

COMMITTEE REPORT

BY THE DIRECTOR FOR ECONOMIC GROWTH AND NEIGHBOURHOOD SERVICES
READING BOROUGH COUNCIL
PLANNING APPLICATIONS COMMITTEE: 9th October 2019

Ward: Peppard

App No: 190087/FUL

Address: Land at Autumn Close, Emmer Green, Reading

Proposal: Construction of a 4-bedroom dwelling, garage, and associated works

Applicant: Deepsea Engineering

Date validated: 11 February 2019

Target Date: 5 April 2019

Extended: 30 October 2019

RECOMMENDATION:

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

i) GRANT Full Planning Permission with appropriate conditions and informatives; and subject to expiry of a further 21 days publicity period and no additional substantive objections being received by 18 October 2019; and subject to the satisfactory completion of a S106 legal agreement by 30th October 2019 or an extended timeframe as agreed by the case officer on behalf of the Executive Director DEGNS of to secure an Affordable Housing contribution of £38,125.00 towards affordable housing in the Borough in accordance with Policy CS16 Index-linked from the date of permission, to be paid on commencement of the development.

OR

ii) to REFUSE permission should the S106 agreement not be completed by 1st October 2019, unless the Head of Planning, Development and Regulatory Services agrees to a later date for completion of the agreement to be able to grant permission.

Conditions to include:

1. TL1 Time limit for implementation (3 years)
2. M2 Materials to be submitted
3. Approved plans
4. Pre-commencement - control of noise and dust during construction
5. Landscaping
6. Landscaping implementation
7. Pre-occupation boundary treatment details
8. Landscaping maintenance/replacement within five years
9. Construction Method Statement
10. Energy/carbon reduction: 19% Improvement on Building Regulations standard
11. Water efficiency
12. Provision of Vehicle Parking
13. Biodiversity enhancements (details to be provided)
14. 0800-1800 Mon-Fri; 0900-1300 Sat; No time on sat or bank holidays - Std Hours of construction/demolition
15. No Bonfires
16. Removal of PD rights (obscure glazing specified windows)

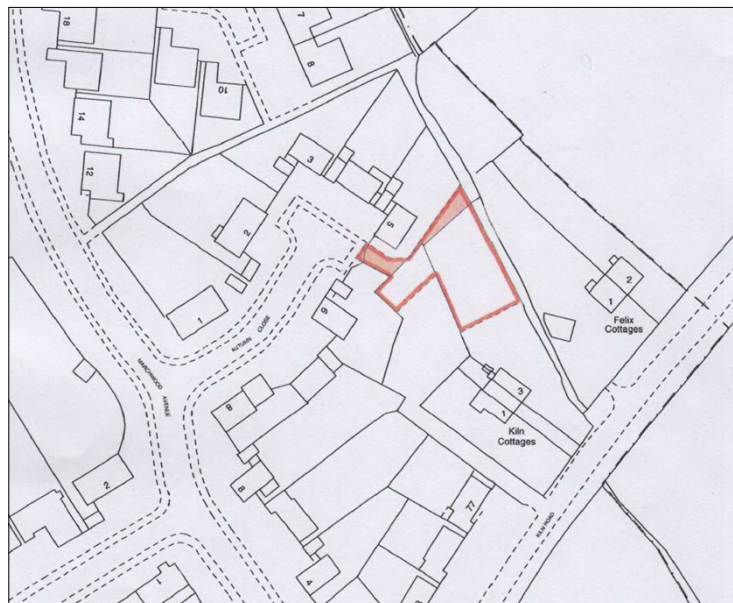
Informatives to include:

1. Positive and Proactive Statement
2. Pre-commencement Conditions
3. Terms and conditions
4. Need for Building Regulations approval

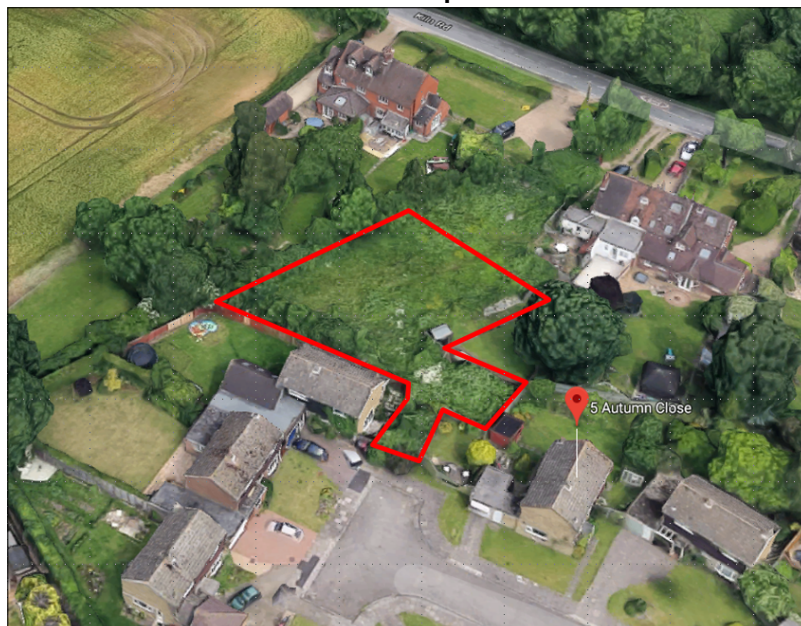
5. S59 Highways Act
6. S106 Agreement
7. Complaints about construction
8. Encroachment
9. CIL
10. Highways approval required

1. INTRODUCTION

- 1.1 The site relates to land adjacent to no. 5 Autumn Close, Emmer Green. The plot itself is situated to the rear of No, 5 and also to the rear of land off Kiln Lane and is accessed by a narrow entrance from Autumn Close. Autumn Close includes 8 detached residential dwellings and is close to the edge of the Reading Borough boundary with South Oxfordshire.



