

MID SUSSEX DISTRICT COUNCIL

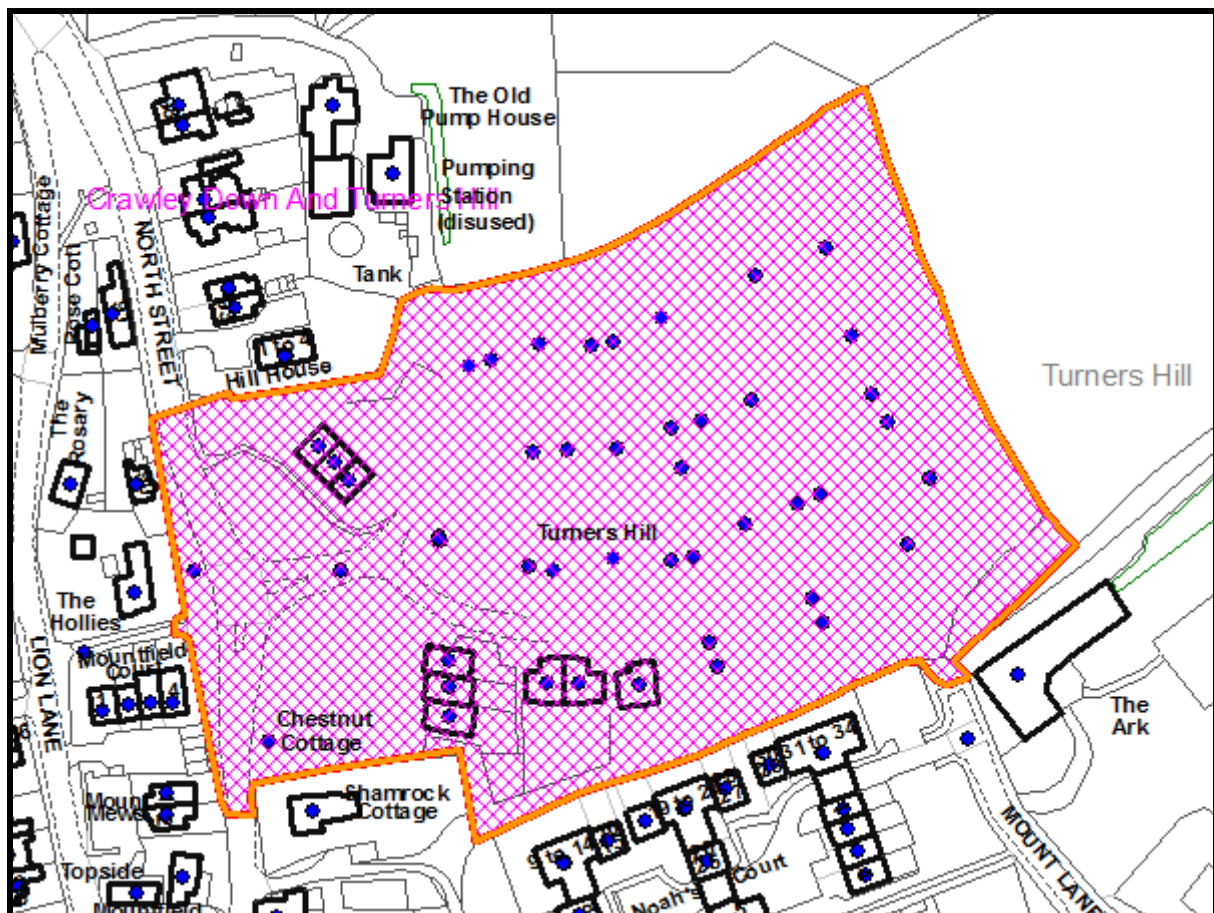
Planning Committee

5 SEP 2019

RECOMMENDED FOR PERMISSION

Turners Hill

DM/19/1341



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**CLOCKFIELDS DEVELOPMENT SITE NORTH STREET TURNERS HILL
WEST SUSSEX**

**MINOR AMENDMENTS TO HOUSE TYPES AT PLOTS 1-16, 21 AND 27-47
AGREED UNDER PERMISSION 11/01332/OUT WITH REVISIONS TO THE
PARKING AND DRIVEWAY ARRANGEMENT FOR PLOTS 10-11 AND
FOUR ADDITIONAL PARKING BAYS FOR PLOTS 24-26.**

MR MARK HENDY

POLICY: Areas of Special Control for Adverts / Ashdown Forest SPA/SAC /
Built Up Areas / Conservation Area / Countryside Area of Dev.

