

COMMITTEE REPORT

BY THE EXECUTIVE DIRECTOR OF ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 1st JUNE 2022

Ward: Abbey

App No: 211424/FUL

Address: 1a Eaton Place, Reading, RG1 7LP

Proposal: Demolition of existing commercial building (Class E) and erection of residential block comprising of 2 x 1 bed flats (Class C3)

Applicant: Jim Townsend & Co

Extended Target Date: 08/06/22

RECOMMENDATION

Delegate to Assistant Director of Planning, Transport and Public Protection Services to (i) GRANT full planning permission subject to completion of a S106 legal agreement or (ii) to REFUSE permission should the legal agreement not be completed by 1st September 2022 (unless officers on behalf of the Head of Planning, Development and Regulatory Services agree to a later date for completion of the legal agreement). The legal agreement to secure the following:

- an Affordable Housing contribution of £17,666.00 towards affordable housing in the Borough in accordance with Policy H3 Index-linked from the date of permission, to be paid on commencement of the development
- A contribution of £1,800.00 towards off-site tree planting with location to be determined in due course by Council Officers

Conditions to include:

1. Standard Time Limit
2. Approved Plans
3. Materials as specified, with Flemish bond brickwork
4. **[Pre-commencement]** Construction Method Statement (to be submitted)
5. **[Pre-commencement]** Cycle Parking
6. Refuse and Recycling (as specified)
7. Access closure with reinstatement
8. **[Pre-commencement]** SAP Assessment (Design)
9. SAP Assessment (as built)
10. **[Pre-commencement]** Noise Assessment to be submitted
11. Hours of construction
12. No bonfires
13. No parking permits to be issued
14. Landscaping (to be approved)

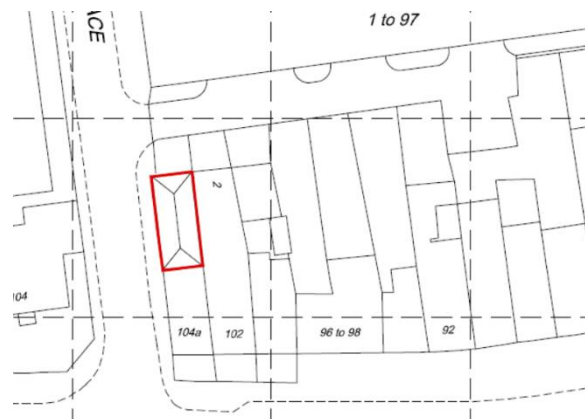
Informatives to include:

1. Terms
2. Building Control
3. Complaints about construction and demolition
4. Encroachment
5. Highways

6. CIL
7. The arrangement and cost of any relocation of telegraph pole and lamp column will met by the applicant/developer
8. S106 agreement
9. Pre-commencement conditions agreed by applicant
10. No parking permits
11. Positive and Proactive working

1. INTRODUCTION

- 1.1 The application site comprises of a single storey office on the eastern side of Eaton Place, behind 104 Oxford Road. The office was formerly used by a residential letting agent and has been vacant since September 2020. Historical maps show that a building has been on this site since the 1970s.
- 1.2 To the north is Chatham Street and Mayer House, part of Chatham Place, a residential block of flats. To the South are commercial premises along the Oxford Road.
- 1.3 The property is not Listed; however, it is within the Castle Hill/ Russell Street/ Oxford Road Conservation Area, High Street Heritage Action Zone (HSHAZ) and Air Quality Management Area. The Grade II Listed Royal Meteorological Society building is located to the west of the site, on the opposite side of Eaton Place.
- 1.4 This application was called in to Planning Applications Committee for determination by Councillor Page over concerns that the dwellings would not be provided with amenity space along with servicing requirements.



Site Location Plan



Image of the site

2. PROPOSAL

2.1 Planning permission is sought for the demolition of the existing single storey office and replacement with a two-storey building comprising of two x one-bedroom residential apartments. The building will measure 6.8 metres in height, 11.7m in width and 5.2m in depth. The proposal is a car free development.

2.2 Documents/ Information submitted:

Drawing no.