Location plan



Aerial view

2. PROPOSAL AND SUPPORTING INFORMATION

- 2.1 Permission is sought for construction of a 4-bed detached dwelling on a parcel of land located adjacent to no. 5 Autumn Close. The proposed dwelling would be accessed by a 4m wide driveway and includes the construction of a gate setback 5m from the edge of the pedestrian footpath. The dwelling itself is proposed to be part two-storey and part single storey. The dwelling would have a contemporary appearance with a gabled roof designed two storey portion linked to a gable end single storey portion by a flat roof entrance hall. The proposal also includes the provision of a two-car garage and attached bicycle store towards the boundary of no. 6 Autumn Close.
- 2.2 The application site has been subject to a previous appeal decision (Ref APP/E0345/A//10/2135967) following RBC's refusal of outline permission for the erection of a bungalow at the subject site.
- 2.3 This application is being reported to Committee at the request of ward councillors in response to the concerns raised by neighbours.
- 2.4 Supporting information accompanying the application includes:
- Design and Access Statement;
 - Affordable housing statement (and valuations);
 - Plans and elevations;
 - 3D visuals and perspective images
- 2.5 In relation to the Community Infrastructure Levy, the applicant has duly completed a CIL liability form with the submission. As per the CIL charging schedule adjusted for indexation (£148.24 per sq.m) this proposal will attract a charge of approximately £13,500 based on the proposed floor areas (total GIA is 195 sq.m).

3. RELEVANT PLANNING HISTORY

Reference No.	Detailed Description	Outcome
09/01889/OUT (090903)	Outline application for erection of a new bungalow (access and layout only)	Application Refused on 9 March 2010
APP/E0345/A//10/2135967	Appeal against RBC's decision to refuse planning application 09/01889/OUT	Dismissed on 21 February 2011 The key reasons for the Inspector's decision to dismiss the appeal were: privacy of future occupiers of development, no evidence of lawful access to the site, impact of the character and appearance of the area, and no contribution toward infrastructure within the area.

4. CONSULTATIONS

- 4.1 RBC Environmental Protection
No objections subject to conditions.
- 4.2 RBC Transport
No objections subject to conditions.
- Natural environment - Trees

4.3 No objection, subject to conditions.

RBC Ecology

4.4 No objections subject to conditions.

5. Public Consultation:

5.1 Consultation letters were sent to adjoining properties, and a site notice was displayed on 28 February 2019. It is noted that the site notice appeared to have not been displayed for the full 21 days, however as letters have been sent by the LPA to neighbouring properties, there is no statutory requirement to also display a site notice. A further publicity period has begun on 27 September 2019, and will end on 18 October, subject to no additional substantive objections having been received by the expiration of this time, the recommendation would remain unchanged.

5.2 Although public comments objected that consultation, and the site notice have not been undertaken correctly, all properties in Autumn Close have provided representations in relation to the application, and as such have not been disadvantaged by not being aware of the application.

5.3 The issues raised in objections are summarised below:

- Access, parking, and delivery and emergency vehicle access concerns;
- Impacts of proposal in terms of: overbearing/overshadowing, loss of outlook from adjoining properties, character and appearance of the area, loss of daylight/sunlight, overlooking;
- The Close was built for 8 properties;
- The proposal is ‘tandem development’;
- Impacts on air quality;
- Site notice display concerns;
- The proposal is not environmentally friendly;
- The fencing would negatively affect the appearance of the area;
- Restrictive covenants apply to the land; *Officer comment: covenants are not a planning matter.*
- No details of servicing have been provided;
- Insufficient distance to fire-fighting appliances;
- Garage is too close to boundaries;
- Building materials would not match area;

6. RELEVANT PLANNING POLICY AND GUIDANCE

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the development plan unless material considerations indicate otherwise. The Development Plan for Reading relevant to the application site comprises the Reading Local Development Framework ‘Core Strategy’ 2008 (Altered 2015).

The ‘National Planning Policy framework’ (‘NPPF’) 2019 states clearly that its content is to be a material consideration in the determination of applications. The ‘NPPF’ states that due weight should be given to the adopted policies of the Local Development Framework (LDF) (Core Strategy and Sites and Detailed Policies Document) according to their degree of consistency with the ‘NPPF’ (the closer the policies in the plan to the policies in the ‘NPPF’, the greater the weight that may be given).

6.2 National Planning Policy Framework 2019;

National Planning Policy Guidance 2014 onwards;

6.3 RBC Local Development Framework

Core Strategy 2008 (Altered 2015)

- CS1 Sustainable construction and design
- CS2 Waste minimisation
- CS4 Accessibility and the intensity of development
- CS5 Inclusive access
- CS6 Settlement boundary
- CS7 Design and the public realm
- CS14 Provision of Housing
- CS15 Location, accessibility, density and housing mix
- CS16 Affordable Housing
- CS20 Implementation of the Reading transport strategy (local transport plan 2006-2011)
- CS24 Car/ Cycle Parking
- CS34 Pollution and water resources
- CS36 Biodiversity and geology

Sites and Detailed Policies Document 2012 (Altered 2015)

- SD1 Presumption in favour of sustainable development
- DM1 Adaptation to climate change
- DM4 Safeguarding amenity
- DM6 Affordable housing
- DM10 Private and communal outdoor space
- DM11 Development of private residential garden land
- DM12 Access, traffic and highway-related matters
- DM18 Tree planting

Supplementary Planning Documents

Affordable housing (2013)

Revised parking standards and design (2011)

Planning obligations under section 106 (2015)

6.4 The New Reading Borough Local Plan is at an advanced stage, The Inspector's report into the Proposed Modifications has now been received and the new local plan is proposed to be adopted by the Council on 4 November 2019.

