

COMMITTEE REPORT

BY THE DIRECTOR OF ENVIRONMENT CULTURE & SPORT
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9th January 2019

ITEM NO. 12

Ward: Minster

App No: 181853/REG3 & 181854/REG3

Address: 72 Brunswick Street & 80 Brunswick Street

Proposal: Conversion of redundant bin store, laundry and cycle storage area to create a one-bedroom apartment; new refuse and cycle storage facilities and soft landscaping.

Applicant: Reading Borough Council

Date validated: 24 October 2018

Target Date: 19th December 2018

Extended deadline: 9 February 2019

RECOMMENDATION for 181853 & 181854

Delegate to Head of Planning, Development and Regulatory Services to:

i) GRANT Full Planning Permission, subject to the satisfactory completion of a unilateral undertaking legal agreement to secure:

The new one-bedroom flats to be for the purposes of temporary affordable housing.

OR

ii) to REFUSE permission should the legal agreement not be completed by 9 February 2019, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement.

(The S106 unilateral undertaking agreement is to be subject to such terms and conditions that the Head of Legal and Democratic Services considers appropriate and in the best interests of the Council.)

Conditions to include:

Standard

1. Time limit for implementation (3 years)
2. Use of materials (to match existing)
3. Approved plans
4. Tree Protection Conditions
5. No automatic entitlement to parking permits
6. Construction hours

Informatives to include:

1. Positive and Proactive Statement
2. Terms and conditions
3. Need for building regulations
4. Unilateral Undertaking Legal Agreement

1. INTRODUCTION

- 1.1 The apartment blocks, which the application sites are a part of, are located on the western side of Brunswick Street. 80 Brunswick Street is located on the corner of Brunswick Street and Bath Road; whilst No.72 is located a further ~60 metres north. Opposite this block, across the road, is the boundary to Downshire Square Conservation Area.
- 1.2 80 Brunswick Street is an apartment block in the shape of a 'T', with the top of the 'T' closest to Brunswick Street. The apartment block is three storeys tall, and the section of this building which is the subject of this application is located on the ground floor on the North-West side of the apartment block (bottom left of the 'T').
- 1.3 72 Brunswick Street is a similar apartment block, with one extra 'leg' giving it the shape of a '+'. The apartment block is three storeys tall, and the section of this building which is the subject of this application is located on the ground floor on the north-east side of the apartment block (top-right of the '+').



72 Brunswick Street

80 Brunswick Street

2. PROPOSALS

- 2.1 Originally both applications sought full planning permission for the conversion of the communal bin store, cycle store and laundry room to new one-bedroom apartments. The bin stores and cycle stores were proposed to be replaced by creating new external storage facilities for these; however the laundry room would not be replaced.
- 2.2 Upon consultation, it was made clear that the laundry rooms of the apartment blocks were not “redundant” as stated in the planning application; and therefore through negotiation, new plans were provided.
- 2.3 The amended proposal now provides one small communal laundry room in each apartment block, as well as providing external cycle and bin storage facilities.
- 2.4 As existing 72 Brunswick Street has an external area for the storage of four bins located in the proposed location shown within this application. 80 Brunswick Street has two external bins. Originally these two bins were to be replaced by four new bin storage facilities in a different location; however in order to help tackle the concerns raised by the Environmental Protection team, this has been amended to only provide two secure bin storage facilities in the place of the existing external bins. In addition to this, a tree protection plan has been produced.
- 2.5 As for cycle storage, as existing there is room in each cycle store room to lock six bicycles to the wall, however, while the room is capable of storing more than six bikes there is no facility to secure them directly to the wall. The proposed cycle storage for 80 Brunswick Street will be located north of the proposed flat, to the East of the existing external bin storage location. The proposed cycle storage for 72 Brunswick Street will be located to the east of the proposed flat, and north of the existing (and proposed) external bin storage facilities. Both cycle storage facilities will comprise of individual cycle lockers (Velo-Safe), which are formed from interlocking cone shapes. There are proposed to be seven of these cycle lockers for each development.
- 2.6 The existing layouts of the rooms to be converted consist of three rooms each, and both have two individual accesses. The cycle storage rooms have their own accesses. 80 Brunswick Street’s cycle storage room is accessed from the east, and the bin store and laundry room are accessed from the south. 72 Brunswick Street’s cycle storage room is accessed from the west, and the bin store and laundry room are accessed from the east. The proposed conversion will include the demolition of the internal wall which separates the cycle storage room from the other rooms in both proposals; and then blocking up one of the doorways. 80 Brunswick Street proposes to block up the southern doorway, and 72 Brunswick Street proposes to block up the eastern doorway.
- 2.7 Diagrams relating to the proposal at 80 Brunswick Street can be viewed in Appendix A; and diagrams relating to the proposal at 72 Brunswick Street can be viewed in Appendix B.

No.72 Brunswick Street

Plan Type	Description	Drawing Number	Date Received
Design and Access Statement		N/A	22 Nov-18
Plans	Floor plans, Elevations, Block Plan, Location Plan - Existing & Proposed	16/037/01C	13 Dec-18
Parking Stress Survey		N/A	25 Oct-18
Bin Plans	Within D&A Appendix 3	PBM2-Sheet1-2D Drawing	22 Nov-18

No.80 Brunswick Street

Plan Type	Description	Drawing Number	Date Received
Design and Access Statement		N/A	22 Nov-18
Plans	Floor plans, Elevations, Block Plan, Location Plan - Existing & Proposed	16/037/02D	13 Dec-18
Parking Stress Survey		N/A	25 Oct-18
Tree Protection Plan		16/037/03	13 Dec-18
Bin Plans		PBM2-Sheet2-2D Drawing	20 Nov-18

3. PLANNING HISTORY

3.1 None relevant

4. CONSULTATIONS

4.1 Statutory:
None

4.2 Non-statutory:

4.2.1 **RBC - Transport Development**

The site is in a highly sustainable location with strong public transport links. A number of regular bus services operate along Bath Road and Tilehurst Road connecting the area with Reading Town Centre.

The Council has a Parking Standards and Design SPD (2011) which outlines the required parking provision for various uses in support of Policy CS24. The site is located in Zone 2, where the required parking provision for a one-bedroom apartment is 1no. parking space per unit.

No new car parking spaces form part of this proposal. The Design and Access statement states the proposed accommodation will often be used as temporary accommodation. As such, vehicular ownership among future occupants is likely to be very low (if not nil). As such, the actual demand on parking facilities in the surrounding area is unlikely to materially increase.

