

1.0 APPLICATION NUMBER: WD/D/19/001272

APPLICATION SITE: Sectors 3.63 & 4.31 North Quadrant, Poundbury

PROPOSAL: Application for approval of reserved matters for access, appearance, landscaping, layout & scale for Sectors 3.63 & 4.31 of outline planning permission 1/D/09/001363

APPLICANT: ZeroC Holdings Ltd

CASE OFFICER: Ann Collins

WARD MEMBER(S): Cllr R Biggs

2.0 Summary of Recommendation:

2.1 Grant subject to conditions.

3.0 Reason for Recommendation:

3.1 It is considered that the proposed development would have an acceptable impact on visual amenity and the landscape character of the Area of Outstanding Natural Beauty, residential amenity and highway safety.

4.0 Table of Key Planning Issues

Issue	Conclusion
Residential Amenity	It is considered that having regard to the layout and scale of the proposed residential development the scheme would have an acceptable impact on residential amenity.
Visual amenity	It is considered that having regard to the layout, scale, appearance and landscaping the proposed development would have an acceptable impact on visual amenity and the landscape character of the AONB.
Highway safety	It is considered that having regard to the access and layout of the sites that the development would have an acceptable impact on highway safety.

5.0 Description of Site:

5.1 The sites are part of phase 3 of the Poundbury development and are currently undeveloped. Phase 3 was the subject of outline planning permission 1/D/09/001363 and the sites have been the subject of a previous reserved matters application as detailed in the planning history below.

5.2 The Poundbury development is located to the west of Dorchester and is within the defined development boundary. The sites are within the Area of Outstanding Natural Beauty. Sector 3.63 is to the north of Crown West Street and the buildings known as Crown Hall and Market Hall (themselves the subject of a separate application for reserved matters). Sector 4.31 is to the north of Great Cranford Street and to the west of the Royal Pavilion and Pavilion Green.

5.3 Part of the land forming Sector 4.31 had been used for informal car parking until recently.

6.0 Description of Development:

6.1 This is a reserved matters application for access, appearance, landscaping, layout and scale for Sectors 3.63 and 4.31. Reserved matters approval has already been given for these sectors (WD/D/16/001590) and this application seeks to make a number of amendments to the detailed site layout and design of the buildings. Regardless of whether permission is granted or not in respect of this current application, the earlier reserved matters approval forms the fallback position and the applicant could build the sectors out in accordance with that consent.

6.2 The approved reserved matters application was for 83 dwellings across the 2 sectors. The proposal is now for 85 dwellings with both additional dwellings being affordable units. Of the 85 units 53 are indicated to be private and 32 affordable which equates to 60% of the total number of units.

6.3 In respect of Sector 3.63 the main changes when compared to the consented scheme are considered to be:

- Plot 438 has been moved slightly south and is now detached from plot 437.
- There was to be a single coach house unit above the garages in the parking courtyard and it is now proposed to be split into 2 units.
- Plots 439 – 444, shown as being affordable dwellings, have a reduced internal floor area of 72.4 sq m as opposed to the approved 76.5 sq m.
- Plots 450 – 454 shown as being affordable dwellings have a reduced internal floor area of 83.2 sq m as opposed to the approved 93.5 sq m.

- The width of the terrace (plots 446 – 448) is reduced and as result the windows are proposed to be reduced by 1 module in width from 4 panels to 3.
- Plots 439 – 444 are no longer proposed to have a stepped ridge and the width of the windows has been reduced.
- Plots 450 – 454 are no longer proposed to have a stepped ridge.

6.4 In respect of Sector 4.31 the main changes when compared to the consented scheme are considered to be:

- Blocks 633 & 634 have been staggered by 450mm. The internal floor areas of the flats have also been reduced and a third floor flat omitted from the scheme. The design of the two blocks is now proposed to be the same.
- Amendments to doors and fenestration on Plots 625 – 630.
- Block 631 – individual access to each flat above the garages, as opposed to the previously approved shared access. Width of garages has been reduced to accommodate the change.
- Steps to Flat 632b amended so that a set rises up each side of the door to a landing area as opposed to the steps that led straight to the front door in the approved scheme.
- Block 635 – amendments to fenestration and the omission of ground floor windows from the south west elevation.
- Changes to the carport/refuse/cycle store building on west side of site to incorporate two flats above.