Restraint / Post 1974 Conservation Area Boundary / Classified Roads - 20m buffer / District Plan Policy / Planning Agreement / Planning Obligation / Aerodrome Safeguarding (CAA) / Sewer Line (Southern Water) / SWT Bat Survey / Highways Agreement (WSCC) /

ODPM CODE: Smallscale Major Dwellings

13 WEEK DATE: 6th September 2019

WARD MEMBERS: Cllr Phillip Coote / Cllr Ian Gibson / Cllr Roger Webb /

CASE OFFICER: Stephen Ashdown

PURPOSE OF REPORT

To consider the recommendation of the Divisional Lead for Planning and Economy on the application for planning permission as detailed above.

EXECUTIVE SUMMARY

There is an extant planning permission on the site that for 47no dwellings that is currently part way through construction. The application before members is essentially seeking to agree some changes to the design and appearance of some of these dwellings, 38no in total, however as the outline permission is has time expired, i.e. no further reserved matters can be submitted, a full application has had to be submitted for the Council to be able to consider the proposed changes.

The site lies within the built up area of Turners Hill where the policy DP6 of the District Plan permits development providing it is an appropriate nature and scale, and does not cause harm to the character and function of the settlement. The site also noted within Neighbourhood Plan as a site allocated for residential development.

The proposal is essentially seeking amendments to 38no dwellings that already benefit from a larger consent that has already been implemented and having regard to the extant permission, the proposal relates to changes to the appearance of the dwellings, particular in respect of the fenestration and application of materials. In addition some minor revisions to parking arrangements proposed.

Notwithstanding an objection from the Council's Urban Designer regarding the reduction in the design quality, it is not considered that the proposed design of the dwellings would be harmful to the character and appearance of the area and therefore would not warrant the refusal of the application in its own right. The application is considered to comply with policy DP26 of the District Plan and Policy THP4 of the Neighbourhood Plan.

In respect of the proposals impact on the setting of the adjacent listed Shamrock

Cottage and the Turners Hill Conservation Area it is considered that this application will not cause any further impact beyond which has already been considered acceptable through the granting of the previous permission and in this respect the application complies with policies DP34 and DP35 of the District Plan.

In the context of the extant permission and being mindful of the nature of these current proposals it is not considered that the application proposal would harm the setting of the adjacent listed Shamrock Cottage or the Turners Hill Conservation Area to the west of the site, thus complying with policies DP34 and DP35 of the District Plan.

There is considered to be compliance with a number of policies in the development (DP17 Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC), DP20 Securing Infrastructure, DP21 Transport, DP26 Character and Design, DP27 Dwelling Space Standards, DP31 Affordable Housing, DP39 Sustainability and DP41 Flood Risk and Drainage). DP41 Flood Risk and Drainage).

In light of the above it is considered that the proposal complies with the Development Plan and there are no material considerations that indicate that a decision should be taken contrary to it. As such it is considered that the application should be approved.

RECOMMENDATION

It is recommended that permission be granted subject to the conditions listed in Appendix A.

SUMMARY OF REPRESENTATIONS

None received.

SUMMARY OF CONSULTATIONS

MSDC Urban Designer

These proposals erode the quality of the consented scheme in a number of aspects. Paragraph 130 of the new NPPF specifically states the local planning authorities should 'seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).'

TURNERS HILL PARISH COUNCIL

The Parish Council supports this planning application and would like to suggest that one of the parking bays is equipped with a charging point for electric cars.

INTRODUCTION

There is an extant planning permission on the site that for 47no dwellings that is currently part way through construction. The application before members is essentially seeking to agree some changes to the design and appearance of some of these dwellings, 38no in total, however as the outline permission is has time expired, i.e. no further reserved matters can be submitted, a full application has had to be submitted for the Council to be able to consider the proposed changes.

PLANNING HISTORY

11/01332/OUT - Erection of 47 dwellings, internal roads, parking, provision of open space and construction of new access roundabout. Approved 12th June 2012

DM/15/2182 - Reserved matters application for the approval of appearance and landscaping following outline approval referenced 11/01332/OUT for the erection of 47 dwellings. Approved 21st September 2015.