The Council's adopted standards states that a lower parking provision is acceptable providing it will not lead to highway safety issues as a result. Therefore, a survey of the existing car parking conditions in vicinity of the site has been submitted.

The car parking surveys indicate that the surrounding residential streets are heavily parked up during evenings and weekends. However, during the survey periods, the potential demand for one additional parking space could be accommodated within the surrounding area. In view of this, the additional demand for parking from the proposed one-bedroom apartment is unlikely to result in an unacceptable impact on highway safety.

It is clear that the former store provided cycle parking for the flats. The proposal will see the re-provision of cycle storage lockers near the parking area although the number of lockers will not accommodate the whole site. Therefore, the number of storage lockers should be increased to 8 to meet the demand for the site. Alternatively, Sheffield stands can provided within a lockable covered store which may be a more cost effective option. However, I am happy to deal with these details by condition.

The proposed apartment will share bin storage facilities with the existing residents which is acceptable.

In view of the above, there are no transport objections to this application subject to [a] condition.

4.2.2 **RBC - Ecology**

The Ecology Department was consulted but have raised no comment.

4.2.3 *RBC - Natural Environment*

A number of trees along the western boundary are subject of a Tree Preservation Order ref: 62/06.

This application represents only minor alterations to the buildings with the replacement of doors with windows, small fenestration changes and provision of defensible planting and a low dwarf wall to flank elevations. These minimal alterations would not have foreseeable harm to the protected trees on and adjacent to the site.

However, trees can be inadvertently harmed by works activity within their rooting areas and as no information has been submitted with regards to trees, I cannot confirm the impact of the extended bin store on the adjacent trees.

The applicant will need to submit a plan showing the locations and BS:5837 RPA of the trees growing on or adjacent to the site. The plan should identify proposed storage areas including temporary ground protection where necessary during the build works. I would say at this point that tree protection fencing is not likely to be required however I do want to see a brief arboricultural method statement which details the steps to be taken to ensure that the trees are not harmed during the building works. We will also need a cross section drawing showing the structure and depth of footings for the bins.

If you are minded to approve the application, I would recommend this information is requested before the application is decided so that any threats to the trees can be identified and any necessary revisions made to the scheme beforehand."

As suggested, the agent was contacted on 19 November 2018 to request additional information.

The agent responded on 20 November 2018, relocating the proposed bins back to their original location and cutting the number of units in half (from four to two). The agent stated, *"I believe that we were under no obligation to provide further bin storage but simply looked to improve facilities at the site.*

Therefore, I attached a revised plan (/02C) which is now showing the bins replaced on the existing tarmac hardstanding together with a two bay bin store design.

I hope that this will overcome the concerns of the Natural Environmental Team."

The Natural Environment team were requested to provide new comments on 20 November 2018.

Their updated comments received on 28th November 2018 are as follows:

"The trees along the western boundary are subject of a TPO. Although the proposed internal alterations will not have any direct impact on the trees, their rooting areas may be affected by storage or works activities associated with the build during the course of the development.

I would like a scheme of tree protection to be submitted and approved in support of this application. This does not require a full tree survey, but should include a plan showing fencing to the west of the boundary and with the area to the east of the access path designated the site storage area. Supporting text will provide information on the structure of the fencing and timelines for implementation".

On 13th December 2018, a Tree Protection Plan was received. Further comments were received from the Natural Environment officer on 17th December 2018 in regards to these new plans. These comments state: "*The Tree Protection Conditions are acceptable. Please can you list the Tree Protection Plan as one of the approved documents if consent is granted*".

4.2.4 Comments received from the Waste Operations Team on 22nd November 2018 state:

" 181853 - 72 Brunswick Street

- *There...[are] already bin enclosures in place, so this has already gone ahead. The addition of one flat could affect the amount of bins that is needed, so the addition of one more store unit may be necessary to house 2 smaller bins.*

181854 - 80 Brunswick Street

- *No objection to this, as the enclosures would be in the same place as currently, or closer (as the general waste bins would be closer). As always I would recommend lightly and secure coded locks on the store. The plans show the correct amount of bins that they currently have and the addition of one flat would not affect this. Due to the collection frequency they made need additional recycling bins".*

4.3 Public consultation:

4.3.1 80 Brunswick Street

Three letters of representation have been received from two members of the public. The two letters from one member of the public object to the application on the basis that there will not be anywhere for tenants to undertake laundry tasks. The main issues raised are as follows:

- The communal laundry room is not redundant.
- The kitchens in the flats are too small, and therefore cannot fit washing machine.
- This particular objector has used the communal laundry room for over 50 years.
- The nearest laundrette is one or two bus journeys away, which is an impossible journey for elderly people.

The other letter objected to the application on the basis of an increase in crime and antisocial behaviour due to the proposed flat being used to house homeless people.

4.3.2 72 Brunswick Street

Six letters of representation have been received from six members of the public. One of these objected to the application on the basis of parking/loading/turning; as well as some anti-social behaviour concerns. Their comments highlighted the following points:

- There is not enough space for storage within the flats.
- Garages have been taken away and not replaced at the rear.
- The car park and spaces available at the rear and also adjacent are bleak parking issues.
- Residents are already having their cars vandalised.
- People are parking in the area and commuting to work.
- Money needs to be spent in other places rather than increasing the number of housing in the area.

The other five letters objected to the application on the basis of an increase in crime and antisocial behaviour due to the proposed flat being used to house homeless people.

5. RELEVANT PLANNING POLICY AND GUIDANCE

5.1 National Planning Policy Framework

5.2 Reading Borough Local Development Framework Core Strategy (RCS) (Adopted January 2008 - amended 2015)

- CS1: Sustainable Construction and Design
- CS4: Accessibility and Intensity of Development
- CS6: Settlement Boundary
- CS7: Design and the Public Realm
- CS15: Location, Accessibility, Density and Housing Mix
- CS18: Residential Conversions
- CS24: Car/Cycle Parking
- CS33: (Protection and Enhancement of the Historic Environment)
- CS36: Biodiversity and Geology

5.3 Sites and Detailed Policies Document (2012)(Altered 2015)

- SD1: Presumption in Favour of Sustainable Development
- DM1: Adaptation to Climate Change
- DM4: Safeguarding Amenity
- DM7: Accommodation for Vulnerable People
- DM8: Residential Conversions

5.4 Supplementary Planning Guidance

- "A Design Guide to House Extensions" (2003)
- "Parking Standards and Design" (2011)
- "Residential Conversions" (2013)

6. APPRAISAL - Both Planning Applications

(i) Legal context

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.

