
Site Address:	Eastleigh House, Bartons Road, Havant, PO9 5NA		
Proposal:	Residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building.		
Application No:	APP/16/01077	Expiry Date:	20/01/2017
Applicant:	Mr Saund Mildren Homes		
Agent:	Mr Goodall Advoco Planning Limited	Case Officer:	Rachael McMurray
Ward:	St Faiths		

Recommendation: **GRANT PERMISSION**

1. Site Description

The site is located on the south side of Barton's Road in Havant. Eastleigh House is a residential, Grade II listed building, currently a residential property, which forms part of a small cluster of properties, broadly comprising large houses within generous plots. On the north side of Barton's Road are smaller dwellings, a builders yard and a crematorium. To the west of the application site is the Wyevale Garden Centre with a large car park attached. This is separated from the site by a footpath / cycle track which extends along the western boundary of the site. This leads to a large open field to the south of the site which is currently allocated for housing and subject to outline planning permission APP/15/01435.

Eastleigh House sits towards the south of the site and is accessed by a driveway which extends along the western boundary and swings round to the south/front elevation where the main entrance is located. The application site includes a large number of mature trees on all boundaries apart from the south which has open views over the field behind. To the east of the house is an open lawn area with a sunken lawn and this is enclosed by a low garden wall. There is a fairly recent single storey extension to the east elevation. To the rear of the building is an enclosed garden and outbuildings. To the north of this garden the site contains some further disused outbuildings and swimming pool.

2 Planning History

APP/16/01078 - Listed Building Consent for residential development to provide 9 dwellinghouses along with the continued use of Eastleigh House as Class B1(a) offices and the demolition of outbuildings to the rear of the building. Pending.

APP/15/01103 - Conversion of Eastleigh House from single C3 dwellinghouse to B1 offices and two C3 dwellinghouse along with the erection of a two storey extension to provide a further single C3 dwellinghouse, plus the construction of a courtyard development of 10 terraced houses, including landscaping, parking and turning areas, PERM 04/03/2016

APP/15/01104 - LBC for the Conversion of Eastleigh House from a single

dwellinghouse to B1 offices and two dwellinghouse along with the erection of a two storey extension to provide a further single dwellinghouse including landscaping, parking and turning areas, PERM 04/03/2016

02/57258/005 - Erection of 1.8m high close boarded timber fence and gate along northern boundary fronting Bartons Road, PERM 25/03/2002

99/57258/003 - Single storey side extension to east elevation (revised application), PERM 27/05/1999

99/57258/004 - Listed Building Application for internal alterations, demolition of outbuilding and erection of single storey side extension to east elevation (revised application), PERM 27/05/1999

3 Proposal

This application follows on from a recent planning permission APP/15/01103 which was for the conversion of Eastleigh House from a single dwelling to an office use (Class B1) and two dwellings. It also includes the erection of a two-storey rear extension to form a further dwelling and the construction of 10no. two-storey, dwellings comprising three terrace rows located to the north of Eastleigh House, including landscaping, parking and turning areas.

The current application is for the conversion of the main house into office accommodation but with no residential units or extensions to form further residential units as was the case with the previous application. This conversion has already taken place. The existing setting of Eastleigh House including the access driveway, open space to the west and south of the house has been retained. The existing low level garden walls have also been retained. Minimal changes to the existing facades of the listed building have taken place and original windows have been retained. This approach is the same for the internal structure, where possible existing fireplaces and historic features have been retained.

The current application also includes residential development in the northern part of the site but this time for 9no. dwellings instead of 10, with an amended layout (NB the original application was for 10no. for this was reduced to 9 following concerns over the impact on an on site tree). The layout is more scattered rather than the three terrace rows approved on the previous layout plan. This layout now achieves 9no. detached dwellings with on site parking in the form of car ports, garages or open spaces. All dwellings would have private rear gardens. The mix of units would be 1no. 2 bedrooms, 7no. 3 bedrooms and 1no. 4 bedrooms.