Reading Borough Submission Draft Local Plan 2018

- CC1: Presumption in Favour of Sustainable Development
- CC2: Sustainable Design and Construction
- CC3: Adaptation to Climate Change
- CC4: Decentralised Energy
- CC5: Waste Minimisation and Storage
- CC6: Accessibility and the Intensity of Development
- CC7: Design and the Public Realm
- CC8: Safeguarding Amenity
- 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
- TR1: Achieving the Transport Strategy
- TR3: Access, Traffic and Highway-Related Matters
- TR5: Car and Cycle Parking and Electric Vehicle Charging

EN12: Biodiversity and the Green Network
EN14: Trees, Hedges and Woodland
EN15: Air Quality
EN16: Pollution and Water Resources
EN17: Noise Generating Equipment

7. APPRAISAL

The main issues raised by this proposal are:

- Principle of development
- Layout & Design considerations
- Residential Amenity
- Quality of residential accommodation/sustainability
- Landscaping and natural environment
- Transport matters
- Affordable Housing
- CIL

Principle of development

- 7.1 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.
- 7.2 Therefore, it is clear that 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 than previously developed land should be the first choice for housing development.
- 7.3 The NPPF (2019) section 68(c) states that: LPAs should support the development of windfall sites through their policies and decisions giving great weight to the benefits of using suitable sites within existing settlements for homes.
- 7.4 The previous appeal decision was related primarily to the negative impacts associated with the previous proposal (design, loss of privacy, layout), but also cumulative issues associated with a further planning application that was lodged concurrently by the same applicant. Additionally, the failure to provide sufficient details that the site could be accessed was key in that appeal. The Inspector’s report did not object to the principle of residential development on the site.
- 7.5 As such, the proposed development would provide an additional dwelling within the Borough, therefore, the principle of the redevelopment of the site for further residential development could be acceptable, subject to other material planning considerations relating to matters such as design, residential amenity, transport and landscaping.

Layout & Design considerations

- 7.6 Core Strategy Policy CS7 and emerging policy CC7 state that: “all development must be of a high design quality that maintains and enhances the character and appearance of the area of Reading in which it is located”. This includes aspects such as: layout/urban grain and urban structure; landscape; density and mix; scale: height and massing; and architectural details and material. Policy DM11 goes on to state

that: “development of private residential gardens will be acceptable where ... The proposal makes a positive contribution to the character of the area in terms of:

- The relationship of the existing built form and spaces around buildings within the surrounding area;
- A layout which integrates with the surrounding area with regard to the built up coverage of each plot, building line(s), rhythm of plot frontages, parking areas, and existing pattern of openings and boundary treatments on the site frontage;
- Providing appropriate hard and soft landscaping, particularly at site boundaries. This includes features such as the variety of trees, hardstanding/lawns and hedges, etc;
- Compatibility with the general building height within the surrounding area;
- The materials and elevational detail. These should be high quality, and where appropriate distinctive and/ or complementary;
- The arrangement of doors, windows and other principal architectural features and their rhythm between buildings.

7.7 Emerging Local Plan Policy H11 ‘Development of private residential gardens is broadly similar to DM11 above, and the proposal has also been assessed against it.

7.8 The application site has no frontage to Autumn Close or Kiln Road, meaning that any proposal here would be unable to have a frontage to any public highway, this was a reason for the dismissal of the previous application. This does not however preclude the development from being able to respect, and respond to the layout and urban structure of the locality. The building line within Autumn Close is not uniform, with a varied setback to front gardens, and various plot widths and depths. The application site, excluding the access way, is of a similar size and depth to that of the surrounding plots. The siting of the new dwelling set back from adjoining plot boundaries and with the site coverage being comparable to dwellings within the immediate area. It is considered to generally respect the existing suburban relationship between built form and space around dwellings in accordance with policies CS7 and CC7.

7.9 The proposed dwelling would be set behind existing dwellings and accessed via a narrow access way between two dwellings in Autumn Close. This type of development is defined as ‘tandem development’. A number of residents from Autumn Close have objected to the siting of a dwelling in the proposed location on the basis that it would be tandem development. DM11 seeks to ensure that proposals do not “lead to unacceptable tandem development”. Whilst there is no specific description of what constitutes ‘unacceptable tandem development’ this is generally taken to be where existing and future residents will have poor amenity from disturbance or overlooking via the tandem arrangement. Further, the pattern of development is not uniform in this locality. Whilst unusual, the back land arrangement in this location is not considered to make the scheme unacceptable in this instance, given the plot size and other positive identified characteristics of the scheme. As such, it is not considered that this tandem development is unacceptable as there would be insufficient harm to justify refusal on this basis.

7.10 In relation to the appearance where viewed from Autumn Close, particularly in relation to the boundary treatments and hardstanding, the previous Inspector’s report stated: ‘...the large and irregularly shaped expanse of hard-surfacing, visible from Autumn Close through the proposed new access, would be at odds with the regular rhythm and open appearance of the frontages of the existing dwellings’.