BA0175 11 B - proposed Floor Plans
Received 13th May 2022

Materials Rev A - 10th February 2022
Received 11th February 2022

BA0175 12 A - Proposed Elevations
Received 19th January 2022

BA0175 14 A - Site & Location Plans
Received 9th November 2022

Air Quality Assessment prepared by Redmore Environmental, reference 5025r1 dated 29th October 2021
Received 8th November 2021

Planning Design and Access Statement
Heritage Statement rev.00
BA0175 10 - Existing Plans & Elevations
Transport Technical Note prepared by Stuart Michael Associates
Application Form
CIL Form

Received 27th August 2021

2.3 The applicant has considered the suggested pre-commencement planning conditions and has confirmed acceptance of these should planning permission be granted.

2.4 The development would be liable to pay a Community Infrastructure Levy at the current rate of £156.24 per sqm.

3. PLANNING HISTORY

3.1 None.

4. CONSULTATIONS

4.1 Internal Consultees

Transport - No objection subject to conditions

Environmental Protection - No objections subject to condition

Natural Environment - No objections subject to a condition to secure planting on adjacent highways land

Reading Borough Council Conservation and Urban Design Officer - No comment received

Reading Conservation Area Advisory Committee (CAAC) - No comment received

Waste Operations - No comment received

4.2 External Consultation

4.3 The following addresses were formally notified of the application in writing on 09/11/21:

2 Eaton Court
102, 104, 104a Oxford Road

4.4 In addition, a site notice was displayed between 11th November 2021 - 2nd December 2021.

4.5 1 representation (objection) was received which related to the following matters:

- Guttering to the rear of the property and rainwater not draining properly and causing damp
- Building work causing damage to foundations leading to subsidence
- Adequate distance to be left so as not to disturb the property foundations
- Window at the top of property becoming blocked affecting light and view to rear
- Air vents and overflow pipes are located on the back wall of the property and access is required to function and for maintenance issues that may arise

Case officer comment: The above will be addressed within the report.

5. LEGAL AND PLANNING POLICY CONTEXT

- 5.1 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. Material considerations include relevant policies in the National Planning Policy Framework, among them the ‘presumption in favour of sustainable development’.

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.

Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority in the exercise of its functions to pay special attention to the desirability of preserving or enhancing the character or appearance of a conservation area.

5.2 National Planning Policy Framework (2021)

5.3 Reading Borough Local Plan (2019)

CC1: Presumption in Favour of Sustainable Development
CC2: Sustainable Design and Construction
CC3: Adaption to Climate Change
CC5: Waste Minimisation and Storage
CC6: Accessibility and the Intensity of Development
CC7: Design and the Public Realm
CC8: Safeguarding Amenity
CC9: Securing Infrastructure
H1: Provision of Housing
H2: Density and Mix
H3: Affordable Housing
H5: Standards for New Housing
H10: Private and Communal Outdoor Space
H11: Development of Private Residential Gardens
TR3: Access, Traffic and Highway-Related Matters
TR5: Car and Cycle Parking and Electric Vehicle Charging
EN1: Enhancement of the Historic Environment
EN3: Enhancement of Conservation Areas
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EM3: Loss of Employment Land
CR1: Definition of Central Reading
CR2: Design in Central Reading
CR6: Living in Central Reading

Supplementary Planning Guidance/Documents

- Revised Parking Standards and Design (2011)
- Revised Sustainable Design and Construction (2019)
- Planning Obligations Under S106, April (2015)
- Affordable Housing Supplementary Planning Document (2021)
- Reading Borough Council Tree Strategy (2020)

- Russell Street/ Castle Hill/ Oxford Road Conservation Area Appraisal (2020)

6. APPRAISAL

6.1 The main issues for consideration are:

- a) Principle of Development
- b) Design and impact on the character of the conservation area
- c) Impact on existing and future occupiers
- d) Amenity Space
- e) Transport matters
- f) The Natural Environment
- g) Environmental Health matters
- h) Sustainability
- i) Affordable Housing, S106 and CIL obligations

a) Principle of Development

6.2 The NPPF states that LPAs should “encourage the effective use of land by reusing land that has been previously developed (brownfield land), provided that it is not of high environmental value”. The NPPF definition of ‘previously developed land’ excludes private residential gardens in built up areas.

