

Item 05

Application No. IP/24/00980/FUL

Ward: WESTGATE

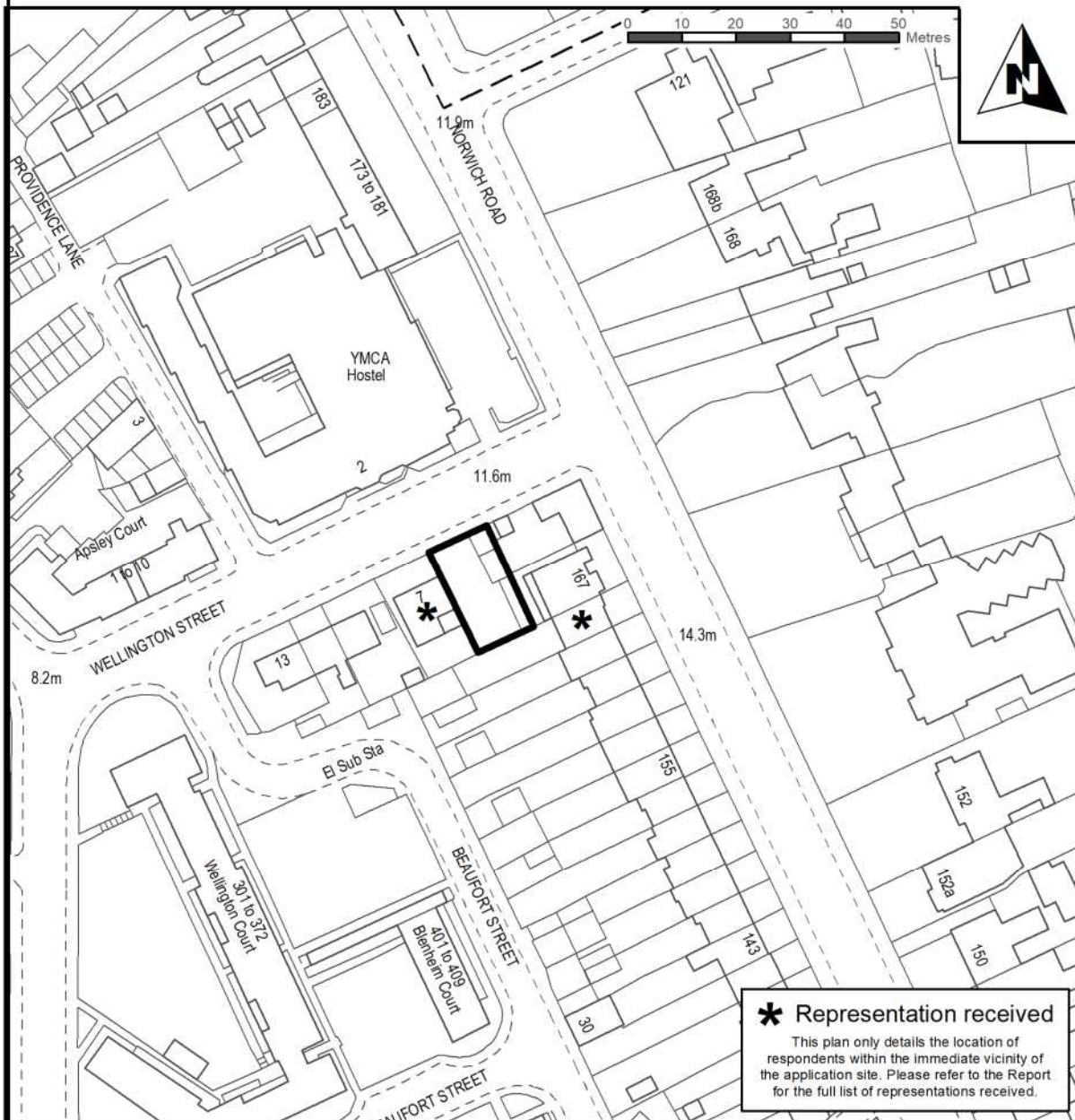
Proposal: Erection of two storey building comprising two 1-bedroom flats (Use Class C3), with associated boundary treatment works, cycle storage, and soft and hard landscaping. (Revised description)