7.0 Relevant Planning History:

Application. No	Application Description	Decision	Date of Decision
WD/D/16/001590	Access; appearance; landscaping; layout and scale for 380 houses and flats and 68.4 sq m of non-residential floor space – matters reserved for further approval by outline planning permission ref. 1/D/09/001363	Approved	20/7/17
1/D/09/001363	Develop land by the erection of 1200 dwellings, a new 450 children primary school, 25000 sq m of non-residential development and associated roads, drainage	Approved	20/12/11

	and other infrastructure. Make alterations to the existing Monkey's Jump roundabout on the A35(T)		
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8.0 List of Constraints:

- Within defined development boundary
- Within AONB

9.0 Consultations:

9.1 Environmental Health – No comment.

9.2 Highways – No objection.

9.3 Planning Obligations Manager – No comment.

9.4 Natural England – No objection.

9.5 Town Council – The Local Ward Member read out the comments that had been submitted in respect of the application and on the strength of these the committee considered that the application should be refused. Members were particularly concerned that there would be a loss of residential amenity, particularly to the affordable housing units and there was a lack of commitments to environmental and sustainability at this early stage of development. Another concern was the lack of landscaping detail. Having taken the Poundbury ward members views into account the committee considered that the application would be contrary to Policy ENV10, ENV13 and ENV16 of the adopted Local Plan.

9.6 Local Ward Member – A climate change emergency has been declared. There is no evidence that the infrastructure for electric car charging points is available in the courtyard areas for those who will not have garages. If the Council is serious about this there is an opportunity to press for this on large developments such as this.

Sector 4.31 Block 631 – Object to the reduction in garage opening and internal dimensions, it will act as a deterrent to owners using their garage and clog up roads as currently elsewhere on the estate. The provision of electric charging infrastructure within the garages will make it even more important to ensure there is ample room. It's appreciated that this would provide self-contained entrances which would be more beneficial to an owner without a car.

Sector 4.31 Buildings 633 and 634 – A reduction in the size of the units has resulted in a significant loss of residential amenity when compared to the approved plans. There is no longer a separate defined kitchen area, the 2nd

bedroom is reduced to a single room, in some cases an ensuite shower room has been omitted and the overall living space is cramped with very limited provision for storage. The third floor unit is no longer being built so there is the loss of a unit of affordable accommodation. The loss of variation in height and the uniformity of 633 and 634 results in an austere and overbearing appearance which is lacking in visual interest.

Sector 4.31 Building 632b – The revised stepped approach at the front could usefully accommodate an access ramp on one side instead of two sets of identical steps.

Sector 4.31 Building 635 – The loss of ground floor windows to the south west elevation results in an overbearing appearance.

Sector 3.63 Plots 439 - 444 and 450 – 454 – The reduction in size results in an overall loss of amenity space, storage, downstairs shower room and utility space. Double outside doors are only provided from the kitchen in shared ownership properties. The smaller windows in 439 – 444 and the loss of the stepped design results in a utilitarian appearance lacking in visual interest and appeal.

Concern has been expressed about the overall scale in height of some properties. What screening will be provided on the outer edges to soften the appearance?

9.7 One representation has been received which raises the following issue:

- The area south of the application sectors already experience congestion with parked cars and vehicles looking for spaces, particularly during the day. This is unsightly and dangerous for residents and pedestrians, especially when parked cars and vans block visibility on the corner of Great Cranford Street and Ringhill Street. The overflow car park on the north side of Great Cranford Street would be removed. The situation is therefore likely to deteriorate further. Consideration needs to be given to how to mitigate this impact.