6.3 Therefore, the priority for development should be on previously developed land, in particular vacant and derelict sites and buildings. However, that does not mean that the development of private residential garden land is unacceptable in principle, rather that previously developed land should be the first choice for housing development.

6.4 The proposal would see the loss of a single storey lettings agency office. However, given the site is not located with the Office Core, it considered the loss of the office would result in a substantial loss of quality employment land. Furthermore, given it has been vacant since 2020 this proposal would bring the site back in to an appropriate and needed use. The benefits of this within the wider Conservation Area setting will be discussed later in the report. The existing building is not considered of any architectural or historical interest as it has the appearance of temporary portacabin.

6.5 With regard to the principle of the proposed use, from purely a land use perspective, it is considered that a proposal to introduce two additional residential units in an established mixed/residential area would comply with the principles of Policy H1 which seeks the provision of an additional 689 new homes per year between 2013 - 2036. As such, the development would be contributing to meeting the housing needs within the borough.

6.6 As such, the principle of demolishing the existing office and replacement building containing two residential flats is accepted.

b) Design and impact on heritage assets and character of the area

Policy CC7 (Design and the Public Realm) states: All development must be of high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located.

Policy EN1 (Protection and Enhancement of the Historic Environment) states: *Historic features, areas of historic importance and other elements of the historic environment, including their settings will be protected and where possible enhanced.*

Policy EN3 (Enhancement of Conservation Areas) states: *The special interest, character and architecture of Conservation Areas will be conserved and enhanced. Development proposals within Conservation Areas must make a positive contribution to local character and distinctiveness. Positive consideration will be given to proposals which take opportunities to enhance the character of conservation areas.*

- 6.7 The existing building which is to be demolished is considered to provide little contribution to the character to its surrounding conservation area or the setting of the Grade II Listed building. Both policies EN1 and EN3 state that development should enhance character and setting of heritage assets.
- 6.8 The application site lies on the edge of the Conservation Area, with the remainder of Eaton Place not being included in the designation. Furthermore, the site is located on a narrow street with less footfall than other parts of the Conservation Area. As such, its prominence within the Conservation Area is more limited. Nevertheless the scheme offers a new, higher quality building which is considered to add visual interest to the Conservation Area, and views into it. To the west of the site is the Georgian Grade II Listed Royal Meteorological Society Building (104 Oxford Road) which is separated by a distance of 10.2m. The proposal therefore has the opportunity to enhance the setting of the Listed Building also.
- 6.9 As such, the principle of introducing a replacement building to the Conservation Area/ setting of the Listed Building is considered positive, but this is subject to a suitable quality design and finish that positive enhances the heritage assets.
- 6.10 Section 7 of the Russell Street/ Castle Hill/ Oxford Road Conservation Area Appraisal notes that in November 2018, the Conservation Area was listed on Historic England's Register of Heritage at Risk. One of primary reasons for its inclusion was the ongoing loss of character through the degradation of the housing stock. Other negative features included the presence of waste bins on pavements and loss of architectural detailing and original features such as windows and doors.
- 6.11 The proposed building would be larger than that which currently exists, namely it would be two storey. However, buildings in the vicinity are generally two or more storeys, with the scale of that proposed comparable to those fronting Oxford Road (ie. no. 104/102). It would have a hipped roof which integrates with the design of properties to the south. As such, the general bulk and scale would not be considered an intrusive addition to the surrounding heritage assets.
- 6.12 Materials have been sensitively selected to integrate with surroundings, with Michelmersh Hampshire Stock Red brick and grey slate tiles. It shall be conditioned that Flemish bond brickwork shall be carried out, to further integrate with surrounding buildings (the Listed Building, and those fronting Oxford Road). During the course of the application, the proposed window and doors were also amended so as not to incorporate upvc, but rather make these wooden, given the commentary on these matters within the Conservation Area Appraisal. The proposal also sees waste provision being contained within the site; another positive element of the design in response to the negative features identified in the appraisal. These details

aim to provide new housing stock that enhances the Conservation Area, given the acknowledged degradation and loss of features and detailing.