Parking on site for the proposed dwellings would meet the Councils Car Parking Standards which equates to at least 2 spaces per dwelling and a further 15 for the office use including disabled parking. Cycle parking areas would also be provided. The existing access would be improved with new gates and a new junction design. The majority of important trees on site would be retained and only low grade or damaged trees removed. New hedge and tree planting would be incorporated, including along the north boundary with Bartons Road.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS14	(Efficient Use of Resources)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS20	(Transport and Access Strategy)
CS21	(Developer Requirements)
CS6	(Regeneration of the Borough)
CS9	(Housing)
DM11	(Planning for More Sustainable Travel)
DM13	(Car and Cycle Parking on Residential Development)
DM14	(Car and Cycle Parking on Development (excluding residential))
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

HB1	(Havant and Bedhampton Housing Allocations)
DM20	(Historic Assets)
AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Grade 2

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Conservation Officer:

Proposed development within the grounds _

The area of land where development is likely to have the least impact on the setting of the listed building is that to the north. While I have reservations about the amount of new development, the proposed location is basically correct in terms of limiting harm.

In the previously approved application there was a conscious attempt to make a courtyard development. This was because developing the land to the north gave greater presence to the rear of the listed building than was ever intended. The configuration of the new housing into a more formal courtyard arrangement and orientation helped address this and was a positive aspect of the scheme. The new scheme changes this formal approach for a looser cul-de-sac layout of detached dwellings. The new scheme also extends the development to the east into what was amenity land.

However, the scheme has positives in that the overall number of units is to be reduced to 10 and continues to ensure there is sufficient space between the listed building and the development. The properties also appear to be nicely detailed in the impressions

given and car parking has reduced.

In regards of the previously approved scheme and on balance the development appears to be appropriate in this context. However, I would recommend the following alterations are made:

- I would prefer if the dwelling in plot ten was brought closer into the development leaving more of the eastern side as a landscaped garden
- Enhanced and greener landscaping to properties that front onto the listed building that will visually soften the appearance

Officer Note - Plot 10 has now been removed from the scheme

Housing:

No affordable housing contribution required as the total floorspace is less than 1000sqm

English Heritage:

No objections

Arboriculturalist:

Initial response:

Concern over plot 10 and its proximity to the significant cedar tree. This plot should be removed or placed elsewhere.

Officer note: An amended plan was submitted to show the removal of PLOT 10. The Tree Officer advised that the objection was now removed and that the comments from the previous application should be brought forward. These are:

'Full MS required via a planning condition'.

Property Services Manager:

No objections

National Amenity Society:

No response.

Building Control, (Fire Access Consultation):

Solid waste bin storage shown on plan but unable to scale. Max. carry to bin by householder is 30m to comply with Approved Document H

Fire Authority access onto block paving area should be designed to carry suitable load

Trees shown on access road should provide headroom clearance to comply with Approved Document B5

Southern Water:

Exact position of public sewers must be determined on site. No development or tree planting should be located within 3m either side of the centreline of the public sewer

and all existing infrastructure should be protected during the course of construction works. A sewer now deemed to be public could be crossing the above property. Should any sewer be found during construction works, an investigation of the sewer will be required to ascertain its condition, the number of properties served, and potential means of access before any further works commence on site.

The applicant is advised to discuss the matter further with SW, Sparrowgrove House, Sparrowgrove, Otterbourne, Hants, SO21 2SW.

SW requires a formal application for connection to the public sewer should the application receive planning approval, the following informative is attached to the consent.

'A formal application for connection to the public sewerage system is required in order to service this development. To initiate a sewer capacity to identify the appropriate connection point for the development, please contact SW.

Landscape Officer:

Application boundary - please clarify

Existing trees - Plot 10 is too close to the existing trees.

Close proximity of Plot 3 to T1/T2 is also a concern.

Cycle store located within at the south perimeter within the CEZ of T31 requires relocation.

Boundary treatments - further details of boundary treatments are required. Private amenity space for Plot 3 will be over shaded by T1 and T2. Further review of boundary treatments is required.