9.8 All consultee responses and representations can be viewed in full on the website.

10. Relevant Policies:

Adopted West Dorset and Weymouth & Portland Local Plan (2015)

ENV1 Landscape, Seascape and Sites of Geological Interest

ENV10 The Landscape and Townscape Settings

ENV11 The Patterns of Streets and Spaces

ENV12 The Design and Positioning of Buildings

ENV13 Achieving High Standards of Environmental Performance

ENV15 Efficient and Appropriate Use of Land
ENV16 Amenity
COM7 Creating a Safe and Efficient Transport Network
COM9 Parking Standards in New Development
DOR1 Poundbury Mixed Use Development

National Planning Policy Framework

As far as this application is concerned the following section(s) of the NPPF are considered to be relevant;

- 5. Delivering a Sufficient Supply of Homes
- 9 Promoting Sustainable Transport
- 11. Making Effective Use of Land
- 12. Achieving Well-Designed Places
- 14. Meeting the Challenge of Climate Change, Flooding and Coastal Change
- 15. Conserving and Enhancing the Natural Environment

Para 38 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Poundbury Development Brief Supplementary Planning Document (2006)

11. Human Rights:

Article 6 - Right to a fair trial.

Article 8 - Right to respect for private and family life and home.

The first protocol of Article 1 Protection of property

This Recommendation is based on adopted Development Plan policies, the application of which does not prejudice the Human Rights of the applicant or any third party.

12. Public Sector Equalities Duty:

12.1 As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims:-•

Removing or minimising disadvantages suffered by people due to their protected characteristics

- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people

- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

12.2 Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove OR minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the PSED.

13. Financial Benefits:

13.1 This is a reserved matters application and therefore it was the outline planning permission and the associated legal agreement that established the financial benefits of the development such as contributions to services and facilities, percentage of affordable housing, provision of play equipment etc. These matters do not fall to be considered as part of the reserved matters application.

14. Planning Assessment:

14.1 The application has the benefit of outline planning permission (1/D/09/001363) and a reserved matters application for access, appearance, landscaping, layout and scale was approved in 2017 (WD/D/16/001590). The outline planning permission which was for 1200 dwellings allows 10 years for all reserved matters to be submitted, a timescale which acknowledges the scale of the development. The outline planning permission also allows for reserved matters to be submitted in phases.

14.2 The principle of development is therefore established by the outline planning permission and what is to be considered here is whether the details in the reserved matters scheme are acceptable with the fallback position being that the applicant could build out the previously approved scheme (outline planning permission and approved reserved matters) regardless of whether this current reserved matters application is approved or not.

14.3 More dwellings are proposed across the sectors than was previously approved. The scheme as approved is for 83 dwellings and it's now proposed that there would be 85 dwellings. The two additional units would both be affordable dwellings according to the application documentation meaning there would be 32 affordable dwellings across the 2 sectors. This equates to 60% of the total dwellings on the sectors. The S106 agreement associated with the outline planning permission for phases 3 and 4 of the Poundbury development requires 35% of all dwellings to be affordable. However there is flexibility within the agreement as to where the affordable units are located and therefore the provision of 60% affordable housing across the 2 sectors is not at odds with the S106 agreement.

Visual amenity:

14.4 Generally in terms of scale layout and appearance the scheme is not that different to that previously approved, particularly in the context of these two sectors being for only 85 of the up to 1200 dwellings consented in phases 3 and 4. The style of architecture and the character of the development is very much the same and it is more a matter of certain elements of the detailed design changing such as fenestration, door openings, ridge changes (loss of stepping up and down of terrace roofs) and internal layout. There are some changes to the dimension of garages and the location of parking spaces for dwellings. However the proposed details for scale, layout and appearance are all very much in character with the existing development at Poundbury.

14.5 In terms of the detailed comments received in respect of elements of the design the third floor flat is to be omitted to block 634 in Sector 4.31 and the design of the two blocks (633 and 634) is proposed to be the same. However a 450mm stagger is introduced between them and there is still a break in the ridge and eaves heights of the two blocks, both of which will visually help break up the mass of the building and as such it is considered that the building would not be austere or overbearing in its appearance.

14.6 In respect of block 635 in Sector 4.31 it is proposed that two ground floor windows that were shown in the south west elevation of the approved scheme are to be omitted. This is not considered to result in an overbearing impact. There would be 4 windows at first and second floor level in the south west elevation and ground floor windows in all other elevations of the building. The flat where the two windows are omitted has three other windows serving the space that the windows in the south west elevation would have served and therefore the omission of the windows would not be detrimental to residential amenity.

