

Development Management Sub Committee

Wednesday 8 November 2017

**Application for Planning Permission 17/03449/FUL
At 25 Dublin Street Lane South, Edinburgh,
Demolition of existing building and erection of pair of semi-detached mews houses.**

Item number	8.1(a)
Report number	
Wards	B11 - City Centre

Summary

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area or setting of the listed building and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no detrimental impact on significant archaeological remains, residential amenity, road safety or infrastructure. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

Outcome of previous Committee

This application was previously considered by Committee on 11 October 2017.

The application was continued for a site visit which took place on 2 November 2017.

Links

[Policies and guidance for this application](#)

LDPP, LHOU01, LDES01, LDES03, LDES04, LDES05, LDES06, LEN05, LEN06, LEN03, LEN01, LEN09, LTRA02, LTRA03, NSG, NSLBCA, NSGD02, CRPNEW,

Report

Application for Planning Permission 17/03449/FUL At 25 Dublin Street Lane South, Edinburgh, Demolition of existing building and erection of pair of semi-detached mews houses.

Recommendations

1.1 It is recommended that this application be Granted subject to the details below.

Background

2.1 Site description

The application relates to an unlisted single-storey and basement structure and boundary walls abutting the rear elevation of 19 Dublin Street, a three-storey, basement and attic tenement on the corner of Dublin Street and Dublin Street Lane South, designed between 1824 and 1825. This building is category B listed (reference 28682, listed on 24 May 1966).

The site lies within the Edinburgh World Heritage Site.

The south elevation of the single storey structure facing Dublin Street Lane South comprises three distinct sections: a coped, semi-coursed, rubble sandstone wall, an adjoining stretch of more randomly coursed, sandstone rubble wall with a brick upper section and a further similar section of wall with a brick edge. The first two sections contain two loading doors with iron guide rails to either side of stone steps. The door on the west side is blocked up.

The central section was constructed in the mid to later 19th century and the adjoining section of wall belongs to a former building, dating from the late 19th/earlier 20th century, which sat on the adjacent car park to the east. This building was demolished in the later 20th century.

The east and north elevations comprise blank rendered walls. A random rubble sandstone wall, rendered on the lane side, adjoins the north elevation, and demarcates the rear boundary of the adjacent car park. This wall is a remnant of the late 19th/earlier 20th century building referred to above. The wall extends at a lower height along the east side of the car park and is rendered on its west side.

The interior of the structure comprises storage and office space for 19 Dublin Street, linked internally to the main property at basement and ground floor levels. A section of the structure is basement height only and both sections have flat felted roofs with glazed cupolas.

There are mews type properties on both sides of Dublin Street Lane South of varying age, scale and design. These are mainly in residential use with some in office use and the predominant use in Dublin Street is residential. An electricity sub-station is located on the south side of the lane directly opposite the site.

This application site is located within the New Town Conservation Area.

2.2 Site History

21 April 2017 - planning permission granted for alteration and conversion of lower three storeys of existing B listed townhouse to form three new dwellings, partial alteration and duntaking to stone stores to rear and formation of new extension to rear at lower ground and ground floor levels (application reference 16/05981/FUL).

21 April 2017 - listed building consent granted for internal alterations to lower three storeys of existing B listed townhouse to form three new dwellings, including partial alteration and duntaking to stone stores to rear and formation of new extension to rear at lower ground and ground floor levels (application reference 16/05983/LBC).

This application is accompanied by an associated application for conservation area consent (application reference 17/03450/CON).

Related Planning History

30 August 2013 - planning permission granted to erect mews house on land 9 metres west of 17E Dublin Street Lane South (application reference 13/01920/FUL).

Main report

3.1 Description Of The Proposal

The application is to demolish the existing structures on the site and erect a pair of semi-detached, two/three-bedroom mews houses.

The previous planning permission and listed building consent (application references 16/05981/FUL and 16/05983/LBC) approved the demolition of the earliest part of this structure, i.e. the semi-coursed coped wall with the blocked up loading bay, and later flat-roofed structures behind and erection of a new extension.