(ii) Main Issues

6.2 The main issues are considered to be:

- (i) Principle of Development

- (ii) Design and impact on the character of the surrounding area
- (iii) Impact on amenity
- (iv) Impact upon heritage assets
- (v) Parking
- (vi) Affordable Housing
- (vii) Other Matters

(i) Principle of Development

6.3 The application site lies within the settlement boundary of Reading where the principle of sustainable development/re-development is acceptable, subject to compliance with other relevant policies of the development plan.

6.4 Whilst Policy CS18 relates to the conversion of existing residential dwellings to apartments, some of its provisions could be applied in this instance. The policy specifically states that proposals for residential conversions will be considered acceptable assuming that the proposed conversion would not have an adverse impact on a variety of factors, including:

- Amenity
- Character of the surrounding area
- Intensification
- Privacy
- External amenity space
- On-site parking
- Bin storage

6.5 The proposed scheme will be providing affordable homes. In addition to this the proposal will not consist of much in the way of building works, as the majority of the changes are internal. As such it is considered that in principle the proposed developments are acceptable as long as they comply with Policies set out within the Local Development Framework.

(ii) Design and impact on the character of the surrounding area

6.6 The proposed conversions do not majorly change the external appearance of the apartment blocks, as the only minor alterations are the blocking up of an existing doorway in each application and No,80 Brunswick Road involves the installation of a small window. All materials are to match the existing apartment block. As such it is considered that there will not be a detrimental impact upon the surrounding character of the area or the street scene from a design perspective.

6.7 The proposals involve the installation of external bin storage facilities and external cycle storage facilities. The bin stores will have an overall height of 1.816 metres, and an overall base depth of 1.33 metres (the roof depth will be 1.4 metres). The overall width of the four unit bin store will be 6.2 metres, which contains four 1.45 metres wide doors. The overall width of the two unit bin store will be 3.06 metres, which contains two 1.45 metres wide doors. The two unit bin store is also proposed to be positioned on foundation pads which have a height of 0.25 metres. This raises the overall height of the two unit bin store (to be used at 80 Brunswick Street) to 2.066 metres. Each door can open 175° and requires a clearance of 1.465 metres. Diagrams for both bin storage facilities can be found in Appendix's C and D.

- 6.8 The cycle storage units are designed by a company known as 'Velo-Safe'. A bank formed of 7 Velo-Safe Lockers, in an alternating formation so that the triangular shapes interlink with one another will give a front width of 3.9 metres, and a rear width of 3.38 metres. The length will remain 1.9 metres. Both proposals will have seven of these Velo-Safe Lockers.
- 6.9 These storage facilities for both bins and bicycles are considered to be positioned in reasonable locations, and will not have an overbearing impact upon the surrounding area.



Proposed cycle storage lockers.



Proposed bin storage (the proposed units will only consist of two of these).

(iii) Impact on amenity

- 6.10 There is a provision of soft landscaping along the northern elevation will create a buffer zone around the property and will help to ensure the privacy and amenity of future occupants is protected. This is especially important as the proposed flat is located on the ground floor.
- 6.11 As a result of the proposed development, there will not be an adverse impact upon the amenity of neighbouring properties in regards to overlooking, overshadowing or outlook.
- 6.12 The submitted Design and Access Statements state, "*The laundry area of the apartment building is not used by residents*" (D&A for No.72 Brunswick Street; and "*The laundry area of the apartment building is not currently used by residents as most apartments typically have their own private washing facilities*" (D&A for No.80 Brunswick Street).
- 6.13 However, formal comments were received objecting to the application at No.80 on the loss of the communal laundry room. In addition to this, informal conversations were held with other residents of both blocks which further highlighted this issue. After negotiation, the applications now propose to keep a small laundry room facility in each apartment block.
- 6.14 Policy DM4 of the Sites and Detailed Policy Document 2012 (Altered 2015) relates to 'safeguarding amenity'. It states, "*Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:*
- *Privacy and overlooking;*
 - *Access to sunlight and daylight;*
 - *Visual dominance and overbearing effects of a development;*
 - *Artificial lighting;*

- *Vibration;*
- *Dust and fumes;*
- *Smell; or*
- *Crime and safety"* .

Policy DM4 is to be read in conjunction with Policy DM8 and DM9, although in this instance DM9 does not apply. The proposed schemes are considered to safeguard the amenity of future and existing residents.

6.15 Policy DM8 states, "*Proposals to convert properties into self-contained flats...will only be acceptable where...there are no unacceptable adverse impacts to other residential properties arising from noise and disturbance in terms of the number and layout of units proposed and the proximity to other properties"* . It continues to state, "*Bin and cycle storage [should be]...of an appropriate size and standard for the units proposed and should be located at ground floor level with easy access"* .

6.16 From a crime and safety perspective, concerns were raised through letters of representation regarding the flats being specifically used for housing homeless people. However; these concerns have now been overcome via the amended Design and Access Statement, which now states that the flats will be used for providing affordable housing.

6.17 In addition to this, the minimum gross internal floor areas and storage (m²) space standards are:

Number of bedrooms(b)	Number of bed spaces (persons)	1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage
1b	1p	39 (37) ¹			1.0
	2p	50	58		1.5

The proposed flat at No.80 Brunswick Street will have a gross internal floor area of 30.7m²; and the flat at No.72 Brunswick Street will have a gross internal floor area of 31m². Whilst these measurements do fall below the gross internal floor areas set out within the 'Technical housing standards - nationally described space standard' (March 2015); weight should be given to the fact that they will be affordable homes, and they will "*often be used as temporary accommodation"* (paragraph 6.15 of the Design & Access Statements).

6.19 The proposed scheme complies with Policies DM4 and DM8 of the Sites and Detailed Policy Document 2012 (Altered 2015). As such it is considered that there will not be a detrimental impact upon the amenities of neighbouring

¹ Notes:

1. Built-in storage areas are included within the overall GIAs and include an allowance of 0.5m² for fixed services or equipment such as a hot water cylinder, boiler or heat exchanger.
2. GIAs for one storey dwellings include enough space for one bathroom and one additional WC (or shower room) in dwellings with 5 or more bedspaces. GIAs for two and three storey dwellings include enough space for one bathroom and one additional WC (or shower room). Additional sanitary facilities may be included without increasing the GIA provided that all aspects of the space standard have been met.
3. Where a 1b1p has a shower room instead of a bathroom, the floor area may be reduced from 39m² to 37m², as shown bracketed.
4. Furnished layouts are not required to demonstrate compliance

properties. The objections in regards to the loss of the laundry room have been overcome with revised plans.

(iv) Impact upon heritage assets

6.20 Section 16(2) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to have special regard to the desirability of preserving a listed building or its setting or any features of special interest which it possesses.