DM/18/3673 - Minor amendments to house types for plots 17-20 and plots 22-226. Approved 7th May 2019.

SITE AND SURROUNDINGS

The site lies approximately 140 m north of the village green, on the eastern side of North Street, with its frontage adjoining the Turners Hill Conservation Area. The development is well under construction with the new roundabout layout operational and the dwellings in the front proportion of the site completed.

APPLICATION DETAILS

The application essentially seeks amendments to the design and external appearance of 36no. of the plots within the overall development. Furthermore, some minor amendments to parking provision within the site are also proposed. The amendments can be summarised as follows;

Type A Houses

- Flat roof porch canopy in-lieu of pitched roof
- rear dormers flat rooved in-lieu of pitched roof
- changes to rear fenestration (including removal of balcony and staircase)
- removal of time hanging to majority of plots, where retained removed from rear elevation.

Type B House

- changes to front and rear fenestration arrangements
- render introduced to plots 22-23

Type C Houses

- changes to front and rear fenestration arrangements
- removal of rear balcony and staircase

Type D Houses

- changes to front and rear fenestration arrangements
- small dormer to front elevation moved above eaves line
- rear dormers flat rooved in-lieu of pitched roof
- tile hanging to first floor applied differently

Type E Houses

- changes to front and rear fenestration arrangements
- tile hanging to flank and rear elevations removed

Type F Houses

- Mono pitch roof to porch extended across garage
- Bay window to front removed
- Changes to front and rear fenestration arrangements
- Rear dormers flat rooved in-lieu of pitched roof

Flat Block

- Chimneys removed
- Dormer windows appear heavier

Type SHA Houses

- Shown with no level break in ridges
- Removal of ground floor single storey element to plot 3 and slightly bigger house footprint.

Changes to the Layout

- Alteration to parking arrangement to plots 10 and 11
- Additional parking spaces for plots 24-26

LIST OF POLICIES

Mid Sussex District Plan 2014-2031

DP6 (Settlement Hierarchy)

DP17 (Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation SAC)

DP20 (Infrastructure)

DP21 (Transport)

DP26 (Character and Design)

DP28 (Accessibility)

DP31 (Affordable Housing)

DP34 (Listed Buildings and Other Heritage Assets)

DP35 (Conservation Areas)

DP39 (Sustainability)

DP41 (Drainage)

Supplementary Planning Guidance

Development Infrastructure and Contributions SPD (2018)

Affordable Housing SPD (2018)

Turners Hill Neighbourhood Plan

The plan was made on the 26th March 2016 and forms part of the Development Plan for the District and should be afforded full weight. Relevant policy is;

THP3 New Homes Parking

THP4 New Homes

National Policy

National Planning Policy Framework (NPPF)

Technical Housing Standards - National Described Space Standards (2015)

ASSESSMENT

As set out above, there is an extant planning permission on the site that for 47no dwellings that is currently part way through construction. The application before members is essentially seeking to agree some changes to the design and appearance of some of these dwellings, 38no in total, however as the outline permission is has time expired, i.e. no further reserved matters can be submitted, a full application has had to be submitted for the Council to be able to consider the proposed changes.

The refusal of this application does not impact on the outline and subsequent reserved matters permission already granted and implemented on site but the extant permission is a material consideration that should be given very considerable weight in the determination of this application.

Principle of Development

Planning legislation holds that the determination of a planning application shall be made in accordance with the Development Plan unless material considerations indicate otherwise.

Specifically Section 70 (2) of the Town and Country Planning Act 1990 states:

'In dealing with such an application the authority shall have regard to:

- a) The provisions of the development plan, so far as material to application,*
- b) And local finance considerations, so far as material to the application, and*
- c) Any other material considerations.'*

Section 38(6) Planning and Compulsory Purchase Act 2004 provides:

'If regard is to be had to the development plan for the purposes of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.'

Under section 38(5) of the Planning and Compulsory Purchase Act 2004 if a policy contained in a development plan for an area conflicts with another policy in the development plan, the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published.

In this part of Mid Sussex the development plan comprises the District Plan and the Turners Hill Neighbourhood Plan.