Address: Car Parking And Amenity Area At 167A To 167D, Norwich Road,

Applicant: Crackerjack Homes Ltd

Agent: Mr Ben Willis

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IP/24/00980/FUL - Car Parking And Amenity Area At 167A To 167D Norwich Road

Recommendation

Grant planning permission subject to the following planning conditions (briefly): -

1. Development to be in accordance with the approved drawings and the requirements of any succeeding conditions.
2. First floor south and east facing windows to be obscure glazed.
3. Prior to occupation details of bin storage/collection arrangements, shall be submitted and approved.
4. Details of boundary treatments (including gaps for wildlife and secure boundary treatment shall be submitted and approved before first occupation.
5. Details of enclosed cycle parking shall be submitted and approved before first occupation.
6. Detail of construction management plan to be submitted and approved before commencement, including dust mitigation
7. Prior to commencement details of phase ii contamination report to be submitted along with verification report as required.
8. Details of external facing materials to be provided prior to commencement above slab level.
9. Before commencement details of sedum roof landscaping shall be submitted and approved, with provisions for planting and ongoing maintenance.
10. Before commencement of internal conversion works, details of energy and water efficiency measures and 15% of energy to be from decentralised and renewable or low carbon sources, unless demonstrated neither feasible nor viable, shall be submitted and approved.
11. Before commencement, details of a revised landscape plan that seeks to address policy DM9, two for one tree planting replacement.
12. Details of a landscape management and maintenance plan for 5 years to be submitted and approved.

Informatives

1. Statutory biodiversity gain condition requirement
2. Sprinklers recommended in development.

1. Proposal

- 1.1 The application proposes the erection of a two-storey building for two one bedroomed flats. There would be communal side and rear gardens and bin and cycle storage. The existing front wall is curtilage listed and would be retained but would incorporate a pedestrian arched gateway. The gateway already has listed building consent under reference 24/00981/LBC.
- 1.2 The site is in the Norwich Road/Anglesea Road Conservation Area. It is in Flood Zone 1. It is in a residential area.
- 1.3 The site formed part of the garden area to the Grade II Listed terrace along Norwich Road, which is situated to the east of the site. It is separated from the heritage asset and has become overgrown.

Planning permission has recently been granted for the conversion of the heritage asset's outbuildings to residential use, references 24/00880/FUL and 24/00980/LBC which are immediately east of the site.

- 1.4 Adjacent to the application site to the west is a detached modern dwelling. Across the road to the north are buildings occupied by the YMCA. The gardens to neighbouring properties in Norwich Road are to the south of the site.
- 1.5 The proposed building would be of contemporary style with a flat roof. This would be a sedum roof. There would be an entrance lobby on the east side containing a staircase and entrance doors to the two flats. Unit 1 would be on the ground floor and unit 2 would be on the first floor. Each unit would have living room and kitchen facing Wellington Street, a central bathroom and a bedroom to the rear overlooking the rear garden. The lobby would be finished externally in cladding and the main body of the building would be finished in red brick. Window frames would be anthracite grey.
- 1.6 No parking is proposed. A lockable shed for cargo bikes is proposed in the north east corner of the garden along with a bin store.
- 1.7 The application is supported by the following documents:-
 - Air Quality Assessment
 - Arboricultural Impact Assessment
 - Biodiversity Net Gain Assessments
 - Contaminated Land Reports
 - Design and Access Statement (incorporating Heritage Statement)
 - Design and Access Report
 - Ecological Reports
 - Tree Protection Scheme

2. Background

- 2.1 The site was previously used as a garden containing a swimming pool which has been infilled. It contained a number of overgrown shrubs and trees, concrete walkways and redundant raised flowerbeds. The agent has confirmed that the shrubs and trees have been cut back.
- 2.2 The application as originally submitted was for 3 flats in a 3 storey building. It has been reduced to 2 flats in a 2 storey building. The revisions sought to reduce the overall visual impact.

3. Consultations

- 3.1 Public and statutory consultation was undertaken between 19.12.24 and 14.1.25 for the original 3 flats, 3 storey proposals and then 13.03.2025 and 8.04.2025 for the revised 2 flats, 2 storey proposals. 7 properties were notified of the application, in addition to a press notification and a site notice. The application was advertised on the Council's website in accordance with the then adopted Ipswich Statement of Community Involvement 2024.
- 3.2 Comments that were received are summarised below.