The proposed dwellings are two storey to Dublin Street Lane South and three storey to the rear due to the steep slope of the land from south to north. The east gable is angled at the rear to follow the site boundary. The form is otherwise traditional with contemporary detailing including large opening windows at basement level to the rear. The front elevation to Dublin Street Lane South will be finished in rubble sandstone salvaged from the existing structure and the side and rear elevations will be finished in oatmeal-coloured render. The duo-pitch roof will be slated and the window frames will be in dark-grey aluminium. The houses will have limited areas of timber cladding on the front elevation and timber louvres on the windows.

The proposed house on the west side has a rear terrace at basement level extending the full width of the property and the proposed house on the east side has an equivalent terrace, although its outdoor space is smaller due to the position of the east boundary.

No off-street parking spaces are proposed.

Supporting Documents

The following documents have been submitted in support of the application and are available to view on the Planning and Building Standards Online Services:

- Design and Access Statement;
- Planning Support Statement;
- Archaeology Report; and
- Sun Path Analysis Report.

3.2 Determining Issues

Section 25 of the Town and Country Planning (Scotland) Act 1997 states - Where, in making any determination under the planning Acts, regard is to be had to the development plan, the determination shall be made in accordance with the plan unless material considerations indicate otherwise.

Do the proposals harm the character or appearance of the conservation area? If they do, there is a strong presumption against granting of consent.

In considering whether to grant consent, special regard must be had to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. For the purposes of this issue, preserve, in relation to the building, means preserve it either in its existing state or subject only to such alterations or extensions as can be carried out without serious detriment to its character.

Do the proposals comply with the development plan?

If the proposals do comply with the development plan, are there any compelling reasons for not approving them?

If the proposals do not comply with the development plan, are there any compelling reasons for approving them?

3.3 Assessment

To address these determining issues, the Committee needs to consider whether:

- a) the proposal is acceptable in principle in this location;

- b) the proposals are acceptable in terms of scale, form, design and materials or adversely affect the character or appearance of the conservation area or setting of the listed building;
- c) the proposals harm the Outstanding Universal Value of the World Heritage Site;
- d) the proposals adversely affect significant archaeological remains;
- e) the proposals have an adverse impact on residential amenity;
- f) the proposals have a detrimental impact on road safety or infrastructure;
- g) any impacts on equalities or human rights are acceptable; and
- h) public comments have been addressed.

a) Principle

The application site is located within an urban area of the Edinburgh Local Development Plan (LDP). Policy Hou 1 supports new housing development on suitable sites within the urban area, provided it is compatible with other policies in the plan.

The proposal is for two dwelling houses within a predominantly residential area where there is need for additional homes. The plot is sufficiently large to accommodate these houses without having a detrimental impact on the spatial character of the area and the development is located in close proximity to the existing amenities of the city centre.

The proposal is therefore acceptable in principle.

b) Scale, Form, Design and Materials, Character and Appearance of Conservation Area and Setting of Listed Building

The proposed residential use is in keeping with the predominantly residential character of the Second New Town in which the site is located.

The New Town Conservation Area Character Appraisal identifies the key characteristics of this part of the Second New Town as:

- *the grid hierarchy of grand streets, lesser streets, lanes and mews;*
- *terraces of buildings with regular building plot widths and the consistent relationship of building lines to the layout of streets;*
- *the overwhelming retention of buildings in their original design form with a standard materials palette, including blonde sandstone and slated pitched roofs.*

The existing building and walls on site are a conglomeration of three surviving parts of former structures: the remains of a stone boundary wall, probably conterminous with the main tenement at 19 Dublin Street, a mid to later 19th century outbuilding (shown on the First Edition Ordnance Survey map of 1851) and a former late 19th/earlier 20th century building which was demolished in the later 20th century.

