be the first development to this side of Craven Gardens/Lodge Lane, there is no existing rear garden environment. Due to the separation between the two sets of houses (just over 7m), while the 3-bed/4-bed pair are considerably deeper than the pair of 3-bedroomed semis, it is not considered that this would result in any adverse impact in the proposed rear garden environment.

5.4.7 In conclusion, Staff consider that the proposal would be acceptable as the it would be of a satisfactory scale and design respecting the local character of area.

5.5 *Impact on Residential Amenity*

- 5.5.1 It is recognised that the proposed development would bring additional activity to the small cul-de-sac of Craven Gardens, including vehicular traffic. Nonetheless it is considered that as the properties would be located on the opposite side of Craven Gardens/Lodge Lane to the north/west of existing development, that there would be no undue harm to residential amenity.
- 5.5.2 There are flank windows to the proposed dwellings. However, the first floor flank windows serve bathrooms and landings, and could be obscure glazed by condition to protect privacy. The separation distances and boundary treatment between the properties would prevent an unacceptable degree of interlooking between the ground floor flank windows.

5.6 *Highway/Parking/Servicing*

- 5.6.1 Policy DC2 indicates that parking would be needed within the range of 1.5-2 parking spaces per property due to the low public transport accessibility level. The proposal provides 2 parking spaces for each property which is acceptable.
- 5.6.2 There are no highways issues raised by the proposal, providing suitable visibility splays are provided for each vehicular access. This can be provided by a suitable condition attached to any grant of planning permission.
- 5.6.3 Suitable refuse storage would be capable of being provided within the curtilages of each of the proposed dwellinghouses and a suitable condition will be attached to any grant of planning permission requiring details of refuse and recycling storage.
- 5.6.4 In line with Annex 6, cycle parking provision would need to be provided on site. Suitable provision can be made for cycle storage and further details can be submitted through a condition if planning permission is granted.

5.7 *Planning Obligations*

- 5.7.1 It is considered that the proposal would result in additional local infrastructure demand such that a financial contribution is needed in accordance with Policy DC72 and the draft SPD on Planning Obligations, totalling £24,000.

5.8 *Mayoral CIL*

- 5.8.1 The proposed development is liable for the Mayor's Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on an internal gross floor area of 370m² and equates to a Mayoral CIL payment of £7,400.

5.9 *Other Issues*

- 5.9.1 The Secured by Design Officer indicates that crime prevention measures have been considered in the design of the proposed development in recognition and asks if conditions and an informative can be attached, as previously.

6. **Conclusions**

- 6.1 The proposal is for 4 houses within the existing urban area. As a matter of judgement previously Members considered the small loss of public open space to be acceptable.
- 6.2 The scheme itself is therefore considered to be acceptable in principle. In addition, Staff consider that it would have would have an acceptable impact in the street scene, there would be no undue impact on residential amenity and highways and parking details would also being acceptable such that the proposal would be acceptable subject to the signing of a legal agreement to cover infrastructure costs arising from the development.

IMPLICATIONS AND RISKS

7. **Financial Implications and risks:**

- 7.1 None

8. **Legal Implications and risks:**

- 8.1 A legal agreement would be needed to ensure that suitable contributions are made to local infrastructure arising from the proposed development.

9. **Human Resource Implications:**

- 9.1 None

10. **Equalities and Social Inclusion Implications:**

- 10.1 The Council's planning policies are implemented with regard to Equalities and Diversity.

BACKGROUND PAPERS

1. The planning application as received on 16 November 2012 and revised on 15 January 2013.