- 7.11 LDF Policy CS7 and emerging policy CC7 require development to maintain and enhance the character and appearance of the area, including architectural details and materials. The site is currently hidden from view from Autumn Close by way of a boundary fence fronting onto the hammerhead end of Autumn Close. The proposal would result in an approximately 3m wide driveway with landscaping to either side. This change would result in a partially landscaped entrance to the dwelling, and a gate to the remainder of the driveway. The proposal would also include landscape to the end of the driveway visible from Autumn Close, and as such would create a more pleasant appearance as viewed from the street compared to the current closed boarded timber fence and the previously refused scheme.
- 7.12 The dwelling proposed would be a modern design with a gable end, and deep reveals designed into the dwelling. It is also proposed to clad the dwelling in timber cladding at first floor level and have brickwork below, contemporary metal roofing, and aluminium windows. The design is not proposed to match the design of dwellings within the street, which are generally two-storey brick dwellings circa. 1960, which are brick clad at the bottom, with vertical tile-hanging above, and clay tiled roofs.
- 7.13 Additionally, the properties along Marchwood Avenue, and adjacent Kiln Road, are of a similar era, and design, with predominantly two-storey gable end dwellings. The properties on Kiln Road in this area are extended cottages circa. 1900 with long gardens.
- 7.14 The proposed design takes some of its architectural cues from the existing dwellings, including a split level cladding and gable end roofs to the single storey component and two-storey component. The primary element visible from eye level, as viewed from the T-junction in Autumn Close, will be the gable end wall facing no. 6 Autumn Close. This element is similar in appearance to surrounding dwellings, although clad in different materials. As above, and in accordance with the NPPF (2019) a high quality of design should include the allowance for a suitable degree of variety where this would be justified, where appropriate, development may be distinctive. As the proposal will not be highly visible from the street it is not considered inappropriate to include the gable end feature, which faces away from the dwellings in Autumn Close, including the extensive glazing to this elevation. In summary, the design of the dwelling is a departure from the prevailing relatively uniform character of Autumn Close, however, this is considered appropriate for the location of the dwelling, given its visual impact on the cul-de-sac is low.

Residential amenity

- 7.15 The LDF and Emerging Local Plan require that all developments be afforded an acceptable level of privacy for future residents. The single storey component (closest to no. 5 Autumn Close) would be setback 4m from the single storey extension at no. 5, and ~2.9m from the property boundary. The boundary is currently improved by a ~1.8m high timber fence. This is a common relationship between dwellings, and the maintenance of any fence could be conditioned and reasonably required to be maintained. As such, no privacy concerns are expected in this regard.
- 7.16 The proposal has an access point between two residential dwellings. The access itself has the potential to have an adverse impact on privacy for adjoining occupiers in terms of noise, light (car headlights at night), vibration, and air pollution. Immediately beside the access drive is a single garage serving no. 6 Autumn Close. Vehicles entering and exiting the proposal site would have a similar approach to that of vehicles accessing any adjoining property within the close, or turning within the hammerhead junction at the end and therefore would not be significantly detrimental

to surrounding properties (particularly no. 5 in relation to ingress) in terms of light pollution.

- 7.17 The development has been designed carefully to consider the separation between adjoining properties, it has located the single storey element on the proposed dwelling and the single storey garage closest to properties in Autumn Close. The two-storey portion would be located 2.65m from the boundary to the rear gardens of the properties in Kiln Road at its closest. Due to the distance from the adjoining properties themselves, it is considered that the proposed would not create a poor relationship between properties in terms of an overbearing impact.
- 7.18 The dwelling at no.5 Autumn Close contains a habitable room and window facing the access drive to the application site. This window is currently shielded from view by a ~1.8m high fence, which is proposed to be retained/reconstructed as part of the proposal. The proposed driveway would be no closer than the existing driveway that serves the dwelling at no.5, and although an intensification of uses/vehicle trips would arise, the proposal is for one dwelling so the number of vehicle trips generated is unlikely to be significant. Similarly, it is unlikely that idling vehicles would be waiting in the access strip for a substantial amount of time so as to adversely affect the amenity of residents of no. 5 by way of noise and vibration. Therefore, the impact from vehicles entering and exiting the site would not be significantly harmful compared to the existing situation.
- 7.19 The policies mentioned above require development to not impact negatively on the amenity of adjoining residents. Representations made by neighbours have also commented that the proposal would overlook adjoining properties. This is particularly emphasised by DM11 in terms of overlooking and privacy terms. The proposal has been designed with the main outlook/view facing away from the properties in Autumn Close, with all first floor windows (with the exception of bathroom/w.c. windows) facing away from dwellings in Autumn Close. Policies DM4 and CC8 require careful consideration of window locations in new development. These policies state that 'a back-to-back distance of 20 metres between dwellings is usually appropriate'. The proposal uses a similar orientation to that for existing properties, which is a side-side relationship along Autumn Close, and a back-to-back relationship to dwellings along Kiln Road. The proposal is ~21m from the back windows of dwellings on Kiln Road. The relationship between the back gardens and habitable rooms of adjoining dwellings would not be significantly detrimental to the privacy of occupants, or the privacy of future residents within the proposal.
- 7.20 In terms of existing residents, the amenity and privacy of existing residents was not upheld as a reason for refusal in the previous appeal for a bungalow. In terms of future occupants, for the reasons given above in terms of siting and distance from neighbours, the proposal is not considered to have a negative impact on the privacy of future residents of the proposed dwelling. As such, the proposal is considered appropriate in this regard and would comply with policies DM4 and CC8.
- 7.21 A double garage would be built in close proximity to the shared boundaries with no.6 Autumn Close. The proposal would be in close proximity to the boundary, however, permitted development rights would not normally restrict an outbuilding associated with a dwelling being constructed following construction of a dwelling. Additionally, the height of the garage structure at the boundary would only be 0.5m higher than the existing fence. It is not considered that a garage in this location would have any discernible impact on the privacy, amenity, of access to daylight/sunlight for the back garden of no. 6 particularly as it also has a large garden area. Comments have also questioned the ability for the maintenance of the garage and walls within close proximity to boundaries. Although a reasonably query, this is not considered a

material planning consideration and maintenance and other boundary matters are covered under separate legislation.