Hard landscape - route for pedestrian / cyclists requires clarification. Condition for hardsurfacing to identify levels and hard surfacing material type, product reference, build-up construction, edging, laying bond and colour (including specialist details for construction of surfacing within root protection areas).

Soft landscape

Proposed frontage hedge planting lies outside the application boundary within adopted highway either an alternative boundary treatment can be proposed, or the northern boundary fence line will require adjustment to allow sufficient space (1.5m width minimum) for screen planting within the site ownership boundary.

Betula jacquemontii (10m height x 5m spread) and *Sorbus aria Lutescens* (capable of 10m height x 7m spread) are both indicated with 2m canopy spread in close proximity to proposed dwelling facades these are too large for such restricted locations and may have foundation depth implications. Recommend alternative selection of some smaller alternative species.

There are no adverse comments regarding proposed shrub / perennial planting.

Provision for future site maintenance / management is required (including submission of a management plan).

Officer Note - Plot 10 has now been removed from the scheme. Concerns over pressure of trees from Plot 3 is noted however, this was planned to be used for amenity space in the previous application and therefore would be difficult to refuse at this stage.

Waste Team Leader:

Concern regarding the width of the road way as part of this development to ensure it is adequate to accommodate a 26t refuse collection vehicle when being used to collect all waste at this new location.

Officer note - the previous application proposed to use the same access and this was not raised as an issue then. The Highways Officer has not raised any issues with the site being accessed for waste collection.

Traffic Team:

37 parking spaces are required and only 30 spaces are proposed. This shortfall will lead to on street parking. As a result on street parking restrictions on nearby roads will need to be considered and a TRO is required to be undertaken on both. If internal roads are to be adopted, £3000 is required for a TRO to be processed at anytime.

If the internal road is not adopted, £3000 is required for a TRO to ensure that parking does not occur on the adjoining highway network.

Officer note: As Plot 10 has now been removed, 2 less spaces are required. Residential parking meets the car parking standards. The parking requirement for the offices is 14 spaces and this is also met. It is considered that this would not result in a noticeable increase of parking in adjoining highways and therefore a TRO is not justified now the plans have been amended.

Development Engineer - Highways:

No objections subject to conditions relating to:

- Details of bell mouth to meet County Standards to be agreed
- Details of construction, layout of parking and access road to be agreed
- Site compound, operative parking, material storage and construction cabins to be agreed
- Parking spaces, turning facilities and cycle parking
- Not gates unless details are submitted

6 Community Involvement

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 8

Number of site notices: 3.

Statutory advertisement: Not applicable.

Number of representations received: 0

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Effect on the character and appearance of the area
- (iii) Impact on the residential amenity
- (iv) Highways / parking considerations
- (v) Trees
- (vi) Ecology
- (vii) Business use
- (viii) Developer contributions
- (ix) Other matters

(i) Principle of development

The principle of development has already been established under the recent planning approval APP/15/01103. Although a lesser number of units is proposed, it would still contribute to the towards meeting the borough's housing requirement as outlined in the recently adopted Local Plan Housing Statement. As the development involves a listed building, Policy CS11 of the Local Plan applies. However, the potential impact on the listed building and its setting is being considered under Listed Building Consent Application APP/16/01078 which is being considered concurrently with this application.

(ii) Effect on the character and appearance of the area

The application site is positioned to the north eastern end of Bartons Road which has a low density of housing development. Eastleigh House sits back from the highway and is enclosed within its own grounds with dense vegetation along the boundaries providing much privacy. The residential development to the north would bring the built up form of development closer to Barton's Road and it would therefore be more visible. Furthermore, some poor quality vegetation would be removed which at present provides a high level of screening. However, it is proposed that new hedge and tree planting would be implemented to replace the removal of any poor quality existing vegetation removed. As such the impact of the proposed development on the wider area would be minimal in terms of its visual impact from Barton's Road or surrounding from neighbouring sites. The proposed development would be partially visible from the site to the south of Eastleigh House. However, whilst this is allocated for housing, the recently approved outline planning application provides only an indicative layout.