These structures have no historic or architectural cohesion with various heights, irregular forms, semi-coursed and random sandstone construction, brick and rendered sections and blocked up former openings. The historic loading bays with associated stone steps and iron guide rails are of interest, but these have been recorded adequately in an archaeological report and can therefore be removed without having a significant detrimental impact on archaeological heritage.

The existing structure is not typical of any of the historic mews buildings within Dublin Street Lane South and other mews lanes in the Second New Town. These buildings, which were planned with the main terraces, are generally one and a half to two storey and rectangular in form with pitched roofs and consistent semi-coursed rubble-sandstone construction. The principal elevations facing the associated terraces on the main streets are often symmetrically designed and in dressed sandstone. In contrast, the existing single storey and basement structure at 25 Dublin Street Lane South is a vernacular amalgamation of parts of walls and previous structures of various age. The demolition of the existing structure on site is therefore acceptable as it is of no special historic or architectural interest.

The majority of existing structures in Dublin Street Lane South are mews type infill developments comprising mainly two storey sandstone or rendered structures in traditional or contemporary style. The plot depths vary with many of the buildings extending beyond the original rear building line of the lane. There is one rare surviving historic mews dwelling to the east of the application site.

The proposed mews building will make a positive contribution to the conservation area by infilling an unattractive gap site enclosed by rendered walls and used for car parking. The scale is modest and the form is appropriate, in keeping with the adjacent original mews building in terms of depth and height. The proposed building is slightly shallower than the original mews, measuring approximately 6.5 metres as opposed to approximately 6.9 metres deep, but slightly higher than the historic mews measuring approximately 7.3 metres at ridge height as against 6.9 metres. The original mews is two storeys in height with vertically proportioned sash and case windows at first floor level and a large vehicular opening at ground floor level. These characteristic features are interpreted in a contemporary manner on the front (lane) elevation of the proposed mews dwellings. This is in keeping with the "Edinburgh Design Guidance" which states that "new buildings should sit within the form set by the eaves and ridge of the neighbouring buildings. This is particularly important in situations where there are established building heights, for example ... mews streets".

The use of stone-coloured render on the side and rear elevations is acceptable, given that these elevations will not be conspicuous in Dublin Street Lane South and there are many rendered buildings of various ages within the lane, including many rendered on the front (lane) elevations. A relatively recent planning permission for a new mews house (17F Dublin Street Lane South - application reference 13/01920/FUL) approved a two storey structure with rendered side and rear elevations. This building also extends to three storeys at the rear due to the slope of the land and has one large opening to the rear garden.

The contemporary detailing, which includes large windows, will demarcate the fact that this is a 21st century building and provide a higher level of daylighting than traditional-scale openings would allow. However, this is balanced by the traditional rectangular form, due-pitched roof and rubble sandstone front (lane) elevation which will ensure that the new structure will not be out of keeping with the characteristic historic mews buildings of the Second New Town.

As regards the setting of the listed building at 19 Dublin Street, the original rear garden of this tenement has been severely compromised by various extensions from the mid 1900's. The entire rear area was occupied by structures by the 1930's and, while the structure which once occupied the present car park has since been demolished, the remaining parts of buildings and walls are not complementary to the rear setting of the listed building.

The proposed mews building will rationalise the current haphazard arrangement, whilst completing the existing row of mews structures on the north side of the lane.

The development is therefore acceptable in terms of scale, form, design and materials and will preserve and enhance the character and appearance of the conservation area and setting of the listed building, in compliance with LDP Policies Des 1, Des 3, Des 5, Env 6 and Env 3.

c) Outstanding Universal Value of World Heritage Site

The Outstanding Universal Value of the Edinburgh World Heritage Site is defined as the remarkable juxtaposition of two clearly articulated urban planning phenomena: the contrast between the organic medieval Old Town and the planned Georgian New Town which provides a clarity of urban structure unrivalled in Europe.