- 7.22 In light of the above considerations for the principle of the development, and design for the subject site, although the development would not address or relate to the street, the supply of housing, and the NPPF requirements to give great weight to the provision of windfall sites within the settlement boundary. As such, although the proposal is 'tandem development' the design, scale, and layout of the site within the context of the area are generally acceptable, and therefore, on balance the proposal's harm would not outweigh the benefit of supplying additional family housing, being of acceptable design and complying with all other policies considered materially with this application. For the reasons mentioned above, the proposal is considered to overcome the second reason for dismissal of the original appeal (impact on character and appearance of the area in terms of amount and layout of the driveway).

Quality of residential accommodation/sustainability

- 7.23 The scheme provides suitable room sizes, outlook, ventilation and daylighting for future occupiers. The proposal has not demonstrated how it had been designed to incorporate measures to adapt to climate change in accordance with policy DM1 although, the proposed development will have to comply with Building Regulations Part E, as such will comply with Policy CS1 and DM1.
- 7.24 Notwithstanding the above, the recent publishing of the Inspector's report in relation to the emerging local plan (Reading Borough Local Plan 2019), emerging Policy H5 'Housing Standards' requires that all new build housing integrate additional measures for sustainability. In light of this conditions are recommended to ensure the development meets the following requirements:
- Higher water efficiency standards of 110 litres per person per day; and
 - A 19% improvement over building regulations energy requirements

- 7.25 Although part of a planning condition, these new requirements will be administered through the Building Regulations.

Landscaping and natural environment

- 7.26 The site has been completely cleared of vegetation at the time of the original application being made. Although low lying species may have grown during the assessment period, the site is not considered to have any particular ecological value. The site is situated in an area where tree coverage contributes to its amenity and verdant feel. As such, landscaping, including tree planting will be important. As indicated in the DAS 'wildlife friendly' fencing, i.e. with mammal gaps, will be expected, and will be secured via condition. The development will also be required to provide biodiversity enhancement such as bat boxes, tiles or bricks and this would be secured via condition.
- 7.27 The applicant has provided an indication of landscaping as part of the application. The landscaping includes grassed areas either side of the access from the street, and leaves room for planting within the site. As such, there is the opportunity for further planting to be secured by way of condition.

Transport

- 7.28 Adopted and emerging transport policies require developments to be suitable in terms of access issues and parking arrangements. The proposed development would be accessed via a gravel drive, with a gate set back 5m from the edge of the footpath. .. The gate associated with the development would be set back a sufficient distance from the highway to allow vehicles entering and exiting the site space to wait. As such it would not cause cars to overhang the highway, or result in an additional parking demand within the close. In terms of large vehicles (i.e. delivery vehicles, and other vehicles visiting the site, this would not be an uncommon occurrence at any residential property. the proposed development is located within zone 4 as identified in the Revised Parking Standards and Design SPD. This requires provision of 3 on-site parking spaces for 4+ bedroom dwellings. As such the proposal would comply with local policy in this regard. The proposal includes the provision of two parking spaces within the double garage, and an additional parking space adjacent to the dwelling
- 7.29 In relation to access for emergency vehicles, there is sufficient width within the street for ambulance and fire fighting vehicles. The Department for Transport 'Manual for Streets' outlines that there should be vehicle access for a pump appliance within 45m of single family houses. In this instance, transport officers have confirmed that there is a suitable connection point within this distance.
- 7.30 In relation to accuracy of plans demonstrating the ability to achieve the access from Autumn Close, officers consider that the application has provided sufficient information to overcome the reason for upholding the decision on the original appeal.

The plans provided have been supported by Title documents provided by the applicant and appear to be accurate. In discussions with the applicant, it appears a fence may have been erected in an incorrect location however any boundary disputes are not material to the consideration of this application.

Affordable housing

- 7.31 The proposed development would create 1 no. additional dwelling. In accordance with amended (following the High Court judgement in 2015 on the challenge by this local authority to the Ministerial Statement in 2014) Policy DM6 a s106 agreement should be secured for a contribution of 5% of the gross development value (GDV) of the development. The applicant has submitted two independent valuations, which have valued the property at £750,000 - £775,000 (agreed as suitable by the Council's Valuer), thus requiring a commuted sum of £38,125. This has been agreed by the applicant.
- 7.32 In relation to the original refusal reasons (contributions toward infrastructure) the requirements at that time are now covered by the community infrastructure levy which the development would now be liable.

Community Infrastructure Levy

- 7.33 The proposal seeks to create 1 new residential dwelling and as such is liable for the Community Infrastructure Levy.