IBC Urban Design – Original comment for 3 flat proposals-

The proposed building would look squeezed into the plot, and it would be a shame to lose the trees, which are believed are a remnant of the historic formal gardens to 167 Norwich Road. The plot sits within the CA boundary, and I believe the trees/ greenery makes a contribution to the conservation

areas and the setting of the Grade II Listed terrace, but I acknowledge that the CAAMP does not mention it.

If the principle of development is acceptable, I am concerned that the proposed three-storey flat-roofed structure would be a very prominent addition to the streetscape. A detached two-storey residential property with a gabled roof to match the roofline of the neighbouring properties may be more in-keeping with the character of this road.

Revised comment for 2 flat proposals- Although the proposal is not for the preferred single family unit, this two storey development of flats is well proportioned and in a straightforward style which has complementary features with both the suburban housing and listed building to either side. The materials suit the design, and the proposed sedum roof will add environmental benefits.

It is noted the sedum roof has been rather hurriedly added to the spec – the systems are quite complex and require recessing within an aluminium tray with an edge upstand, as well as layers of planting medium; it could impact the parapet detail. Ideally, more information should be provided ie a cross section showing how the sedum roof will work with the parapet; this could also be a condition of any approval. Recommendation Approval. It is recommended a condition be applied requiring the type of brick (ie manufacturer, product name) to be specified. Conditions could also cover the spec of the sedum roof.

IBC Environmental Protection – Contaminated land: A Phase II survey will be required paying particular attention to the recommendations in the Phase I report - "We would recommend that a Stage I/ Tier II Ground Investigation is undertaken across the site. The investigation would likely comprise a series of dynamic sampling boreholes including concrete coring to a maximum depth of 2.00mbgl across hardstanding areas, and hand excavated boreholes across soft landscaping areas to a maximum depth of 2.00mbgl. Soil samples should be retrieved from the Made Ground and underlying geology and tested for atypical range of contaminants. The ground investigation should also include sampling of the infilled swimming pool for waste classification purposes. Air Quality: No objections. Noise: No objections. Private Sector housing: No comment

IBC Waste Management – No comment received.

IBC Parks and Cemeteries – Category C trees provide some benefit for air quality. Trees should be replaced elsewhere via a S106 agreement.

SCC Drainage (Lead Local Flood Authority) – No specific comment LPA should be mindful that the application complies with national and local policy, best practice and guidance in relation to flood risk and surface water drainage.

SCC Highways – No objections (3 flat scheme) - conditions only relating to provision of cycle parking and areas for bin storage and presentation. No further comment for 2 flats scheme.

Place Services – (3 flat scheme) No objection subject to securing mandatory biodiversity net gains. Informative to be applied. No further comment for 2 flats scheme.

Suffolk CC Fire and Rescue Service – (3 flat scheme) No objections. Comments regarding access and fire fighting facilities. No additional water supply required although sprinklers are recommended. No further comment for 2 flats scheme.

Suffolk Wildlife Trust – No comments received.

Historic England – Not offering advice, views of specialist conservation and archaeological advisors should be sought.

Ipswich Conservation and Design Advisory Panel – (3 flats scheme) The panel were concerned about the proposal, although willing to accept the principle of development in this location. The rectangular stack of 3 flats is not well suited to its location alongside the listed building and Wellington St housing, and its scale will fill a strategic space corresponding to an area of former gardens to the listed terrace (the red brick boundary wall is also part of the original garden arrangement, and may be curtilage listed). The separation between the existing properties allows glimpses of greenery and creates a more

spacious setting for the listed terrace.

It was noted the application does not contain visualisations of the development in its streetscape / conservation area setting, apart from an elevation drawing.

The blank south elevation will be conspicuous in views from Wellington St, and the regular, 3 storey vertical stacking of elements were considered unsympathetic in this streetscape setting. There were also questions about the size of flats, which do not appear to be space standard compliant.

Recommendation - Object to this proposal although a single 2-storey house, appropriately scaled and detailed, could possibly be considered – the potential for a vehicle access opening through the boundary wall was also mentioned though would have to be assessed in the light of the design proposal and the heritage / streetscape significance of the section of wall.