6.21 Policy CS33 of the RCS states, "*Historic features and areas of historic importance and other elements of the historic environment, including their settings, will be protected and where appropriate enhanced.*

This will include: -

- *Listed Buildings;*
- *Conservation Areas;*
- *Other features with local or national designation, such as sites and features of archaeological importance, and historic parks and gardens.*

Planning permission will only be granted where development has no adverse impact on historic assets and their settings. All proposals will be expected to protect and where appropriate enhance the character and appearance of the area in which they are located."

6.22 The application sites are not located within a conservation area, nor are they listed; however, the sites do lie close to the Downshire Square Conservation Area and the Grade II listed building of the Water Tower at 42 Bath Road located to the west of No.80 Brunswick Street.

6.23 Due to the minor exterior alterations proposed within this application, it is considered that there is unlikely to be any detrimental impact upon the heritage assets as a result of permitting this application. The application is therefore considered to comply with Policy CS33.

(v) Parking

6.24 The site is located within Zone 3, Secondary Core Area, of the adopted Parking Standards and Design SPD. In accordance with the adopted SPD, the development would be required to provide a parking provision of 1.5 spaces per 1-2 bedroom flat.

6.25 The proposed flat will be used as temporary affordable accommodation for individuals before more suitable accommodation can be arranged for them. As such, vehicular ownership among future occupants is likely to be low.

6.26 Brunswick Street is not part of the Council's Resident Permit scheme and there is considerable pressure for on-street car parking in the vicinity of the site. It is accepted that the accommodation is intended to be provided as affordable housing, any overflow parking demand created by the developments could not be accommodated on the surrounding roads. Given that the adopted parking policy requires 1.5 parking spaces for the development, a concise parking stress survey report has been undertaken.

This survey was undertaken over two days including an evening and weekend observation in order to establish the take up of spaces associated with the existing developments.

- 6.27 The results found that Brunswick Street had the lowest average stress for both the days it was conducted (at 70%). It is considered that there is sufficient capacity in the area to accommodate the additional vehicle generated by this development, and this has been confirmed by the Transport Department; with the addition of a condition. One of the reasons which formed this is because the flats will "*often be used as temporary accommodation*" (paragraph 6.15 of the Design & Access Statements).
- 6.28 The apartment block has 6 parking spaces of which it can make use of. As existing there are 17 flats within the apartment block. This gives one space per 2.8 flats. With the addition of an extra flat, this number increases to one space per 3 flats, as no extra vehicular parking has been proposed.
- 6.29 The existing cycle store provides 6 spaces to lock bikes up within the room, although more could be stored without being locked to the wall. Using the 6 spaces, as existing this gives one cycle space per 2.8 flats. The proposed cycle storage provides an extra seventh space.
- 6.30 Furthermore, when the site visit was conducted, on-street parking spaces were readily available, as well as there being free spaces in the designated parking places for the apartment block. It was also noted that there was only one bike in the cycle storage room.
- 6.31 It is therefore considered that in terms of parking and cycle storage, the proposed increase of one extra flat will not have a detrimental impact to the parking stress in the area.

(vi) Affordable Housing & S106

- 6.32 At its meeting of the Strategic Environment Planning and Transport Committee on 13th July 2016, the Committee agreed the following as the basis for determining planning applications where Policy DM6 of the SDPD is relevant:

To implement Policy DM6 as currently adopted in the SDPD but excluding proposals that solely involve the conversion of an existing property, where the conversion involves the provision of 10 or less dwelling units (i.e. not HMOs), or the replacement of dwellings by the same number of replacement dwellings where there is no net increase.

- 6.33 Therefore as both proposals relate to conversion of rooms in existing buildings Policy DM6 would not apply.
- 6.34 However, as mentioned above, the proposed room sizes are only acceptable on the basis of the intention to use the flats as temporary affordable housing accommodation and therefore it is necessary to securing the use of the proposed units as such by way of a section 106 unilateral undertaking legal agreement.

(vii) Other Matters

- 6.35 In determining these applications the Council is required to have regard to its obligations under the Equality Act 2010. From consultation on this application it has been mentioned that the original proposal which resulted in the removal of the laundry room would have made washing clothes significantly harder for an objector who falls into one or more groups protected by the Equality Act.
- 6.36 With the revised plans now containing a laundry room, it is considered that this issue has been overcome, and as such the proposals respect the Equality Act 2010.

7. PLANNING BALANCE AND CONCLUSION

- 7.1 The proposed developments at both No.72 and No.80 Brunswick Street will involve minimal external works, and as such it is considered that there will be no detrimental impact upon the character of the area or the street scene as a result of permitting planning permission. In addition to this, heritage assets in the local vicinity are unlikely to be impacted as a result of these proposals.
- 7.2 From an amenity perspective, although the flats are below the national space standards; both flats are proposed to contribute towards affordable housing, and will be often used for temporary accommodation. As such it is considered that any residents of the flats will not be negatively impacted as a result of living here. In addition to this, the gross internal measurements of the flats are not considered to be abnormal when compared to other flats within Reading Borough.
- 7.6 The proposed developments are considered acceptable in planning terms and respects the Equality Act 2010. As such the Officer's recommendation is to grant planning permission subject to conditions and a S.106 unilateral undertaking agreement being signed.