Equalities Impact

- 7.34 In determining this application the Council is required to have regard to its obligations under the Equality Act 2010. The key equalities protected characteristics include age, disability, sex, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sexual orientation. There is no indication or evidence (including from consultation on the application) that the protected groups have or will have different needs, experiences, issues and priorities in relation to the particular planning application.

7.35 In terms of the key equalities protected characteristics it is considered there would be no significant adverse impacts as a result of the development.

8. CONCLUSION

8.1 Officers consider that the proposal can be accommodated within this site without having a detrimental impact upon the character of area, or the amenity of adjacent residents.

8.2 Officers have worked with the applicant to seek amendments so that the scheme, in terms of design, access and boundary treatments, will not have a detrimental impact on neighbouring amenity and the character and appearance of the area.

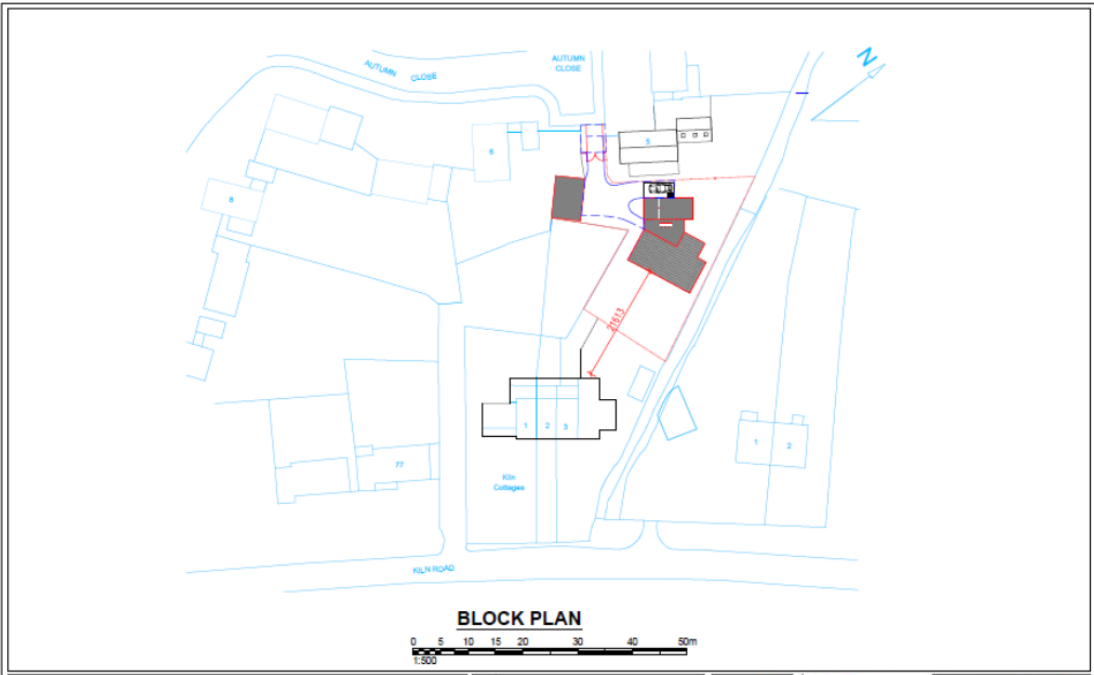
8.3 The proposed development is considered to comply with the appropriate Policies set out within the Local Development Framework.

Plans:

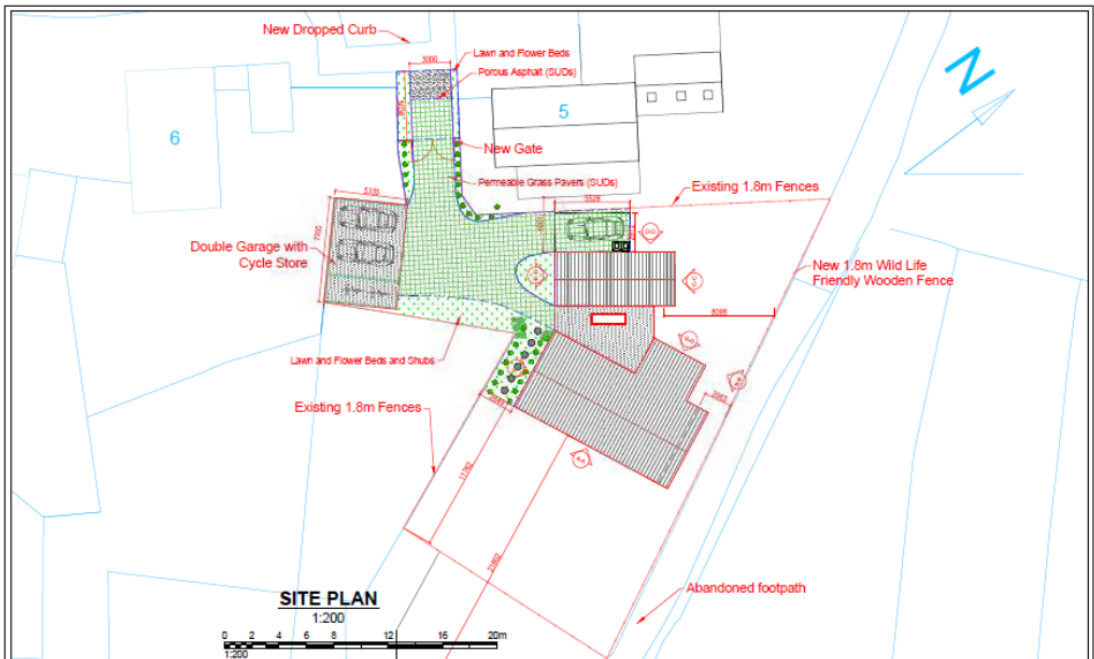
Plan Type	Description	Drawing Number	Date Received
Block Plan		RG4 8UL - 002 - Rev A02	18 January 2019
Location Plan		BK458225	18 January 2019
Site Plan	Site Layout	RG4 8UL - 003 - Rev A01	18 January 2019
Elevations	Garage	RG4 8UL - 008 - Rev A01	18 January 2019
Floor Plans		RG4 8UL - 004 - Rev A01	18 January 2019
Elevations	Dwelling	RG4 8UL - 006 - Rev A01	18 January 2019
Elevations	Relation with No.5	RG4 8UL - 007 - Rev A01	18 January 2019
Block Plan		RG4 8UL - 002 - Rev A03	8 February 2019
Site Plan	Site Layout	RG4 8UL - 003 - Rev A02	8 February 2019
Floor Plans		RG4 8UL - 004 - Rev A02	8 February 2019
Site Plan	Site Layout	RG4 8UL - 003 - Rev A03	7 March 2019
Site Plan	Site Layout	RG4 8UL - 003 - Rev B01	15 April 2019
Elevations	Dwelling	RG4 8UL - 006 - Rev B01	15 April 2019
Floor Plans		RG4 8UL - 004 - Rev B01	15 April 2019
Elevations		RG4 8UL - 007 - Rev B01	15 April 2019
Roof Plan		RG4 8UL - 005 - Rev B01	15 April 2019
Block Plan		RG4 8UL - 002 - Rev B01	18 January 2019
Site Plan	Site Layout	RG4 8UL - 003 - Rev B02	4 September 2019
Block Plan		RG4 8UL - 002 - Rev B02	4 September 2019
Floor Plans		RG4 8UL - 004 - Rev B02	4 September 2019
Elevations		RG4 8UL - 007 - Rev B02	4 September 2019