Representations:

3.3 The following representations have been received objecting to the proposal:-

1. N Andrews 165 Norwich Road received 28.12.24, 30.12.24 (3 flat proposal) and 8.4.24 (2 flat proposal)
2. B Hewitt 7 Wellington Street received 23.3.25
3. H. Havell 141 Norwich Road received 15.1.25 (3 flat scheme)

Issues raised:-

- Close to grade ii listed terrace (139-167 Norwich Road)- design height and proximity detracts from heritage and setting of the listed building
- Building is squeezed in between listed building and 20th century housing disrupting street character
- House does not transition well in terms of design or scale
- Loss of privacy overlooking from new windows reducing the privacy of gardens and conservatory
- Increased noise and disturbance
- Reduction in light
- Reduction in overall green space and garden character
- Loss of trees
- Retaining 1 tree and the proposed landscaping is insufficient to compensate for loss of existing greenery
- Increased on street parking in an already congested road or congestion from visitors and deliveries
- Construction impacts from noise, dust and vibration, disruption to neighbouring properties access

4. Policy

National Planning Policy

National Planning Policy Framework (2024)
National Planning Practice Guidance

Local Planning Policy

Policies CS4 'Protecting Out Assets', CS7 'The Amount of Housing Required', DM1 'Sustainable Construction', DM3 'Air Quality', DM4 'Development and Flood Risk', DM7 'Provision of Private Outdoor Amenity Space in New and Existing Developments', DM8 'The Natural Environment', DM9 'Protection of Trees and Hedgerows', DM12 'Design and Character', DM13 'Built Heritage and Conservation'. DM18 'Amenity', DM21 'Transport and Access in New Developments', DM22 'Car and Cycle Parking in New Development', DM23 'The Density of Residential Development'

Other Planning Guidance

Cycling Strategy SPD (2016)
Norwich Road/Anglesea Road Conservation Area Appraisal and Management Plan
Low Emissions SPD (2021)
Reptile Strategy SPD (2021)
Suffolk Coast RAMS (2020)
Nationally Described Space Standards (2015)
Space and Design Guidelines SPD (2015)
Suffolk Guidance for Parking (2023)

Legislation

Sections 16(2), 66(1), and 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 provides that, when a local planning authority considers whether to grant listed building consent and/or planning permission for development that affects a listed building or its setting, it must have special regard to the desirability of preserving the building, its setting and any special architectural or historic features it possesses; and special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

5. Planning Assessment

Principle of Development

- 5.1. Paragraph 11 of the NPPF 2024 sets a presumption in favour of sustainable development for applications involving the provision of housing where a local planning authority cannot demonstrate a five year supply of deliverable housing sites or where the Housing Delivery Test indicates that the delivery of housing was substantially below i.e. less than 75% of the housing requirement over the previous three years. In this regard, the Council cannot demonstrate a five year supply of deliverable sites though at 85% it currently meets the Housing Delivery Test requirements.
- 5.2. Policy CS7 sets the amount of housing to be provided across Ipswich though the figure has been superseded by requirements in the 2024 NPPF. The housing requirement increases from 466 dwellings per annum (the Local Plan figure is 460 dpa) to 723 dwellings per annum – a 55.4% increase.
- 5.3. The presumption in favour of development does not apply where any adverse impacts of such permission would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole. Having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes individually or in combination.
- 5.4. The site is within a residential area. Given the policy requirement the principle of residential development is therefore in accordance with the Local Plan and would contribute towards housing supply and delivery.

Sustainable construction

- 5.5. Policy DM1 states new residential development will be required to meet a high standard of environmental sustainability. The following standards should be achieved as a minimum unless, in

exceptional circumstances, it can be clearly demonstrated that this is either not feasible or not viable: a) A 19% improvement in the reduction of CO2 emissions above the Target Emission Rate of the 2013 Edition of the 2010 Building Regulations (Part L); and b) The water efficiency standards of 110 litres/person/day as set out in Requirement G2, Part G of Schedule 1 and regulation 36 to the Building Regulations 2010, as amended. Development will also be expected to incorporate sustainable drainage and water efficiency measures as required by policy DM4. Surface water should be managed as close to its source as possible. This will mean the use of Sustainable Drainage systems including measures such as green or blue roofs, soakaways and permeable paving.

- 5.6. A planning condition can be imposed to meet the policy requirement. With this in place, Officers can conclude that the proposal would be acceptable having regard to policy DM1.