Case Officer: James Overall

Appendix A - 80 Brunswick Street

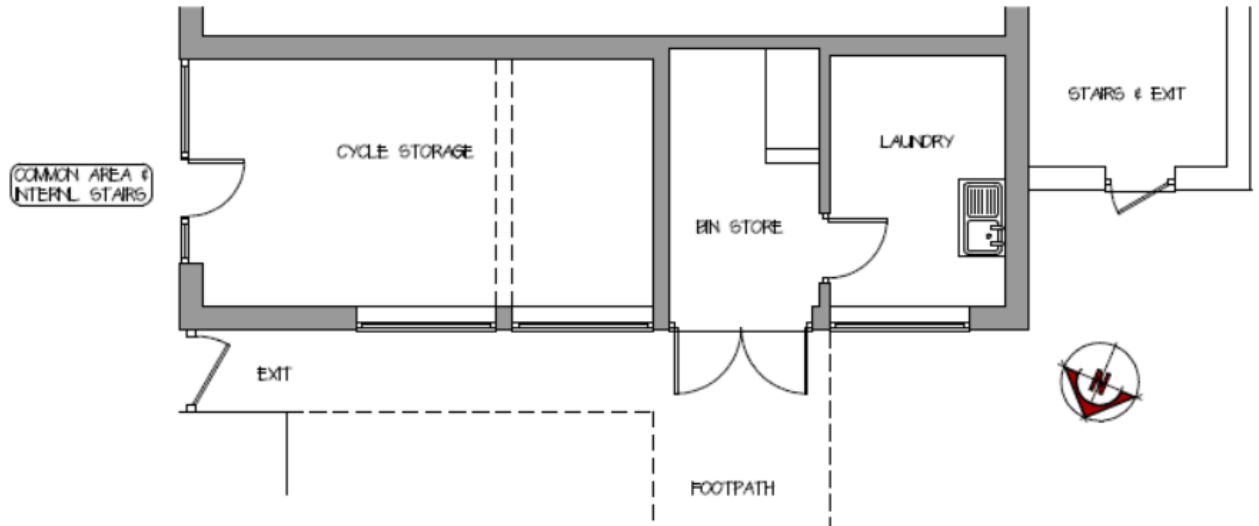


Figure 1: Existing floor plan

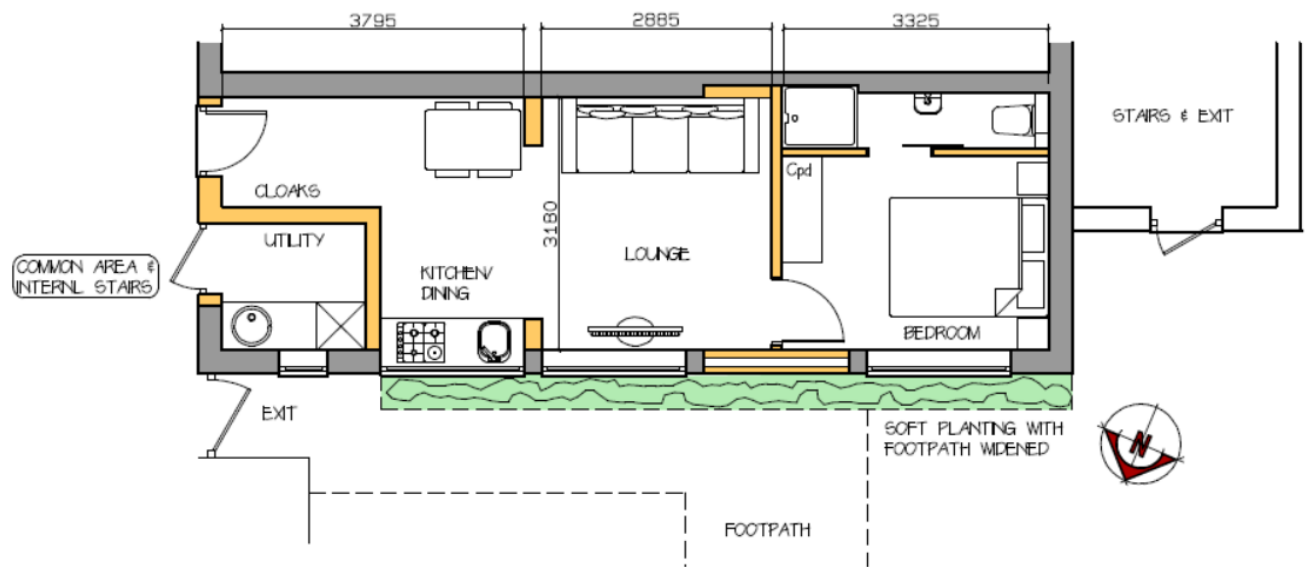


Figure 2: Proposed floor plan



Figure 3: Existing Northern Elevation



Figure 4: Proposed Northern Elevation

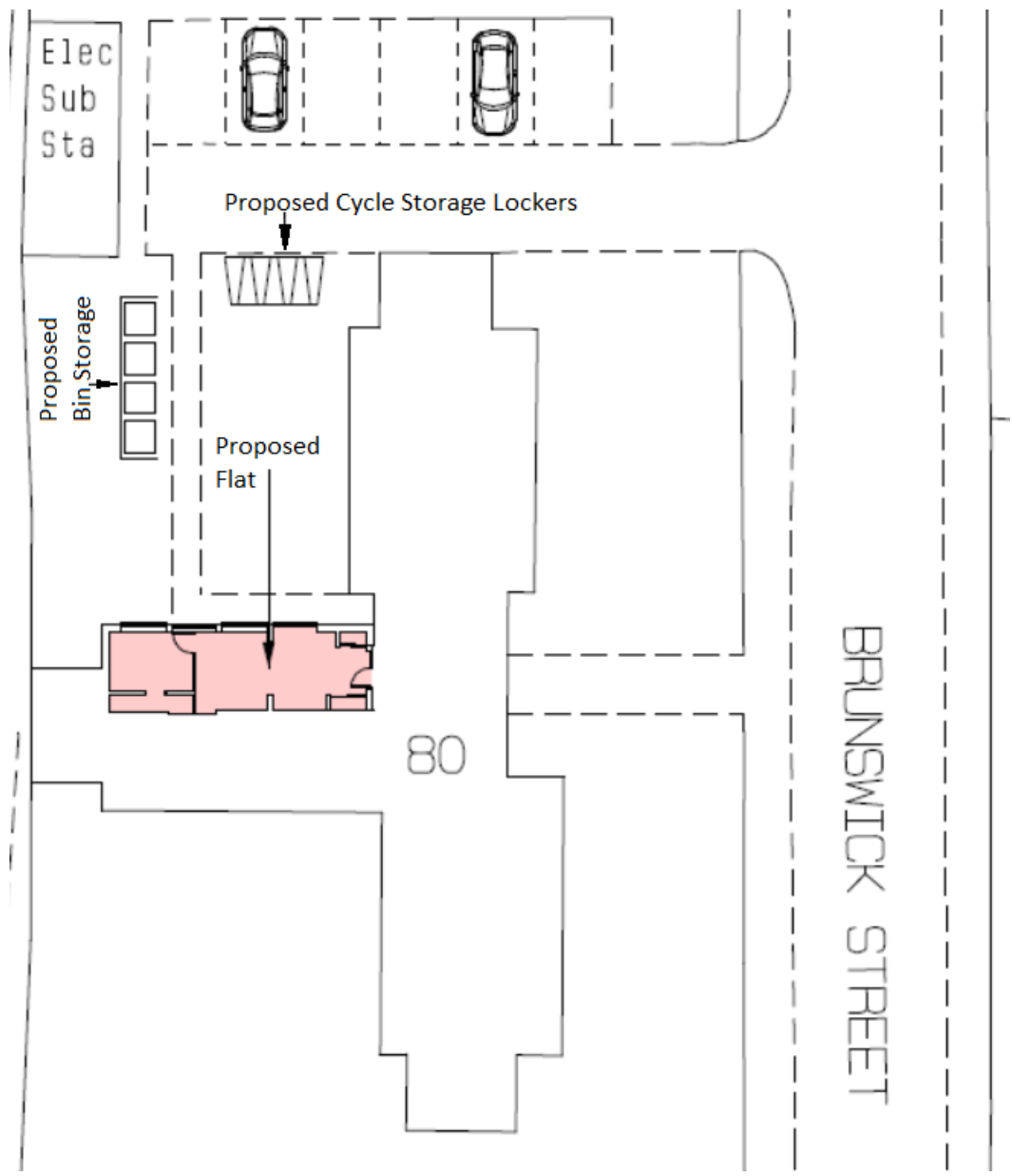