Case Officer: Anthony Scholes.

Appendix



Proposed Location Plan

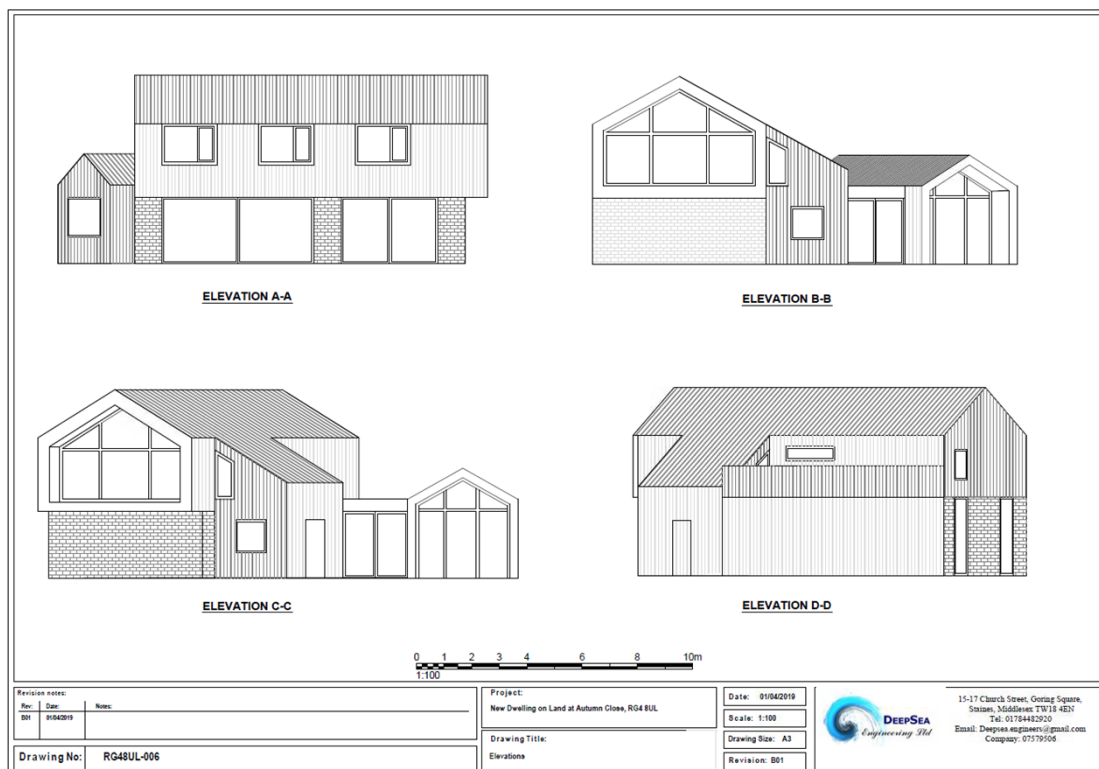


Revision:	Notes:	Project:	Date:
001	001	New Dwelling at Land at Autumn Close, R04 BUL	28/08/2019
Drawing No:	RG48UL-003	Drawing Title:	Scale:
		Site Layout	1:200
			Drawing Size:
			A0
			Revision:
			002