Air quality

- 5.7. Policy DM3 states the Council will ensure that the impact of development on air quality is mitigated and will ensure that proposals do not negatively impact on existing air quality levels in the Borough. The Council will take into account the impact of air quality when assessing development proposals, through will give consideration of both the exposure of occupants to air pollution and the effect of the development on air quality.
- 5.8. The applicant has submitted an appropriate report. The use of control measures with regard to dust emissions during construction would provide suitable mitigation and reduce potential neighbour impacts to an acceptable level. This can be further controlled by conditions, together with provision of cycle parking for residents and visitors. No objection has been raised by IBC Environmental Health.
- 5.9. As proposed the development would be acceptable having regard to policy DM3.

Flood Risk and Drainage

- 5.10. Policy DM4 sets criteria for development and flood risk, with reference to sequential tests, exception tests, restrictions upon drainage connections/sewage capacity, water efficiency and biodiversity. The site is in flood zone 1, the lowest zone for potential risks of flooding.
- 5.11. SCC Drainage made no comment or objection with regard to site flooding. The proposal would be acceptable having regard to policy DM4.

Private outdoor amenity space

- 5.12. Policy DM7 states that to ensure that new residential developments deliver a high quality and environmentally sustainable living environment, developments will be required to incorporate well-designed and located private outdoor amenity space of an appropriate type and amount which should also contribute to the improvement of biodiversity. For all apartments or upper floor maisonettes an average of 25 sq. m of private outdoor amenity space is required.
- 5.13. The proposals provide a communal garden of 83sqm which is in excess of the policy requirement.
- 5.14. The rear garden would back onto the side boundary of no 165 Norwich Road. There would be 14m between the rear of the proposed building and the rear of no 165. The rear garden depth of the proposed development measures 6m, whereas the Space and Design Guidelines require 9m. The rear garden would be finished with a flowering lawn mix. The neighboring property has a number of mature trees on its boundary though these are out of the control of the applicant/site occupier. They do however provide some screening of the neighbour's garden. Further comment is provided in the amenity section of the report.
- 5.15. The proposals are acceptable with regard to policy DM7.

Biodiversity and Trees

- 5.16 Policy DM8 states all development must incorporate measures to provide net gains for biodiversity. Proposals which would result in significant harm or net loss to biodiversity, having appropriate regard to the 'mitigation hierarchy', will not normally be permitted.
- 5.17. It is understood that a number of shrubs and trees have been removed from the site. The agent has advised that these have been cut back rather than removed. Officers can confirm this point at committee. The soft landscaping scheme shows that the rear lawn would be a flowering lawn mix, privet hedging, flowering lawn mix and shrubbed borders in the front and side of the building. A sedum roof is proposed. Policy DM8 does not require a certain percentage of an increase in biodiversity. It states 'net gains' only. It is considered that the site is currently unmanaged with areas of hardstanding. The provision of the additional shrubs and flowers would contribute to the biodiversity of the site resulting in an overall biodiversity gain. The management of these areas and the requirement to maintain them for a minimum period of 5 years to ensure their establishment can be met by condition. The requirements of policy DM8 are met.
- 5.18. In addition to the above policy, under the Environment Act 2021, the proposals will have to deliver at least 10% mandatory biodiversity net gain. The proposal is unable to secure such gains in compliance with the Environment Act. In order to meet mandatory net gain requirements the applicant would need to secure off site credits in addition to the Local Plan requirement for on site provision. An informative can be added to the decision to advise the agent/applicant about the requirement. The consultee on BNG matters, Place Services, has raised no objection to the proposals subject to meeting the statutory requirements for provision of BNG requirements.
- 5.19. Financial contributions will need to be secured in relation to the avoidance and mitigation of impacts of increased recreation, to contribute towards the provision of strategic mitigation as established through the Recreational Disturbance Avoidance and Mitigation Strategy (RAMS).
- 5.20. The application site is in proximity to the Stour and Orwell Special Protection Area and it has been identified that new housing development close to such designated European sites will have a likely significant effect on the interest features of those sites through increased recreational pressure, both alone and in-combination with other development. To mitigate this effect a contribution of £145.90 per dwelling has been identified as being necessary.
- 5.21. The agent has provided the per dwelling RAMS mitigation and it can be concluded that the development would have 'no likely significant effects' on the designated site. The proposal would be in accordance with policies DM8 and CS17 which seek to protect designated sites in accordance with the Conservation of Habitats and Species Regulations (2017).
- 5.22. Policy DM9 states applications for development should retain existing trees and hedgerows of amenity or biodiversity value where possible. Where development affecting trees or hedgerows is proposed, the application must be accompanied by appropriate reports and where removal of a mature or semi-mature tree or hedgerow is proposed, a plan for replacement planting on a two for one basis or better and using semi-mature specimens, unless otherwise agreed by the Local Planning Authority.
- 5.23. Design in new development should have proper regard to the setting of protected trees. There are no Tree Preservation Orders on the site though the site is in a Conservation Area where all trees with a stem diameter of 7.5cm or more measured at 1.5m above the ground are protected. The root areas of the mature trees in the neighbour's garden (Holly, Apple and Horse Chestnut) would need to be protected. The applicant has provided a tree protection plan showing that the root areas of these trees would be protected during development.
- 5.24. The submitted AIA notes that the site is largely overgrown. Trees to be removed at the site are apple tree and a fig tree with a group of fig trees. These are categorised as category C trees in the submitted Arboricultural Impact Assessment. There are other self seeded trees across the site. Whilst IBC Landscape Services have noted that even category C trees provide some benefit to air quality, their low category and that they are fruit trees would not normally mean that they could be protected by a Tree Preservation Order. A tree adjacent to the site boundary wall is to be retained. The more mature trees appear to have been part of a vegetable garden which is now long un-managed. It is considered that the proposed soft landscaping scheme with its replacement shrubs and hedging along with the retention of the front garden tree would provide some mitigation for the loss of the Category C fruit