14.7 A comment has been made about the windows in plots 439 – 444 in Sector 3.63 and the loss of the stepped design to the roof of the terrace. The overall style and character of architecture remains the same compared to the already approved scheme and the changes are considered to be visually acceptable.

14.8 Neither of the sectors being considered are on the edge of the Poundbury development. They would be seen from views to the north in the context of the existing and still to be built development, as they would from other directions too. The scale of some buildings proposed is reduced in this current scheme such as through the omission of the third floor flat from block 633 in Sector 4.31. It is considered that the changes between the proposed scheme and the already consented scheme would have minimal impact on the wider visual amenity of the AONB and its landscape character.

14.9 For both sectors the submitted plans indicate the location of trees proposed within the parking courtyards. Due to the form and character of the development

the main areas for landscaping are the gardens of the properties themselves, particularly the front gardens and details of the tree planting and the planting for the front gardens can be dealt with by a condition regarding the submission of planting plans, maintenance schedule and implementation timetable.

Residential Amenity:

14.9 The development of the sectors surrounding sector 3.63 is generally not yet commenced. In respect of sector 4.31 there is existing development to the north on the opposite side of Great Cranford Street and to the west – The Royal Pavilion. Anybody who in the future bought or rented a property in the surrounding development or within the proposed development itself would be able to make an assessment themselves as to how the proposals for sectors 3.63 and 4.31 may or may not impact on their residential amenity.

14.10 In respect of the impact on existing properties – the Royal Pavilion and Great Cranford Street - the omission of the third floor apartment to block 633 in Sector 4.31 could be considered to be an improvement for the amenity of nearby dwellings as it would significantly reduce the scale and height of the building, with a lesser number of windows looking towards existing properties. Both the Royal Pavilion and the building in Great Cranford Street opposite the site, which appears to have residential accommodation on the upper floors, are of a greater number of floors than the proposed buildings in Sector 4.31 and are separated from the site by the intervening road.

14.11 In respect of the residential amenity of the properties proposed for the two sectors the relationship between the properties in respect of density and overlooking of gardens etc. is very similar to the existing development within phase 3 and indeed the earlier phases of the development. A degree of overlooking is always likely to occur in a relatively high density urban development.

14.12 Comments have been made regarding a reduction in internal floor area of some of the properties and in particular those which are identified as being the affordable units. Comment has been made specifically about the apartments in Blocks 633 and 634 in Sector 4.31. The gross internal floor area of the apartments is reduced compared to the previously consented scheme however the apartments are all 7 – 12 sq m larger than the Government's Nationally Described Space Standards (NDSS) for such dwellings. In respect of Sector 3.63 houses on plots 450 – 454 have gross internal floors areas only 0.8 sq m smaller than the NDSS. The houses on plots 439 – 444 are 6.6 sq m smaller than the NDSS. It should be noted that the houses on plots 439 – 444 in the already consented scheme do not meet the NDSS and in fact their gross internal floor area is only reduced by 4.1 sq m from 76.5 sq m to 72.4 sq m in this revised scheme. It should also be noted that the NDSS are guidance only and do not form policy. There is no policy in the adopted local plan regarding the minimum

size of dwellings although properties obviously need to be of a reasonable size to provide adequate amenity to residents. The dwellings in question (439 – 444) are two storey properties, all with private gardens to the rear. They are two bedroom properties with a separate living room, kitchen/diner and a downstairs toilet on the ground floor. At first floor there are two bedrooms and a bathroom. It is considered that the reduction in gross internal floor area would not result in an unacceptable impact on residential amenity.

14.13 Another issue raised in a representation is regarding the change to the steps to one of the doors for Block 632 in Sector 4.31. A comment has been made that the change in design could have accommodated a set of steps and a ramp. Instead 2 sets of steps are proposed. This particular flat was to be served by steps in the already consented scheme and if a prospective occupier was potentially looking for a ramped access then that could be the subject of a future proposal which would be considered on its own merits having regard to material planning considerations.