Figure 5: Proposed Site layout

Appendix B - 72 Brunswick Street

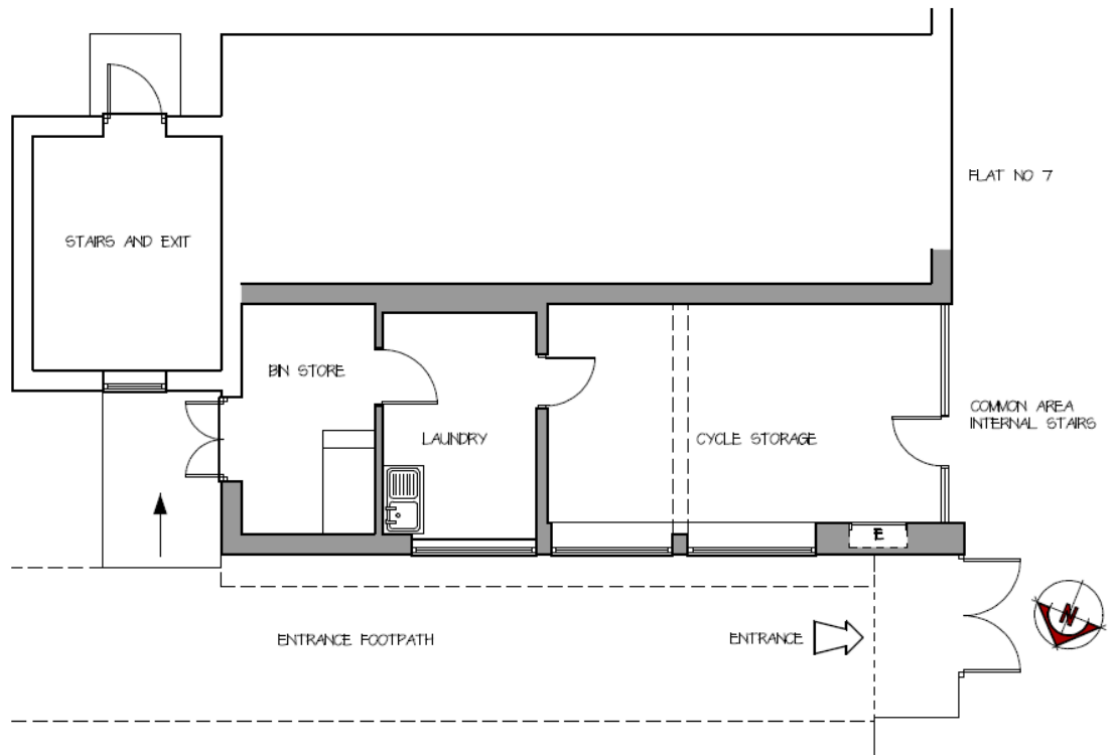


Figure 6: Existing Floor Plan

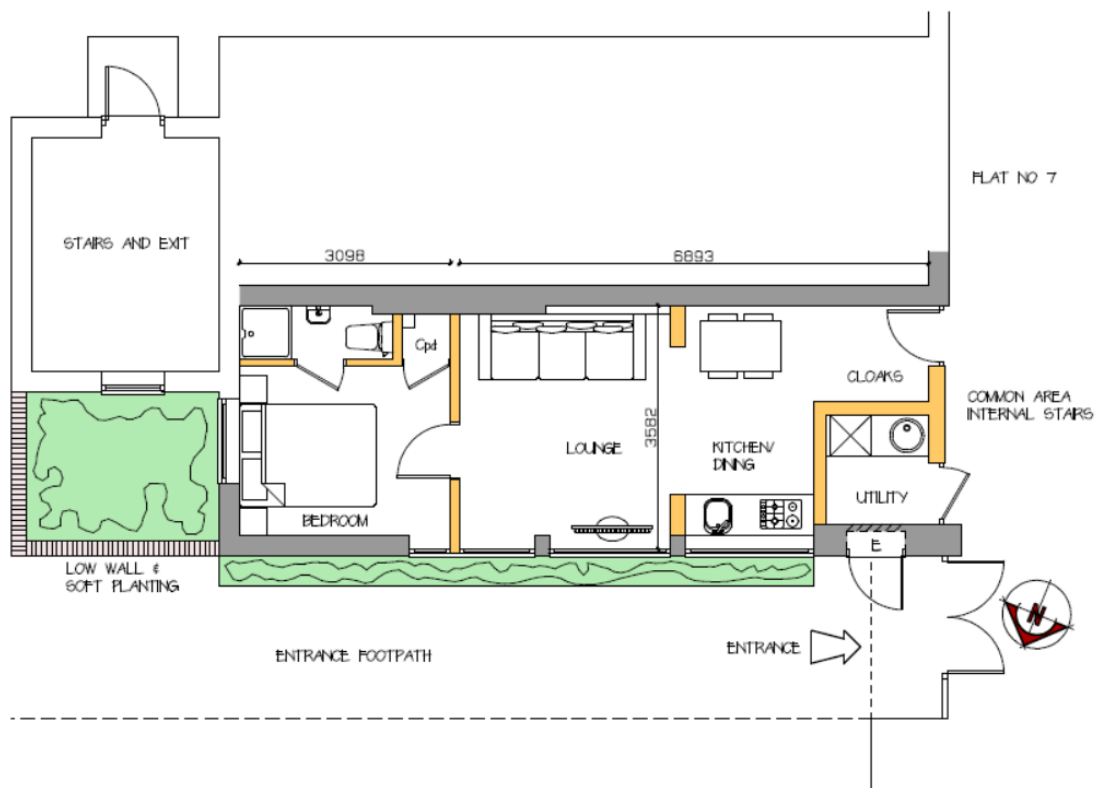


Figure 7: Proposed Floor Plan

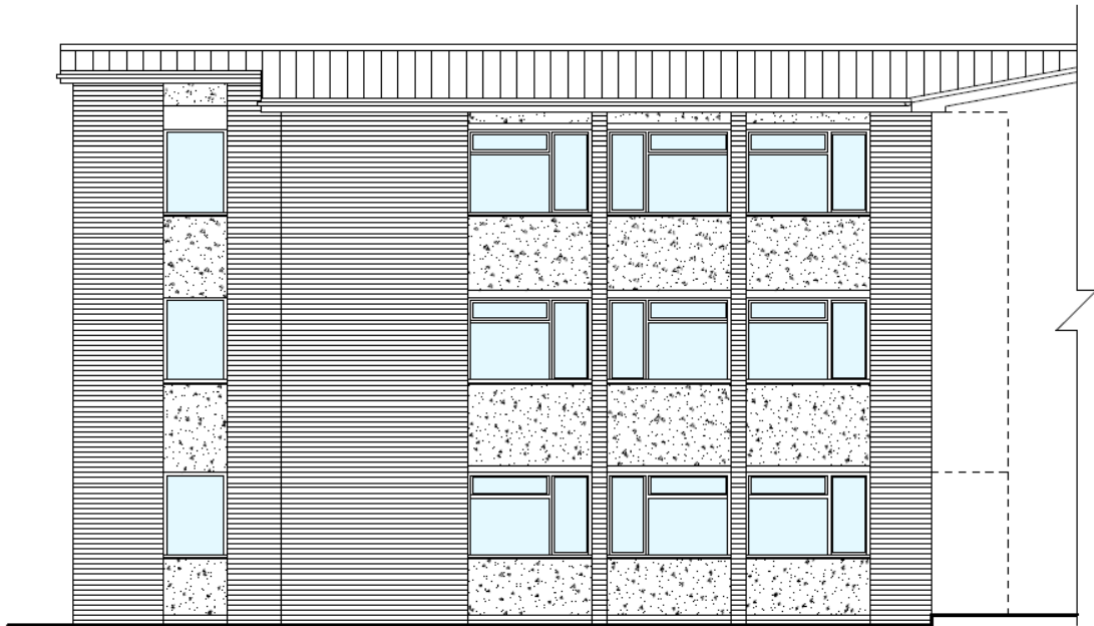


Figure 8: Existing Northern Elevation



Figure 9: Proposed Northern Elevation