trees. A planning condition for their retention and maintenance would ensure their longevity and benefit to the amenities of the area.

- 5.25. It is considered that the landscape plan could be amended to incorporate some tree planting though it is appreciated that the site is very small to accommodate a minimum 4 standard trees to replace the 2 that would be lost by the proposals. It is however considered that suitable replacements with the correct tree management ie those on a dwarf rootstock could be incorporated into the site to meet the policy requirements. As such, the proposed planting would be in accordance with the requirements of policy DM9.

Design and Appearance

- 5.26. Policy DM12 requires that all new development is '*...well-designed and sustainable*' and *that proposals should respect and promote the special character and local distinctiveness of Ipswich...*'. It requires that the setting of heritage assets is protected and the design would '*...help to reinforce the attractive physical characteristics of local neighbourhoods and the visual appearance of the immediate street scene...*'.
- 5.27. The site is located in the Norwich Road/Anglesea Road Conservation Area. Policy CS4 seeks to preserve and enhance the character and appearance of Conservation Areas. Policy DM13 requires that development must consider the impacts of the historic built environment and protect and enhance the special interest character and appearance of the area and its setting.
- 5.28. As set out within the Consultation section concerns were initially raised with regard to the design and appearance of the development and the applicant has submitted a development which is reduced in height and reduces the number of units to 2 flats.
- 5.29. Comments of the Ipswich Conservation and Design Panel have also been considered. The reduction in the scale of the building and subsequent reduction in the number of units attempts to address their concerns. No objection has been raised by IBC Conservation and Design officers.
- 5.30. Overall, the design and appearance of the building would be acceptable having regard to policies DM12 and DM13.

Amenity

- 5.31. Policy DM18 states the Council will protect the quality of life of occupiers and neighbours by only granting permission for development that does not result in an unacceptable loss of amenity. Exceptions will only be made where satisfactory mitigation measures can be secured. The factors to be considered include:

- overbearing impact and sense of enclosure;
- sunlight, daylight, overshadowing and artificial light levels;
- noise and vibration levels;
- odour, fumes, dust and ventilation;
- contamination; and
- visual privacy and overlooking (including privacy distances set out below)

Rear facing elevation to rear facing elevation containing windows serving habitable rooms	21 Metres
Rear facing elevation to the site of another which does not contain a window serving a habitable room	12 Metres
Rear facing elevation to rear garden boundary	9 Metres