- 6.13 The proposal is therefore considered to accord with Policies CC7, EN1 and EN3 of the Reading Borough Local Plan (2019). Whilst officers acknowledge the site is also located within the designated High Street Heritage Action Zone (HSHAZ), given the nature of the development (residential) rather than commercial, and that the site is on the edge of the HSHAZ, leading into Chatham Place (which is not within the HSHAZ or Conservation Area) it is not considered the development would generate a high additional footfall or be a prominent feature of the street scene given Eaton Place is a side road. As such, a financial contribution towards the HSHAZ scheme is not considered justified in this instance.

c) **Impact on Existing and Future Occupiers**

Policy CC8 (Safeguarding Amenity) is concerned with preventing significant detrimental impact to the living environment of existing or new residential properties, including in terms of privacy and overlooking, loss of daylight and visual dominance, amongst other impacts.

Existing Occupiers

- 6.14 The neighbouring properties potentially most affected by the development are those adjoining the site which are 2 Eaton Place and 102/104 Oxford Road to the east and south respectively.

102 Oxford Road and 2 Eaton Place

- 6.15 102 Oxford Road is in use as a shop at ground floor level, with residential above. The shop also has a rear entrance (which has the address of 2 Eaton Place). At ground floor, the proposed building would not extend forward of the building line with 2 Eaton Place. As such, the side elevation of the building would be level with the front elevation of the commercial unit. For this reason, and given the site is not in residential use, there would not be considered substantial harm to this neighbour in terms of loss of light and privacy.

- 6.16 Windows of the upper floors of 102 Oxford Road would not experience a reduced level of light and outlook compared to the existing situation. The existing rear extension of 104 Oxford Road projects past first floor windows of no. 102 and so this proposed development would not introduce a new obstruction or result in a substantial level of additional harm compared to the existing configuration. This neighbouring site does not have any open rear space due to the shop expanding the entire depth of the site and so the development would not be considered overbearing.

104 Oxford Road

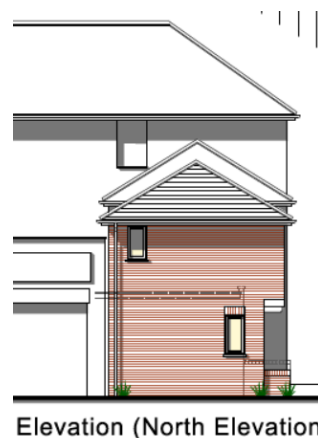
- 6.17 This building is in use as a pharmacy. As part of the consultation period, concern was raised over the following matters due to the close proximity of the new building to this neighbour:

- Guttering to the rear of the property and rainwater not draining properly and causing damp
- Building work causing damage to foundations leading to subsidence

- Adequate distance to be left so as not to disturb the property foundations
- Window at the top of property becoming blocked affecting light and view to rear
- Air vents and overflow pipes are located on the back wall of the property and access is required to function and for maintenance issues that may arise

6.18 Guttering and damage to foundations are matters that would be dealt with via the subsequent Building Regulations application, should planning permission be issued, and are not material consideration. Maintenance of air vents is also not a material planning consideration. Nevertheless, an informative will be attached reminding the applicant of this matter.

6.19 Impact to the first-floor rear window of the chemist is a material planning consideration. The building would be lower in height than the existing rear projection and so would not be built in front of the windows. Therefore, it is not considered development would result in a loss of light to the window, nor would it be visually overbearing.



6.20 It is not considered that any other windows on this property would be adversely affected due to the existing site's configuration.

6.21 As such, the proposal is considered acceptable in relation to neighbours, in accordance with Policy CC8 of the Reading Borough Local Plan (2019).