The development is within a mews lane and proposes a new mews building of appropriate scale and design within this context. The development will therefore have no detrimental impact on the character or appearance of the Georgian New Town, nor its relationship with the medieval Old Town. The development will therefore cause no harm to the Outstanding Universal Value of the World Heritage Site in accordance with Policy Env 1.

d) Archaeological Remains

The site lies within the core of the Georgian New Town in an area of archaeological significance.

The existing structure on site has been recorded adequately in the submitted archaeological report. However, an archaeological watching brief is required on the site after the demolition of the existing building to floor slab level to cover all ground-breaking works associated with the new development. A condition has been applied accordingly.

e) Residential Amenity

The proposed houses will have a high standard of amenity with the main living spaces opening out to enclosed private terraces. The site is in proximity to Princes Street Gardens and Calton Hill.

The internal floor area of each house is approximately 96m² and 87m² respectively, which complies with the minimum standards for three-bedroom dwellings as set out in the Edinburgh Design Guidance.

In terms of overshadowing, the existing structure rises above the 45% line set from 4 metres above the boundary and does not comply with the 25% method in terms of daylighting to the existing basement flat at 21 Dublin Street. However, the daylighting to this basement flat is already compromised by the existing situation.

Overshadowing lines have been shown on the proposed section and these demonstrate that the new mews building with gable height 0.6 metres higher than the existing structure will not exacerbate the existing daylighting situation to a significant extent.

A sun path analysis has been carried out as prescribed by the Edinburgh Design Guidelines which shows that the development will have no significant impact on the existing daylighting situation for the gardens of the adjacent properties. The proposed terraces will be in shade during the autumn and winter months, but this is acceptable given the built-up historic townscape context.

As regards loss of privacy, no windows in the new dwellings will directly face the existing tenement at 19 Dublin Street. The gardens of the surrounding tenements are already overlooked by existing properties.

The proposed residential use should not generate any significant noise for surrounding properties and any proposed future applications for change of use will be assessed on their own merits.

Environmental Protection has raised the issue of the adjacent electricity substation. However, this station does not emit any audible noise when standing in the lane, so noise should not be an issue for future residents of the new dwellings, even if the first floor rooms to the front are used as bedrooms.

The proposals will therefore have no detrimental impact on residential amenity.

f) Road Safety and Infrastructure

The site is within Zone 1 of the Council's Parking Standards, which specifies no minimum number of parking spaces for four-room dwellings (excluding kitchens and bathrooms). No off-street parking spaces are proposed and each new household will be eligible for one parking permit.

There are stores at ground floor level within each house which can accommodate bicycles and the site is in close proximity to a major public transport route.

The loss of the existing car parking area is acceptable given that only three cars can be accommodated in this space.

As regards education infrastructure, the development of two houses is not expected to generate any additional pupils. A financial contribution is not therefore required.

The proposed development will have no detrimental impact on road safety or infrastructure.

g) Impact on Equalities and Human Rights

The application has been assessed and has no apparent impact in terms of equalities or human rights.

h) Public Comments

Material Objections

- the demolition of an 18th century wall, loading door and steps is unacceptable - this has been addressed in section 3.3 b).
- the proposals will destroy the character of the conservation area and listed building - this has been addressed in section 3.3 b).
- the demolition of a listed building is not acceptable - the existing building and walls on the site are not listed.
- the new building should not exceed the height of the existing structure - this has been addressed in section 3.3 b).
- the design, materials and modern windows are totally out of keeping with the character of the conservation area - this has been addressed in section 3.3 b).
- overshadowing and loss of sunlight/daylight - this has been addressed in section 3.3 e).
- loss of privacy - this has been addressed in section 3.3 e).
- noise from future residents - this has been addressed in section 3.3 e).
- increase in parking problems on Dublin Street and surrounding streets - this has been addressed in section 3.3 f).

Non Material Objections

- The comments regarding potential Airbnb use and the retention of the neighbour's boundary wall are non-material in planning terms. The proposals do not include any alterations to this wall.