Figure 10: Existing Eastern Elevation



Figure 11: Proposed Eastern Elevation

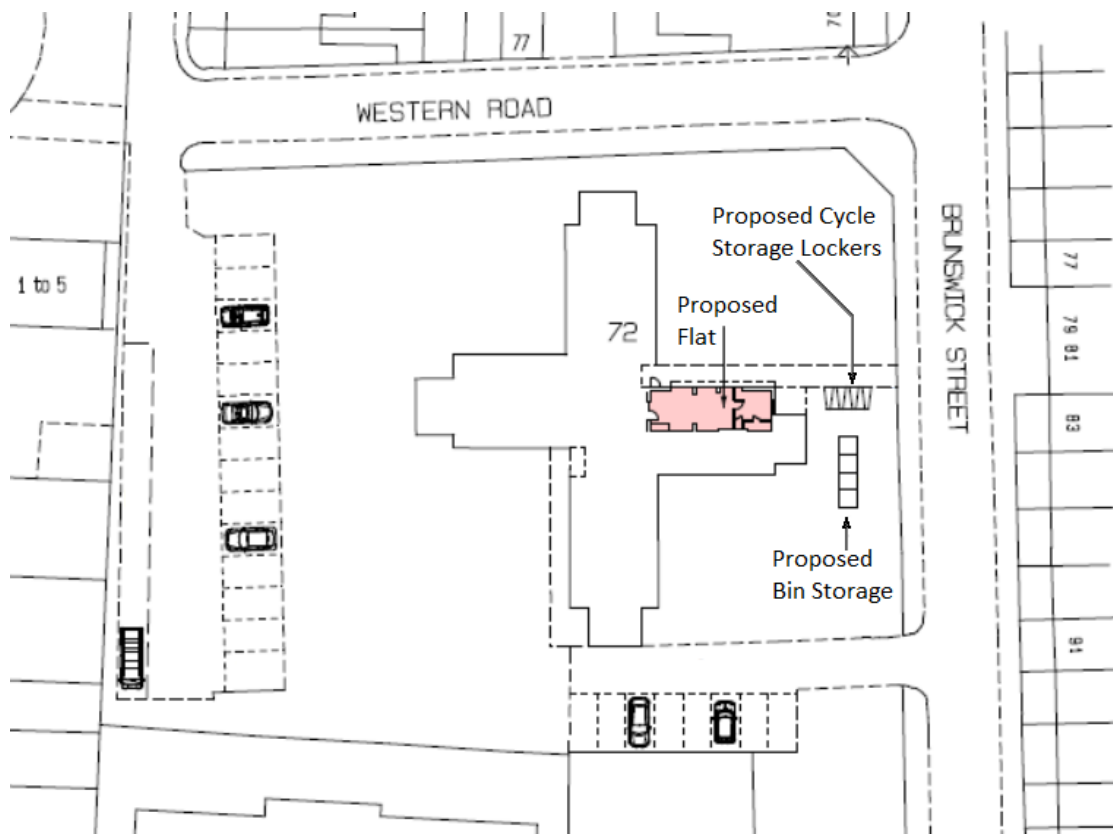


Figure 12: Proposed Site Plan

Appendix C - Proposed Bin Storage for 80 Brunswick Street

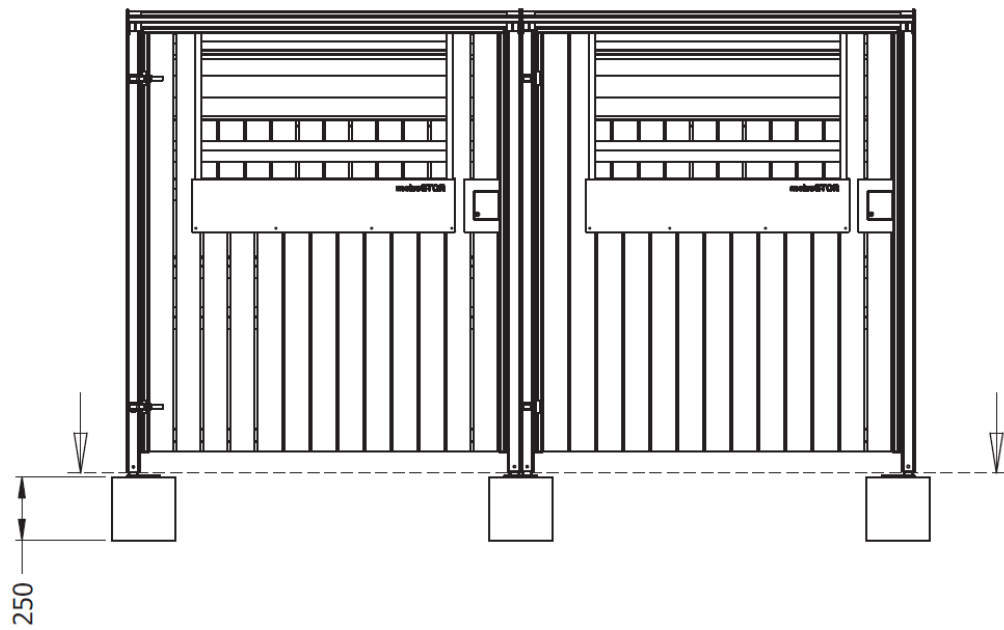


Figure 13: Front Elevation of Proposed Bin Store