Future Occupiers

6.22 The development would see the creation of 2 x 1-bedroom residential flats. The flat situated at ground floor would have a floor area of 30 sqm. The first floor flat would have a floor area of 45 sqm. The National Prescribed Space Standards, as outlined in Policy H5, state that the minimum size of a 1-bedroom dwelling is 37 sqm, should the dwelling have a shower room rather than bathroom. However, also within Policy H5 it recognizes that town centre accommodation (which this is as the site falls within the central core) may not always meet space standards. In paragraph 4.4.41 of Policy H5 it states:

However, it is considered that there is a distinction between what counts as adequate internal space within the centre of Reading and elsewhere. The expectations of those choosing to live in the centre of Reading, in terms of both internal and external space, as well as issues such as noise, tend to be different to those in other parts of the Borough. In addition, in central Reading, applying the space standard could have the effect of reducing the ability of the area to make its expected portion of the housing need, as many existing developments, including

some that are well-regarded, would not have gone ahead in their current form were the space standard in force.

- 6.23 It is clear that the proposed ground floor flat would fall short of the national space standards by 7 sqm, whilst the first floor flat exceeding the standards. However, given the site is within central Reading, coupled with the other identified benefits of the scheme, such as the visual improvements to the Conservation Area, this is on balance considered acceptable.
- 6.24 All habitable rooms would be served by adequate light with sufficient windows for outlook. Officers acknowledge that there is a pending application, reference 210639, for the redevelopment of Eaton Court. The neighbouring proposal comprises of the demolition and residential-led mixed use redevelopment to provide three buildings comprising 131 residential units (Use Class C3) and flexible commercial floorspace. Facing Eaton Place, the development would be 3 / 4 stories which is an increase in height compared to the current Eaton Court building. However, given the proposed units under this application will face onto the Listed Royal Meteorological Society rather than the Eaton Court development, the occupiers of the proposed development would still enjoy an adequate access to light and outlook as the relationship between the developments is not direct. This is shown on the site plan below:



- 6.25 As such, the proposal, is considered acceptable in terms of Policies H1, H5 of the Reading Borough Local Plan (2019).

d) Amenity Space

- 6.26 Policy H10 aims to secure 25 sqm of amenity space per 1 or 2 bedroom flats. No private amenity space is provided for either flat as part of the scheme. Whilst this is a shortcoming of the proposal, officers acknowledge that this is a town centre location where amenity space sizes do not strictly apply as they would elsewhere in the Borough. Within Policy H10 (paragraph 4.4.83) it states that: *'Flats in central Reading will not require the same amount of outdoor space as houses in other parts of Reading, and the sites are usually more constrained in any case. This is because often the needs of residents within central Reading can be different to those of the rest of the Borough. Flats in central Reading are less likely to attract families, and*

the ability to walk to public open space nearby reduces the need for private open space.'

6.27 The site is located a 20 minute walk to Christchurch Meadows, 13 minute walk to Forbury Gardens and a 10 minute walk to Victoria Park playground. On balance, given the town centre location and accessibility to town centre areas of public open space, the proposal is considered acceptable in this regard, and when considered in relation to the other positive elements of the scheme.

6.28 The proposal is therefore considered to be acceptable in relation to Policy H10 of the Reading Borough Local Plan (2019).

e) Transport Matters

6.29 Eaton Place forms a junction with Chatham Street which in turn forms a junction with Oxford Road (A329) which is a main Transport corridor and a red route 'no stopping' corridor.

6.30 The site is located within the Zone 2, the primary core area but on the periphery of the central core area which is an area at the very heart of Reading Borough, consisting primarily of retail and commercial office developments, with limited residential. This area is well served by rail and bus links and also contains the largest proportion of public car parking spaces. The site is within a 5-10 minute walk of Reading's primary shopping area.

6.31 The submitted Design and Access Statement states that no parking is proposed at the site due to its sustainable location. A Car Club operates in the vicinity of the site, the closest Co Wheels vehicle to the site is located along Oxford Road. Given the close proximity of the site to the town centre and option of a car club, it can be confirmed by Transport Officers that a car free development can be accepted in this instance.

6.32 There are extensive parking restrictions, preventing unauthorized parking in the area as well as the operation of the Council's Residential Parking Permit Scheme; the appropriate conditions and informatives would be applied if planning permission was granted to prevent the future occupiers of the site from obtaining visitor or parking permits for the surrounding residential areas. This will ensure that the development does not harm the existing amenities of the neighbouring residential properties by adding to the already high level of on street car parking in the area.