The site is located within the built up area of Turners Hill and from a policy perspective DP6 of the District Plan set outs that development will be permitted within defined built up area boundaries and proposals will need to demonstrate that it is of an appropriate nature and scale (with particular regard to DP26) and not cause harm to the character and function of the settlement.

Moreover, while the proposal seeks planning permission for the erection of 38no dwellings, the principle of development on the site has been established by the granting of the outline planning permission, and the reserved matters approval, DM/15/2152, has approved details of the dwellings contained within this application. The existing permission has been implemented and is extant.

The site was allocated for residential development as part of the Mid Sussex Local Plan, policy TH1 referred, and this formed the policy context in the determination of the original outline planning application. The fact that the site was allocated for development is reflected in the made neighbourhood plan, where the proposals map identifies it as an existing allocated site.

Design and Layout

Policy DP26 of the Mid Sussex District Plan requires all developments to be well designed and reflect the distinctive character of the towns and villages while being sensitive to the countryside. More specifically developments are required to demonstrate a high quality design and layout, create a sense of place and contribute positively to public and private realms, amongst other criteria. Policy TH4 of the neighbourhood plan sets out that new homes must take into account the character and style of the buildings within the parish.

In the context of the application before members paragraph 130 of the NPPF is relevant and it states;

'Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as materials use).'

The proposed design alterations that this application represents have been summarised above and on the whole they mainly consists of amendments to the fenestration compositions to the front and back elevations of the proposed dwellings, and the application of the facing materials. When considered individually they are relatively minor, however, given that these will apply across 38no dwellings, then the potential impact needs careful consideration.

The comments of the Urban Designer are set out in full in appendix B to this report and it is acknowledged that he is raising an objection to this proposed application on the basis that it diminishes the overall design quality of the scheme.

While it is appreciated that the details of the extant planning permission represent a baseline against which the current proposals can be judged, consideration of the application needs to be made in the context of the policies contained within the Development Plan and while it could be interpreted that some of the changes 'water down' the design details of the extant permission, consideration needs to be given as to whether the proposals are unacceptable in their own right.

The main elements of concern of your Urban Designer relate to changes to the fenestration (particularly alignment) and the application of facing materials (particularly tile hanging and the introduction of render). Consideration of such matters are to a degree subjective and while considerable weight should be given to the Urban Designers position, it is your Officers opinion that such matters are not considered to result in a harmful impact on the character and appearance of the area that would warrant the refusal of the application in its own right.

In reaching this view consideration has been given to paragraph 130 of the NPPF (as noted above) which is a material consideration.

The proposed application does seek to alter the relationships between proposed development and existing neighbouring properties and given that these relationships were found to be acceptable in granting the extant permission, it is not considered that it would be reasonable to take a differing position now. In this regards, it is considered that the application will not give rise to any unacceptable harm to existing neighbouring properties.

It is considered that the proposal complies with Policy DP26 of the District Plan in character and design terms and policy TH4 of the Neighbourhood Plan.

Highways and Parking

Policy DP21 of the District Plan deals with transport matters and seeks to protect the safety of highway users (including pedestrians) and avoid severe additional congestion to the highway network. Furthermore it requires proposals to provide adequate parking taking into account the accessibility of the development, the type, mix and use of the proposals. Parking standards are also contained within the Council's SPD on 'Development Infrastructure and Contributions'.

Policy THP3 of the neighbourhood plan requires new homes of 1-2 bedrooms to have 2 on-plot spaces and dwellings of 3 bedrooms and above to have 1 on-plot space per bedroom.

The access arrangements to the site have been constructed in accordance with the extant permission that required a new roundabout to be created to serve the site from Turners Hill Road. This has been completed following technical approval from the Local Highway Authority and been operational since last year. This application does not seek to make any changes to those constructed arrangements.

The applicant is proposing some minor alteration to the approved extant layout as a result of this application that will provide an additional four parking spaces close to the entrance of the site, which will serve plots 24-26. The extant permission makes provision for a total of 105 spaces across the site and the additional spaces will provide for a minor increase the overall parking provision on the site, above the level that has previously been deemed acceptable.

Having regard for these matters the proposed application will not give rise to any highway safety or network capacity issues and will provide an acceptable level of parking to serve the development. The application is therefore considered to comply with Policy DP21 of the Mid Sussex Local.