Highway Issues:

14.13 There have been some changes to the location of parking spaces and the width of garages compared to the consented scheme. However, the highway authority has no objection to the proposed development. The garages whilst reduced in width could still be used to park a car with an internal width of 3.2m.

14.14 A comment has been made regarding the loss of the temporary hardstanding on Sector 4.31 which was being used informally for car parking. The area of hardstanding has recently been broken up and removed. In the proposals for Sector 4.31 replacement car parking is proposed. There are 59 unallocated parking spaces shown which is believed to be more than was provided by the temporary hardstanding area anyway. These spaces could be used by anyone and if ever overflow parking for Queens Mother Square is required then alternative parking, other than on-road, would exist.

Electric Charging Infrastructure and environmental considerations and sustainability:

14.15 The NPPF at paragraph 110 states that development should be designed to enable charging of plug-in and other ultra-low emission vehicles in safe, accessible and convenient locations. There is however no policy requirement at a local level to provide charging points. Significantly this is a reserved matters application with the principal of residential development (1200 dwellings) having been established by the granting of outline planning permission, which itself was not subject to any condition regarding the provision of charging points. Some of the properties within the sectors will have their own garages where potentially the occupier could choose to provide a charging point should they require them. Some of the properties only have parking in shared courtyards which is

consistent with Poundbury more generally and is an important part of the urban design principles for the development. There may potentially be issues around who manages and pays for charging points in such shared spaces. However, it is understood that this is a matter that the Duchy are looking at for Poundbury as a whole and to what the future technology is likely to be and what infrastructure may therefore be required. It could be that charging points could be subsequently included or those with garages can accommodate them within such spaces anyway. However, in the meantime, officers consider that given that this is a reserved matters application it would not be appropriate to require the provision of charging points, not least as there is an extant reserved matters approval with no charging points indicated for the 2 sectors.

14.16 In terms of environmental performance there are no local plan policies regarding any specific standards that new dwellings need to meet. However, there are certain standards laid out in building regulations which would have to be complied with.

15. Conclusion:

15.1 It is considered that the proposed development would have an acceptable impact on visual amenity and the AONB, residential amenity and highway safety subject to a number of conditions.

16. Recommendation:

16.1 Grant subject to the following conditions:

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

3.63 Site Plan - Drawing Number 17.086-NQ PARCEL A10 Rev P6
received on 14/05/2019

Sector 4.31 - External Works - Drawing Number 17-1038-4.31-100-F
received on 14/05/2019

Sector 3.63 Street Scene Elevations - Drawing Number 17-086.HGP-NQ
Parcel 363---A-20 Rev P5 received on 14/05/2019

Sector 3.63 Street Scene Elevations - Drawing Number 17.086-HGP-NQ
PARCEL 363---A Rev P3 received on 14/05/2019

Location Plan - Drawing Number 6050 received on 23/05/2019

AFF1 Ground Floor Plans (Plots 439, 440, 441, 442, 443, 444) - Drawing
Number 17.086-AFF1-225 Rev C4 received on 03/07/2019

AFF 1 First Floor Plans (Plots 439, 440, 441, 442, 443, 444) - Drawing
Number 17.086-AFF1-226 Rev C4 received on 03/07/2019