6.33 There is a lamp column located directly outside the site which will be required to be relocated as a result of the development. Any costs related to the relocation of the column would be fully met by the applicant and will require the appropriate licenses. This will be reminded to the applicant via an informative.

6.34 There is currently a dropped kerb leading to an area of hard standing currently used for parking. This will no longer be required and therefore will need to be reinstated and realigned with the footway. A condition will be applied to this effect and any works undertaken on any part of the Public Highway will require a license from the Highways Department. This will also be reminded to the applicant via an informative.

6.35 Cycle storage has been provided in accordance with the Council's Parking Standards and Design SPD which states each 1 bed unit should be provided with 1 storage space (rounded up from 0.5). Submitted plans illustrates a cycle storage area however

Sheffield stands have not been illustrated but this can be secured via condition to ensure that the correct cycle stands are provided.

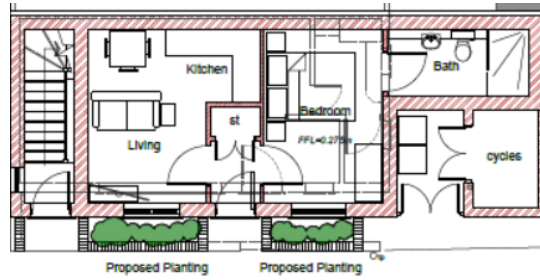
- 6.36 A bin storage area has been illustrated on plans within the boundary of the site, however these are behind a low-level gate to ensure they are kept within the site so as not to obstruct the footpath. Bins will be presented for on the necessary day for collection by residents which is considered acceptable by Transport Officers.
- 6.37 Given the sites location a Construction Method Statement would be required and this will be secured via a pre-commencement condition.
- 6.38 Subject to conditions, the proposal is considered acceptable from a Highways and Transport perspective, compliant with Policies TR3 and TR5 of the Reading Borough Local Plan (2019).

f) **The Natural Environment**

i) *Trees*

Policy EN14 (Trees, Hedges and Woodland) states that: *New development shall make provision for tree retention and planting within the application site, particularly on the street frontage, or off-site in appropriate situations, to improve the level of tree coverage within the Borough, to maintain and enhance the character and appearance of the area in which a site is located, to provide for biodiversity and to contribute to measures to reduce carbon and adapt to climate change. Measures must be in place to ensure that these trees are adequately maintained.*

- 6.39 Given the site is located within a Conservation Area, Air Quality Management Area, a low canopy cover Ward and within the Oxford Road High Street Heritage Action Zone, it is considered that sufficient landscaping should be provided as part of the application, despite the town centre location. During the course of the application, it was discussed as to whether landscaping could be provided on a patch of vacant highways land adjacent to the application site. A trial hole was dug, however concluded that landscaping could not be provided in this location due to the services below ground. As such, a contribution of £1,800.00 will be secured via S106 legal agreement to secure off-site planting elsewhere in Abbey Ward. This will secure the location and create a tree pit as close to the application site as possible, and to supply, plant, guard and maintain the tree. The exact location of this planting is still yet to be decided between Council Officers, but suggestions include a location in Oxford Road, or a large, canopied tree towards the IDR/A33. A Wellingtonia tree has been suggested as a possible species for a 'landmark' tree, however, the precise site context will inform the eventual species chosen.
- 6.40 In addition to the financial contribution, small green planting areas have been shown on the proposed plans, as shown below; further detail on this proposed planting will be secured via condition.



6.41 The proposal is supported in terms of landscaping, as agreed by the Council's Natural Environment Officer, and so is considered acceptable in relation to Policy EN14 of the Reading Borough Local Plan and the Council's Tree Strategy (2020).

g) Environmental Protection matters

Air Quality

6.42 An air quality assessment was provided as part of the application and was reviewed by Environmental Protection officers. It was concluded that that the levels of pollutants at the property are unlikely to be above objective limit values therefore no further assessment or mitigation is required. As such, the proposed development is considered acceptable in relation to Policy EN15 of the Reading Borough Local Plan (2019).