The site layout makes use of the existing access and the listed building as a key feature of the site, locating the bulk of the development to the north of the listed building and retaining open space to the south. The parking areas have been incorporated so as to have minimal impact on the setting of the listed building. Whilst

the amended development would still result in a higher density of housing compared to the neighbouring sites, a good proportion of open space would be retained and the new dwellings to the north would have adequately sized rear gardens (10m+ in depth). The development proposes a mix of housing types and therefore accords with Policy CS9 of the local plan in that respect. Overall the amended scheme is considered to have an acceptable impact on the character and appearance of the area.

(iii) Impact upon residential amenity

The closest neighbour to the site is 'Long Meadow' situated to the north east. Plot No. 6 would be located approx. 40m in distance from this neighbour which is considered sufficient so as to have a limited impact on the amenity of this neighbour.

(iv) Highways and parking considerations

The Highways Engineer (HE) has confirmed that there is no objection to the application in terms of highways subject to the submission and consideration of further details relating to new junction design and the upgrading of the existing access road which could be provided at condition stage. This also applies to further details relating to site compound, operative parking, material storage and cabins during the construction phase.

With regards to parking on the site, a total of 35 spaces is provided. 20no. spaces would be provided for the residential properties and 15no. spaces for the office use. A cycle store is located at the front of the listed building for the office use. In order to meet adopted parking standards, a total of 32.8 spaces are required. Furthermore, the site is fairly secluded and Barton's Road does not include on street parking, therefore it is unlikely that any adverse parking on the adjoining highway would occur. Overall it is considered that this minimal shortfall would not warrant a reason for refusal of the application.

(v) Trees

The site does contain a large number of protected trees and a tree constraints plan was submitted with the application. The Tree Officer has been consulted and advised that the revised layout gave cause for concern as Plot 10 was too close to a large cedar tree on the eastern boundary. A revised plan was submitted which removed Plot 10 and reduced the total number of dwellings to 9. The objection was removed and the previous comments therefore stand in that no objection is raised to the application in terms of the potential impact on the existing protected trees, subject to a full Arboricultural Method Statement being submitted via a planning condition to explain how the trees on site will be protected during the construction phase.

(vi) Ecology

There are no ecological constraints on the site which warrant further consideration as part of this application. As new residential development is proposed, a contribution is required towards the Solent Disturbance Mitigation Project under Policy DM24 of the adopted Allocations Plan. A contribution of £1683.20 has been paid up front and the relevant paperwork has been completed. As such, the requirements of Policy DM24 in terms of the Habitat Regs have been met.

(vii) Business Use

The proposal makes provision for a B1 Office use within the existing Listed Building. This would provide a suitable use for the existing Listed Building helping to retain its existing layout and providing valuable employment floorspace in accordance with policy CS2.

(viii) Development Contributions

With the proposal for 9no. dwellings, a contribution is no longer required towards the provision of affordable housing in the Borough as per the requirements of Policy CS9 (Housing). The proposal is also liable to make a contribution of £50,791.07 towards CIL. This contribution would be payable on the commencement of development.

(ix) Other Matters

No drainage details have been provided with the application other than an indication that soakaways will be used to provide surface water drainage. As such a condition would be attached to any planning permission for the requirement for a detailed drainage plan to be submitted and approved prior to the commencement of any development on site.

8 Conclusion

The revised scheme is considered to be acceptable in terms of its impacts on the wider environment and as an allocated housing site will provide well needed housing and employment provision to the Borough.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/16/01077 subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 The development hereby permitted shall not commence until plans and particulars relating to the design of the road junction design with Bartons Road and the upgrading of the access road including details or any construction to be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details.
Reason: In the interests of traffic safety and having due regard to policies CS20 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 3 The development hereby permitted shall not commence until plans and particulars specifying the following matters have been submitted to and

approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development;

(iii) The provision to be made for site offices/facilities during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision, storage compound and facilities shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and in the interests of traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 4 Prior to the occupation of the dwellings or first use of the office hereby approved, car parking and turning (including total of 36no. spaces) and cycle parking shall be provided in accordance with the approved site plan Drawing No: 14-1096-1050 C and thereafter be maintained for car and cycle parking.