- 5.32. Alternative distances of less than the recommended figures will only be considered where there is already an established pattern of development in an area that matches proposed developments, or alternative, non-traditional layouts achieve acceptable standards of privacy and amenity.
- 5.33. New development that would adversely affect the continued operation of established uses will not be permitted.
- 5.34. As noted above, the rear garden measures 6m in depth whereas the Space and Design Guidelines would normally require 9m. There would be 14m between rear elevations of properties which whilst not being back to back, are adjacent to each other. Objection has been raised by third parties regarding potential overlooking of the property. It is considered that the first floor bedroom window could be obscure glazed by condition to prevent overlooking of neighbouring properties. The proposal already proposes obscure glazing of the east facing window in the stairwell at first floor level which would look directly at the rear of no. 167 Norwich Road.
- 5.35. The proposal has also been considered with regard to sunlight, daylight and overshadowing. The proposed dwelling would be 2 storey similar to the neighbouring property to the west. The rear would be south facing. The neighbouring property to the west would continue to have a south facing garden, unhindered by the proposed development. The rear of the garden backs onto the west facing garden of the neighbour in Norwich Road. The proposed development would not cause a significant loss of light to the neighbouring property. It is not considered that the proposed development would cause a significant loss of light to neighbouring properties.
- 5.36. The habitable rooms of the proposed flats would receive adequate natural light.
- 5.37. No objections have been received from IBC Environmental Health with regard to noise. The proposed development is set back from Norwich Road. There will be short term impacts during construction but this could be mitigated through a construction management plan.
- 5.38. Subject to an obscure glazing condition for the first floor south and east facing windows, the proposal is acceptable having regard to policy DM18.

Parking and highway impact

- 5.39. Policy DM21 seeks to promote sustainable growth in Ipswich and reduce the impact of traffic congestion and sets a number of criteria for how this will be achieved in Ipswich. Policy DM22 states that the Council will require all new development to have regard to adopted car and cycle parking guidance and will expect parking to be fully integrated into the design of the scheme to provide secure and convenient facilities and create a safe and attractive environment. Car parking must be designed so as not to dominate the development or street scene or to result in the inefficient use of land.
- 5.40. The proposed development is a car free development. Provision has been made for cycle parking in the front garden though details are required which can be secured by condition.
- 5.41. The site is in a sustainable location being within walking distance of Ipswich Town center. SCC Highways have raised no objection to the proposals, only requiring cycle and bin storage and presentation conditions.

Internal Space Standards

- 5.42. Policy DM23 states that, to ensure that dwellings, and especially flats, provide versatile and attractive living space that appeals to a wide audience and is therefore more sustainable in changing market conditions, the Council will require developers to meet the Nationally Described Space Standards set out in Technical Housing Standards – Nationally Described Space Standard (Communities and Local Government, 2015) unless it can be demonstrated that it would not be viable. Each of the proposed flats measures 40.25sqm with an additional landing area.
- 5.43. The minimum space standard for a 1 bedroom flat with a shower room is 37.sqm. The proposal at 40.45sqm per flat in accordance with internal space standards.

Archaeology

- 5.44. Policy DM14 states the Borough will require that development proposals which may disturb remains below ground are supported by an appropriate assessment of the archaeological significance of the site including, if necessary, the results of a programme of archaeological field investigation. Such assessments should be proportionate to the importance of the site.
- 5.45. The site is not designated as being important for archaeology. SCC Archaeological Services have not indicated that there is any interest in the site. The proposal would be in accordance with policy DM14 and no further assessment or mitigation is required.

6. Planning Balance

- 6.1. Decisions must be taken in accordance with the development plan unless there are material considerations that indicate otherwise. The proposals are largely compliant with adopted policy in particular those policies which require certain size standards to be met. The site is in a sustainable location and no objection has been raised by consultees. The proposals would in a small way contribute to the Local Authority's housing number requirements.
- 6.2. The proposed development is a contemporary non-traditional design in a Conservation Area. The applicant has reduced the size of the development to address concerns raised, with regard to its scale. Conditions can be imposed to overcome concerns with regard to potential overlooking. A number of shrubs and trees on the site have been cut back. The landscape plans can be amended to incorporate trees at the site. Landscape maintenance conditions would ensure that on site planting would be retained and maintained where possible. This would provide some maturity to planting at the site.

7. Conclusion

- 7.1 The proposal is considered to be acceptable in terms of the principle of residential development on this site and with regard to sustainable design subject to conditions where necessary. In these regards the proposal would be acceptable in relation to policies DM1, DM3, DM4, DM7, DM8, DM9, DM12, DM14, DM18, DM21, DM22, and DM23.