Noise

6.43 Officers acknowledge that the site is located in close proximity of a number of commercial uses which could cause noise disturbance to the new occupiers of the dwellings. As such, a pre-commencement condition will be attached requiring a noise assessment to be submitted to ensure that the exposure to noise is reasonable in line with Policy EN16 of the Reading Borough Local Plan (2019).

h) Sustainability

6.44 In line with Policies H5, CC2 and CC3 the following sustainability measures will be secured by condition to meet sustainability policies:

- Higher water efficiency standards of 110 litres per person per day; and
- A 19% improvement over building regulations energy requirements

i) Affordable Housing, S106

6.45 Policy H3 requires that *'...on sites of 1-4 dwellings, a financial contribution will be made that will enable the equivalent of 10% of the housing to be provided as affordable housing elsewhere in the Borough'*. This policy would need to be taken into account in any submission and appropriate S106 contributions would be sought.

6.46 The agent has provided details of 3 valuations and based on these, an agreed Affordable Housing contribution figure would be £17,666.00. The applicant has agreed to pay this policy compliant contribution.

6.47 As such, the proposal is therefore acceptable in relation to Policy H3 of the Reading Borough Local Plan (2019) and the Council's Adopted Affordable Housing

Supplementary Planning Document 2021 subject to the completion of the S106 legal agreement.

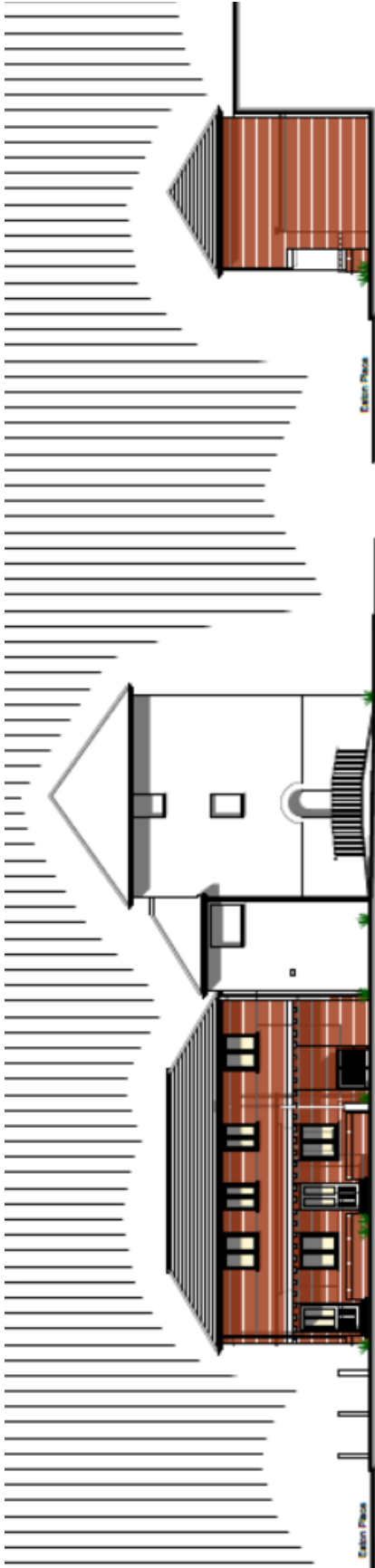
Equalities Impact

In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics including age and disability. 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. In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