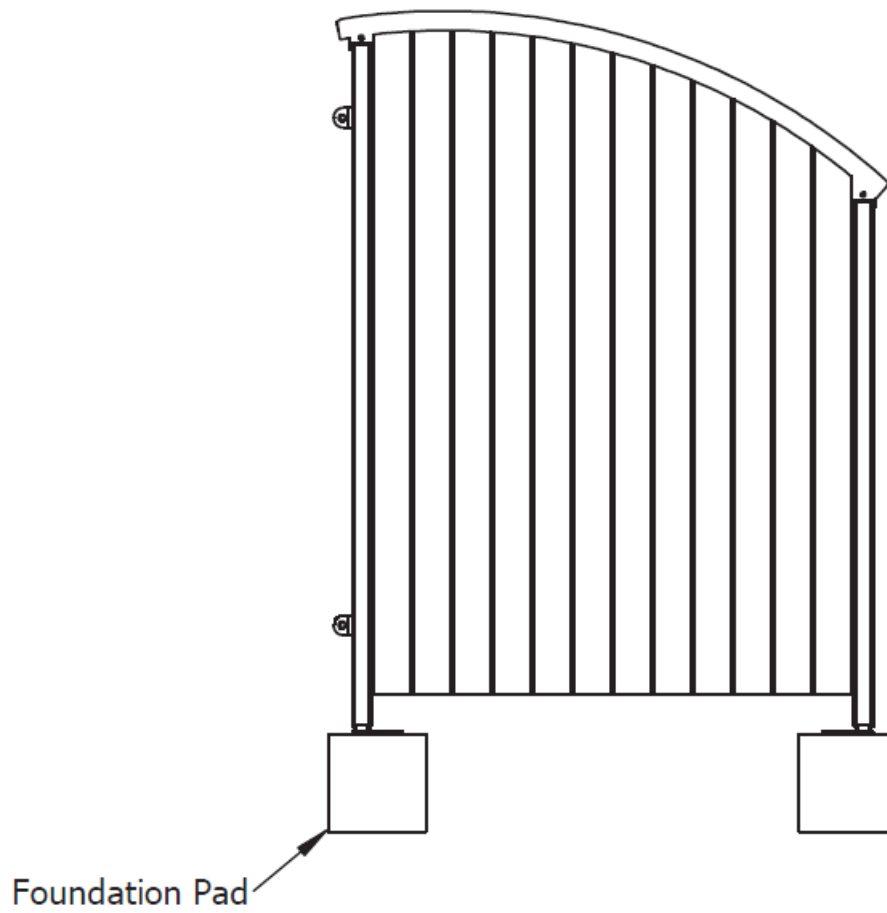


Figure 14: Side Elevation of Proposed Bin Store

Appendix D - Proposed Bin Storage for 72 Brunswick Street

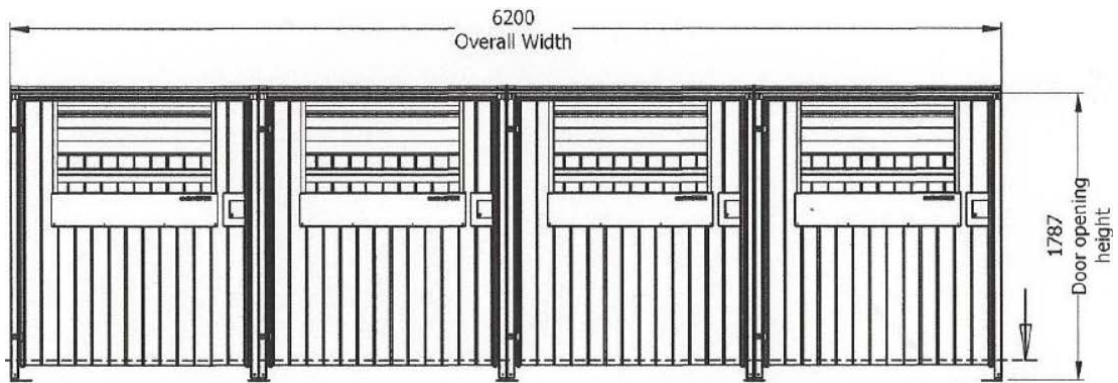


Figure 15: Front elevation of proposed bin store

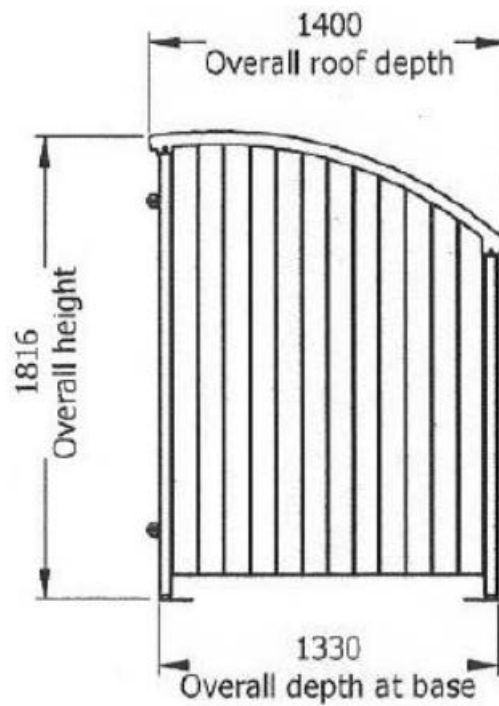


Figure 16: Side elevation of proposed bin store