Affordable Housing and Infrastructure

The extant permission is subject to a signed S106 Agreement that secured affordable housing provision and financial contributions and it is important to note that some of the dwellings contained within this application are secured as affordable units as part of the extant permission.

While it is noted that the Council have introduced a new SPD's on development infrastructure/contributions and affordable housing since the original Agreement was completed, all financial contributions have been received and given that the original permission is extant, and under construction, and the proposed changes are design related, officers are content that it would not be reasonable to seek any additional contributions that may be appropriate under the new SPD.

Under the consideration of application DM/18/3673, which secured revisions to the other 9no units on the site, a Deed of Variation (DoV) was entered into ensure that that Original Agreement equally applied in the case of that consent. Within that DoV, provision is made to tie the requirements of the Original Agreement to any future application(s), such as before committee, which does not alter the number of units on the site.

To ensure that the requirements of the existing Agreement equally apply (via the agreed DoV) to the revised units as proposed under the application, a suitably worded condition is proposed. With this applied, the application complies with policies DP20 (securing infrastructure) DP31 (affordable housing) and the Council's SPD 'Development Infrastructure and Contributions'.

Sustainability

Policy DP39 of the District Plan deals with sustainable design and construction and seeks proposals to improve the sustainability of development through a range of measures, where appropriate and feasible.

In the context of this application a material consideration is the extant planning permission that is currently under construction, wherein the applicant is relying upon the details approved in relation to condition 10 of the outline planning permission, which related to the use of renewable or low carbon energy sources. Details were submitted and approved that the showed carbon reduction would be achieved

through the installation of wastewater and gas heat recovery systems, combined with an enhanced building fabric and it is on the basis of these details that the applicant has implemented construction of the site.

The comments of the Parish Council regarding the provision of electric vehicle charging points are noted. However, Policy DP21 sets out where practical and viable development should be designed to incorporate such facilities and given the context of the extant permission and the fact that the necessary infrastructure provision has already been completed it is accepted that in this particular instance such provision would not be practical.

Having regard to the above, and with a condition requiring compliance with the previously approved details, the proposal complies with policy DP39 of the District Plan.

Setting of Heritage Assets and Conservation Area

Section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 as amended (the Listed Buildings Act) imposes a duty on the decision maker, in deciding whether to grant planning permission for a development which affects a listed building or its setting, to have special regard to the desirability of preserving the building or its setting.

In the context of this application, Shamrock Cottage which lies to the southwest of the application site is a Grade II listed building and the development on the site can be considered to be affecting its setting.

Policy DP34 of the District Plan requires development to protect listed buildings and their settings and in line with the legalisation it further sets out that special regard should be given the protection of the setting of a listed building.

The NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation, regardless of the degree of harm identified. Paragraphs 192-196 of the NPPF are of relevance when considering the potential impacts.

The application site has been subject to a Development Plan allocation and benefits from an extant permission that is currently under construction and therefore the setting of the adjacent listed building, Shamrock Cottage, has materially changed as a result. This application will not cause any further impact beyond which has already been considered acceptable through the granting of the previous permission and in this respect the application complies with Policy DP34 of the District Plan and the requirements of the NPPF on this matter.

To the west of the application site lies the Turners Hill Conservation Area and the proposed development can be considered to be affecting its setting.

Policy DP35 of the District Plan deals with Conservation Areas and sets out that development should protect their setting and in particular views into and out of the area.

The setting of the Conservation Area in relation to the application site is that has been established as one of a new residential development and the character of the area has already been altered by the completion of the permitted of the highway works and implementation of the extant planning permission. This application will not cause any further impact beyond which has already been considered acceptable through the granting of the previous permission and in this respect the application complies with Policy DP35 of the District Plan.

Ashdown Forest

Under the Conservation of Habitats and Species Regulations 2017 (as amended) (the 'Habitats Regulations'), the competent authority - in this case, Mid Sussex District Council - has a duty to ensure that any plans or projects that they regulate (including plan making and determining planning applications) will have no adverse effect on the integrity of a European site of nature conservation importance. The European site of focus is the Ashdown Forest Special Protection Area (SPA) and Special Area of Conservation (SAC).

The potential effects of development on Ashdown Forest were assessed during the Habitats Regulations Assessment process for the Mid Sussex District Plan. This process identified likely significant effects on the Ashdown Forest SPA from recreational disturbance and on the Ashdown Forest SAC from atmospheric pollution.