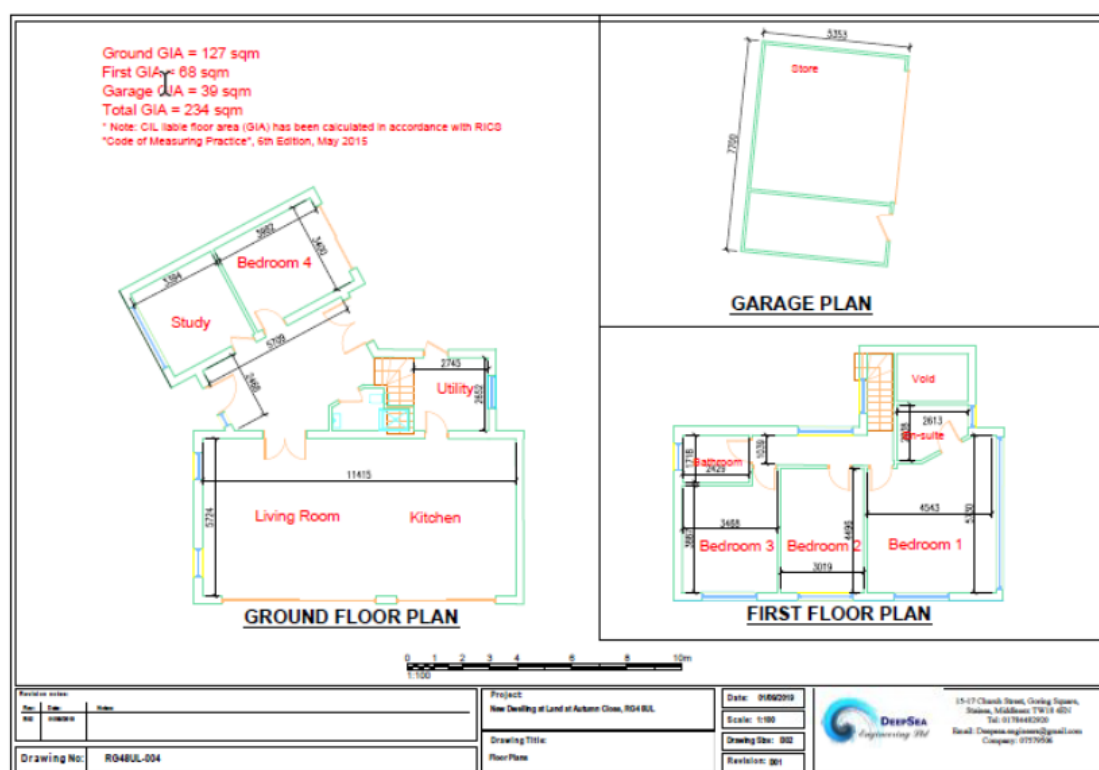


15-17 Church Street, Oving Square,
Stevenage, Herts SG1 1EN
Tel: 01438 821200
Email: DeepSea.engineers@gmail.com
Company: 07579556

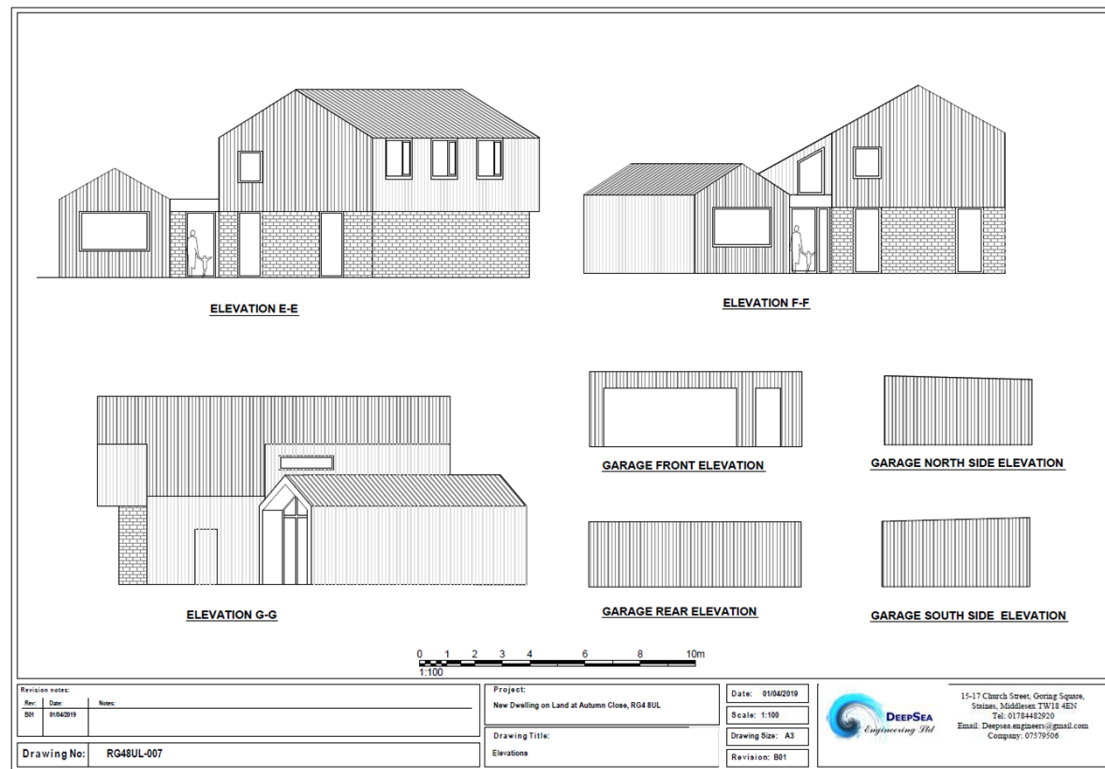
Proposed block plan



Proposed elevations (1)



Proposed floor plans



Proposed elevations (2)



Proposed 3D perspective