AFF3 Ground Floor Plans (Plots 450, 451, 452, 453, 454) - Drawing Number 17.086-AFF3-228 Rev C4 received on 03/07/2019
AFF3 First Floor Plans (Plots 450, 451, 452, 453, 454) - Drawing Number 17.086-AFF3-229 Rev C5 received on 03/07/2019
CH3 Ground Floor Plan (Plot 639) - Drawing Number 17.086-CH3-222 Rev C5 received on 03/07/2019
CH3 First Floor Plans (Plot 639) - Drawing Number 17.086-CH3-223 Rev C5 received on 03/07/2019
GAR1 Garage Block 1 Ground Floor Plan (Plots 446, 447) - Drawing Number 17.086-GAR1-250 Rev C4 received on 03/07/2019
GAR1 Garage Block 1 First Floor Plans (Plots 446, 447) - Drawing Number 17.086-GAR1-251 Rev C4 received on 03/07/2019
GAR2 Garage Block 2 Ground Floor Plan (Plots 437, 438) - Drawing Number 17.086-GAR2-253 Rev C4 received on 03/07/2019
GAR2 Garage Block 2 First Floor Plans (Plots 437, 438) - Drawing Number 17.086-GAR2-254 Rev C4 received on 03/07/2019
GAR3 Garage Block 3 Ground Floor Plans (Plot 445) - Drawing Number 17.086-GAR3-256 Rev C4 received on 03/07/2019
GAR3 Garage Block 3 First Floor Plans (Plot 445) - Drawing Number 17.086-GAR3-257 Rev C4 received on 03/07/2019
GAR4 Garage Block 4 Ground Floor Plan (Plot 455) - Drawing Number 17.086-GAR4-259 Rev C4 received on 03/07/2019
GAR4 Garage Block 4 First Floor Plan (Plot 455) - Drawing Number 17.086-GAR4-260 Rev C4 received on 03/07/2019
N9 Ground Floor Plan (Plots 446, 447, 448) - Drawing Number 17.086-N9-231 Rev C5 received on 03/07/2019
N9 First Floor Plan (Plots 446, 447, 448) - Drawing Number 17.086-N9-232 Rev C4 received on 03/07/2019
N9 Second Floor Plan (Plots 446, 447, 448) - Drawing Number 17.086-N9-233 Rev C4 received on 03/07/2019
SQ4 Ground Floor Plan (Plot 445, 455) - Drawing Number 17.086-SQ4-235 Rev C5 received on 03/07/2019
SQ4 First Floor Plan (Plot 445, 455) - Drawing Number 17.086-SQ4-236 Rev C4 received on 03/07/2019
SQ4 Second Floor Plan (Plot 445, 455) - Drawing Number 17.086-SQ4-237 Rev C5 received on 03/07/2019
W1 Ground Floor Plan (Plot 438) - Drawing Number 17.086-W1-247 Rev C3 received on 03/07/2019
W1 First Floor Plan (Plot 438) - Drawing Number 17.086-W1-248 Rev C3 received on 03/07/2019
W9 var.A Ground Floor Plan (Plot 437) - Drawing Number 17.086-W9 var.A-239 Rev C5 received on 03/07/2019
W9 var. A First Floor Plan (Plot 437) - Drawing Number 17.086-W9 var.A-240 Rev C4 received on 03/07/2019
W9 var. A Second Floor Plan (Plot 437) - Drawing Number 17.086-W9 var.A-241 Rev C5 received on 03/07/2019

W9 var.B Ground Floor Plan (plot 449) - Drawing Number 17.086-W9 var. B-243 Rev C5 received on 03/07/2019

W9 var. B First Floor Plan (Plot 449) - Drawing Number 17.086-W9 var. B-244 Rev C4 received on 03/07/2019

W9 var. B Second Floor Plan - Drawing Number 17.086-W9 var. B-245 Rev C5 received on 03/07/2019

AFF1 Elevations (Plots 439, 440, 441, 442, 443, 444) - Drawing Number 17.086-AFF1-405 Rev C5 received on 03/07/2019

AFF3 Elevations (Plots 450, 451, 452, 453, 454) - Drawing Number 17.086.AFF3-407 Rev C5 received on 03/07/2019

CH3 Elevations (Plot 639) - Drawing Number 17.086-CH3-402 Rev C6 received on 03/07/2019

GAR1 Elevations (Plots 446, 447) - Drawing Number 17.086-GAR1-408 Rev C5 received on 03/07/2019

GAR2 Elevations (Plots 437, 438) - Drawing Number 17.086-GAR2-409 Rev C5 received on 03/07/2019

GAR3 Elevations (Plot 445) - Drawing Number 17.086-GAR3-410 Rev C5 received on 03/07/2019

GAR4 Elevations (Plot 455) - Drawing Number 17.086-GR4-411 Rev C5 received on 03/07/2019

N9 Elevations (Plots 446, 447, 448) - Drawing Number 17.086-N9-401 Rev C5 received on 03/07/2019