Reason: To ensure an adequate level of parking and cycle parking is provided on site and having due regard to policies DM13 and DM14 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall commence until a specification of the materials to be used for the surfacing of all open parts of the site proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until the implementation of all such hardsurfacing has been completed in full accordance with that specification unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the amenities of the locality and having due regard to policies CS11, CS16, and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 6 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No development shall take place until finished floor levels for the proposed buildings relative to agreed off-site datum points have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.
Reason: In the interests of the amenities of the area and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 8 The development hereby permitted shall not be occupied/brought into use until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.
Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 9 The development hereby permitted shall not commence until a detailed Arboricultural Method Statement (including details of tree protection) is submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved statement.
Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.
- 10 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A or E of the General Permitted Development Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 11 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no alteration to the roofs of the dwellings hereby approved [including the addition of windows] permitted by Part 1, Class B and C of the General Permitted Development Order, as amended shall be erected/inserted without the prior written approval of the Local Planning Authority.
Reason: In the interests of the amenities of the locality and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.
- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no free-standing walls, fences or other means of enclosure of any kind permitted by Part 2, Class A of the General Permitted Development Order as amended shall be erected without the prior written approval of the Local Planning Authority.

Reason: In the interests of visual amenity and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 13 No development hereby permitted shall be commenced until a more detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

- 14 No development shall commence on site until details, including labelled samples (manufacturer, type and where it is to be used) of all external materials (including finishes), have been submitted to, and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved material specification.

Reason - To ensure the materials and finishes to be used are appropriate, in order to maintain the architectural interest of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core Strategy) 2011, policy DM20 of the Local Plan (Allocations) 2014 and the National Planning Policy Framework.

- 15 The proposed surface water drainage as proposed in the approved planning permission would be to soakaways. Should this method of drainage prove to be technically unsuitable following further investigation full details of any alternative surface water drainage proposals shall be submitted to and approved in writing by the Local Planning Authority. Should an alternative drainage approach be required, the development shall be carried out in accordance with the approved details.

Reason: To ensure that acceptable drainage is provided to serve the development and to ensure that the water environment is appropriately protected from pollution having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 16 The development hereby permitted shall not commence until details have been submitted to and approved in writing by the Local Planning Authority of measures to be taken to protect the retained section of boundary wall framing the courtyard. Development shall thereafter be carried out in accordance with the approved details.

Reason - To protect the architectural interest and setting of the building and having due regard to policy CS11 of the Havant Borough Local Plan (Core

Strategy) 2011, policy DM20 of the Havant Borough Local Plan Allocations 2014 and the National Planning Policy Framework.

- 17 The development hereby permitted shall be carried out in accordance with the following approved plans:

14-1096-1050 Rev C - Amended site plan
14-1096-070 B - amended garage floor plans and elevations
14-1096-023 - Ancillary Buildings Detail
14-1096-025 - Site Location Plan
14-1096-060 -plot 1 floor plans and elevations
14-1096-061 -plot 2 floor plans and elevations
14-1096-062 -plot 3 floor plans and elevations
14-1096-063 - plot 4 floor plans and elevations
14-1096-064 plot 5 floor plans and elevations
14-1096-065 plot 6 floor plans and elevations
14-1096-066 A - amended plot 7 floor plans and elevations
14-1096-067 A - amended plot 8 floor plans and elevations
14-1096 068 plot 9 floor plans and elevations
14-1096-071 Boundary wall and fence details
14-1096-075 Section streetscenes (part superseded)
14-1096-055 Refuse route massing and active frontage (part superseded)
15362-BT2 - Tree Protection Plan (part superseded)
FA-E-F1846.00 REV T3 - Tracking Swept Path
MPN EHH Rev D - Landscaping Plan
14-1096-006 F - proposed floor plans - listed building
14-1096-008 C - proposed elevations - listed building
Design and Access Planning Statement
Heritage Statement

Reason: - To ensure provision of a satisfactory development.