An overall Habitats Regulations Assessment screening report has been undertaken which includes the type of development proposed.

Recreational disturbance

Increased recreational activity arising from new residential development and related population growth is likely to disturb the protected near-ground and ground nesting birds on Ashdown Forest.

In accordance with advice from Natural England, the HRA for the Mid Sussex District Plan, and as detailed in the District Plan Policy DP17, mitigation measures are necessary to counteract the effects of a potential increase in recreational pressure and are required for developments resulting in a net increase in dwellings within a 7km zone of influence around the Ashdown Forest SPA. A Suitable Alternative Natural Greenspace (SANG) and Strategic Access Management and Monitoring (SAMM) mitigation approach has been developed. This mitigation approach has been agreed with Natural England.

This planning application does not result in a net increase in dwellings within the 7km zone of influence and so mitigation is not required.

Atmospheric pollution

Increased traffic emissions as a consequence of new development may result in additional atmospheric pollution on Ashdown Forest. The main pollutant effects of interest are acid deposition and eutrophication by nitrogen deposition. High levels of

nitrogen may detrimentally affect the composition of an ecosystem and lead to loss of species.

It is considered that the proposed development will not lead to an increase in traffic as it is either minor development or a replacement dwelling. There is not considered to be a significant in combination effect on the Ashdown Forest SAC by this development proposal.

Conclusion of the Habitats Regulations Assessment screening report

The screening assessment concludes that there would be no likely significant effects, alone or in combination, on the Ashdown Forest SPA and SAC from the types of development identified which includes this proposed development.

No mitigation is required in relation to the Ashdown Forest SPA or SAC.

A full HRA (that is, the appropriate assessment stage that ascertains the effect on integrity of the European site) of the proposed development is not required.

Other Matters

The proposed development of the site has previously been considered in the respect of flood risk and drainage, of which Policy DP41 of the District Plan is relevant. The extant permission was subject to appropriate planning conditions in relation to this issue, the details of which were submitted and approved prior to the commencement of development. The applicant is required to implement the development in compliance with the details and suitably worded condition is suggested in this regard. The application complies with Policy DP41 of the District Plan.

The extant planning permission pre-dated the introduction of the nationally described space standards, although local standards were in operation at the time. Notwithstanding this the dwellings comply with the appropriate standards and as such the application is in accordance with Policy DP27 of the District Plan.

Policy DP28 of the District Plan deals with accessibility and expects developments of 5 or more dwellings to make provision for 20 per cent to meet Building Regulations Document M Requirement M4(2), except in certain listed circumstances, one being specific site factors. In this instance there is an extant planning permission that is under construction that pre-dates the requirements of this policy and given the proposed changes sought via this permission are aesthetic based and having regard to the fall-back position (extant permission) it is considered that there is sufficient specific circumstance to justify an exception to the policy in this instance.

PLANNING BALANCE AND CONCLUSION

Planning legislation requires the application to be determined in accordance with the Development Plan unless material circumstances indicate otherwise. As the proposed scheme does not comply with certain aspects of the Development Plan, other material considerations need to be considered in determining the application, including the National Planning Policy Framework (NPPF).

The site lies within the built up area of Turners Hill where the policy DP6 of the District Plan permits development providing it is an appropriate nature and scale, and does not cause harm to the character and function of the settlement. The site also noted within Neighbourhood Plan as a site allocated for residential development.

The proposal is essentially seeking amendments to 38no dwellings that already benefit from a larger consent that has already been implemented and having regard to the extant permission, the proposal relates to changes to the appearance of the dwellings, particular in respect of the fenestration and application of materials. In addition some minor revisions to parking arrangements proposed.

Notwithstanding an objection from the Council's Urban Designer regarding the reduction in the design quality, it is not considered that the proposed design of the dwellings would be harmful to the character and appearance of the area and therefore would not warrant the refusal of the application in its own right. The application is considered to comply with policy DP26 of the District Plan and Policy THP4 of the Neighbourhood Plan.

In respect of the proposals impact on the setting of the adjacent listed Shamrock Cottage and the Turners Hill Conservation Area it is considered that this application will not cause any further impact beyond which has already been considered acceptable through the granting of the previous permission and in this respect the application complies with policies DP34 and DP35 of the District Plan.