SQ4 Elevations (Plots 445, 455) - Drawing Number 17.086-SQ4-400 Rev C6 received on 03/07/2019

W1 Elevations (Plot 438) - Drawing Number 17.086-W1-412 Rev C3 received on 03/07/2019

W9 var.A Elevations (Plot 437) - Drawing Number 17.086-W9-403 Rev C5 received on 03/07/2019

W9 var.B Elevations (Plot 449) - Drawing Number 17.086-W9-404 Rev C6 received on 03/07/2019

Plots 625-630 Proposed Design Changes Plans and Elevations - Option 1 - Drawing Number 17-1038-4.31-625-630-001-C received on 03/07/2019

Site Plan Proposed Design Changes - Drawing Number 17-1038-4.31-625-635-SP-001-C received on 03/07/2019

Street Scene Proposed Design Changes - Drawing Number 17-1038-4.31-625-635-SS-001-B received on 03/07/2019

Street Scene Proposed Design Changes - Drawing Number 17-1038-4.31-625-635-SS-002-A received on 03/07/2019

Street Scene Proposed Design Changes - Drawing Number 17-1038-4.31-625-635-SS-003-B received on 03/07/2019

Street Scene Proposed Design Changes - Drawing Number 17-1038-4.31-625-635-SS-004B received on 03/07/2019

Block 631 Proposed Design Changes Plans and Elevations - Drawing Number 17-1038-4.31-631-001-B received on 03/07/2019

Block 632 Proposed Design Changes Plans - Drawing Number 17-1038-4.31-632-001-C received on 03/07/2019

Block 632 Proposed Design Changes Elevations - Drawing Number 17-1038-4.31-632-002-B received on 03/07/2019
Block 633-634 Proposed Design Changes Plans - Drawing Number 17-1038-4.31-633-634-001-B received on 03/07/2019
Block 633-634 Proposed Design Changes Elevations - Drawing Number 17-1038-4.31-633-634-002-A received on 03/07/2019
Block 635 Proposed Design Changes Plans and Elevations - Drawing Number 17-1038-4.31-635-001-B received on 03/07/2019
Ancillary Buildings Proposed Design Changes Plans & Elevations - Drawing Number 17-1038-4.31-AN-001-B received on 03/07/2019
Ancillary Buildings Proposed Design Changes Plan & Elevations - Drawing Number 17-1038-4.31-AN-002-1st received on 03/07/2019
Block FOG Proposed Design Changes Plans and Elevations - Drawing Number 17-1038-4.31-FOG-001-B received on 03/07/2019
SQ4 Ground Floor Plan (plot 445, 455) Drwg no. 17.086-SQ4-235 Rev C5 received on 18/07/2019
N9 First Floor Plan (plots 446, 447, 448) Drwg no. 17.08-N9-232 Rev C4 received on 18/07/2019

REASON: For the avoidance of doubt and in the interests of proper planning.

2. No development above damp proof course level of any individual building shall be carried out until details of the materials to be used in the external walling and roofing of that building have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with such materials as have been agreed.

REASON: In the interests of visual amenity.

3. No development above damp proof course level of any dwelling shall be carried out until details of means, height and materials for all boundary treatments have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall proceed in accordance with such details as have been agreed.

REASON: In the interests of visual and residential amenity.

4. No development above damp proof course level of any dwelling shall be carried out until a soft landscaping scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include (i) planting plans, (ii) written specifications and schedules of proposed plants noting species, planting sizes, proposed numbers/densities, (iii) implementation timetables and (iv) a schedule of landscape maintenance proposals for a period of not less than five years from the date of the completion of the scheme. Thereafter the

development shall proceed in accordance with such details as have been agreed. Any trees or plants that within a period of 5 years after planting are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced as soon as it is reasonably practical with others of species, size and number as originally approved, unless the Local Planning Authority has given its written consent to any variation.

REASON: In the interests of visual amenity.

5. No dwelling shall be first occupied until the parking shown allocated to it on the approved plans has been provided and made available for use.

REASON: To ensure an adequate and timely delivery of parking in the interests of highway safety.