7. CONCLUSION

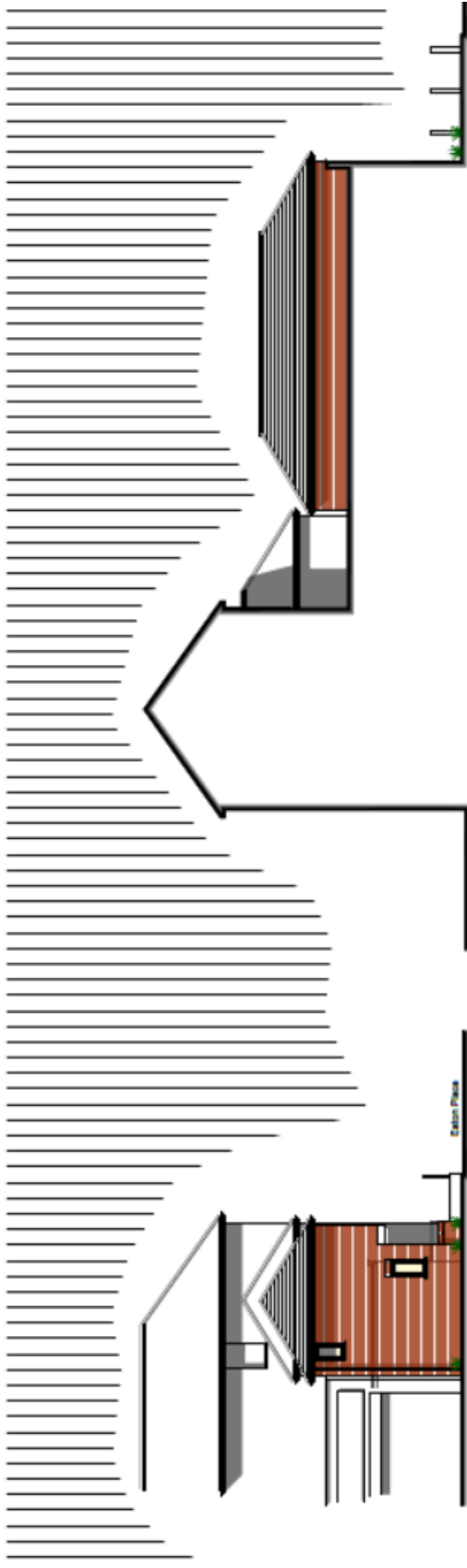
- 7.1 The proposal has been carefully considered in the context of the Reading Borough Local Plan (2019). Whilst there are shortcomings of the scheme, such as the lack of amenity space, these are considered to be outweighed by the benefits of the scheme given the town centre location. The planning application is therefore recommended for approval subject to conditions and the completion of a S106 legal agreement for an affordable housing and off-site tree contribution.

Case Officer: Connie Davis



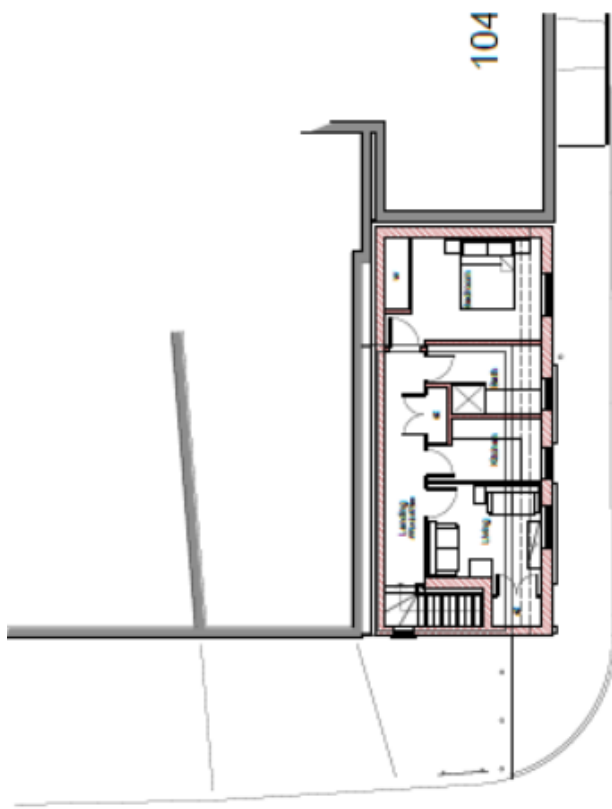
Front Elevation (West Elevation) 1:100 scale

Side Elevation (South Elevation) 1:100 scale



Side Elevation (North Elevation) 1:100 scale

Rear Elevation (East Elevation) 1:100 scale



Eaton Place



Eaton Place