In the context of the extant permission and being mindful of the nature of the these current proposals it is not considered that the application proposal would harm the setting of the adjacent listed Shamrock Cottage or the Turners Hill Conservation Area to the west of the site, thus complying with policies DP34 and DP35 of the District Plan.

APPENDIX A – RECOMMENDED CONDITIONS

1. The development hereby permitted shall be carried out in accordance with the plans listed below under the heading "Plans Referred to in Consideration of this Application".

Reason: For the avoidance of doubt and in the interest of proper planning.

2. The dwellings hereby approved shall only be constructed in accordance with the conditions, and relevant details approved to discharged the conditions, attached to planning permission 11/01332/OUT and reserved matters approval DM/15/2182.

Reason: To ensure an appropriate form of development and top comply with policies DP21, DP26, DP34, DP35 and DP41 of the Mid Sussex District Plan 2014 - 2031.

3. The obligations contained in the planning obligation by way of Agreement pursuant to Section 106 of the Town and Country Planning Act 1990 dated 12th June 2012 pursuant to the planning permission reference 11/01332/OUT and the subsequent Deed of Variation pursuant to Section 106a of the Town and Country Planning Act

1990 pursuant to planning permission DM/18/3673 dated 26th April 2019, will in accordance with clause 3.3 of the Deed of Variation will be equally applied to and satisfy the requirements necessitated under this application DM/19/1341.

Reason: To ensure appropriate infrastructure provision is secured to mitigate the impacts of the development and to accord with policies DP20 and DP31 of the Mid Sussex District Plan.

INFORMATIVES

1. In accordance with Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015, the Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Plans Referred to in Consideration of this Application

The following plans and documents were considered when making the above decision:

Plan Type	Reference	Version	Submitted Date
Proposed Floor and Elevations Plan	1318/pin/516	A	19.07.2019
Location Plan	1318/Pln/500		05.04.2019
Planning Layout	1318/Pln/501		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/502		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/503		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/504		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/505		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/506		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/507		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/508	B	19.07.2019
Proposed Floor and Elevations Plan	1318/Pln/509		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/510		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/511		05.04.2019
Proposed Floor and Elevations Plan	1318/Pln/512		05.04.2019
Proposed Floor Plans	1318/Pln/513		05.04.2019
Proposed Elevations	1318/Pln/514		05.04.2019

APPENDIX B – CONSULTATIONS

Parish Consultation

The Parish Council supports this planning application and would like to suggest that one of the parking bays is equipped with a charging point for electric cars.

MSDC Urban Designer

This application gives me no reason to change my previous comments: these proposals erode the quality of the consented scheme in a number of respects:

- By incorporating facing materials that incongruously peel away at the sides or rear, the architectural integrity of the houses is undermined giving the impression that this is an exercise in facadism; on 40-41 this will be more visible than elsewhere.
- The incorporation of render on the prominent 22/23 is similarly unfortunate as it is a material that we seek to avoid because of its poor weathering properties and it draws the eye in this position.
- The type D house has introduced a number of clumsy elements ((a) the inconsistent delineation of the hanging tiles and the facing brick; (b) the fake chimney; (c) the heavy dormers; (d) the position of the ground floor windows no longer aligns with the upper floor windows and the break in the eaves line will generate untidy bends in the rw downpipes)
- Type E is also more clumsy ((a) heavy dormers; (b) secondary facing materials and banding peel away at the sides; (c) the position of the ground floor windows no longer aligns with the upper floor windows and the break in the eaves line will generate untidy bends in the rw downpipes).
- The block of flats has also lost some of its finesse, and the dormers are now heavy on this too, and the clunky crown-top roof unfortunately also appears to rise a little higher.
- It should also be noted that none of the drawings show the rw downpipes which is a significant omission given the above issues, also plots 1-3 as built has not taken the opportunity to use the downpipes to consistently define each house frontage that would give the frontage underlying rhythm.

While not part of this application, I also note that close-boarded fencing has unfortunately been used in a number of places contravening the approved boundary treatment.

Paragraph 130 of the new NPPF specifically states that local planning authorities should "seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used)".

In conclusion, while each individual change may not be significant in itself, I feel as a whole they do add up to a reduction in the overall design quality. As such I think there is a principle to uphold here and I therefore object to this application.