Conclusion

The proposals comply with the Edinburgh Local Development Plan and non-statutory guidelines, have no adverse effect on the character or appearance of the conservation area or setting of the listed building and do not harm the Outstanding Universal Value of the World Heritage Site. The development has no detrimental impact on significant archaeological remains, residential amenity, road safety or infrastructure. There are no identified impacts on equalities or human rights and no material considerations that outweigh this conclusion.

It is recommended that this application be Granted subject to the details below.

3.4 Conditions/reasons/informatives

Conditions:-

1. A detailed specification, including trade names where appropriate, of all the proposed external materials shall be submitted to and approved in writing by the Planning Authority before work is commenced on site; Note: samples of the materials may be required.
2. No development shall take place after the demolition of the existing building to floor slab level until the applicant has secured the implementation of a programme of archaeological work, in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Planning Authority, having first been agreed by the City Archaeologist.

Reasons:-

1. In order to enable the planning authority to consider this/these matter/s in detail.
2. In order to safeguard the interests of archaeological heritage.

Informatives

It should be noted that:

1. The development hereby permitted shall be commenced no later than the expiration of three years from the date of this consent.
2. No development shall take place on the site until a 'Notice of Initiation of Development' has been submitted to the Council stating the intended date on which the development is to commence. Failure to do so constitutes a breach of planning control, under Section 123(1) of the Town and Country Planning (Scotland) Act 1997.
3. As soon as practicable upon the completion of the development of the site, as authorised in the associated grant of permission, a 'Notice of Completion of Development' must be given, in writing to the Council.

4. As the development is located in Zones 1 to 8, the applicant will be eligible for one residential parking permit per household in accordance with the Transport and Environment Committee decision of 4 June 2013 for properties being constructed on a narrow 'gap' site which makes provision of on-site parking either impractical or undesirable. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category A - New Build).

Financial impact

4.1 The financial impact has been assessed as follows:

There are no financial implications to the Council.

Risk, Policy, compliance and governance impact

5.1 Provided planning applications are determined in accordance with statutory legislation, the level of risk is low.

Equalities impact

6.1 The equalities impact has been assessed as follows:

The application has been assessed and has no impact in terms of equalities or human rights.

Sustainability impact

7.1 The sustainability impact has been assessed as follows:

This application is not subject to the sustainability requirements of the Edinburgh Design Guidance.

Consultation and engagement

8.1 Pre-Application Process

Pre-application discussions took place on this application.

8.2 Publicity summary of representations and Community Council comments

The application was advertised on 18 July 2017. A total of eight representations were received, six objecting to the proposals, one in support of the application and one neutral comment.

A full assessment of the representations can be found in the main report in the Assessment Section.

Background reading/external references

- To view details of the application go to
- [Planning and Building Standards online services](#)

- [Planning guidelines](#)
- [Conservation Area Character Appraisals](#)
- [Edinburgh Local Development Plan](#)
- [Scottish Planning Policy](#)

Statutory Development

Plan Provision

The site is located within the Urban Area as defined in the Edinburgh Local Development Plan.

Date registered

7 August 2017

Drawing numbers/Scheme

01 - 12,

Scheme 1

David R. Leslie

Chief Planning Officer

PLACE

The City of Edinburgh Council

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Links - Policies

Relevant Policies:

Relevant policies of the Local Development Plan.

LDP Policy Hou 1 (Housing Development) sets criteria for assessing the principle of housing proposals.

LDP Policy Des 1 (Design Quality and Context) sets general criteria for assessing design quality and requires an overall design concept to be demonstrated.

LDP Policy Des 3 (Development Design - Incorporating and Enhancing Existing and Potential Features) supports development where it is demonstrated that existing and potential features have been incorporated into the design.

LDP Policy Des 4 (Development Design - Impact on Setting) sets criteria for assessing the impact of development design against its setting.

LDP Policy Des 5 (Development Design - Amenity) sets criteria for assessing amenity.

LDP Policy Des 6 (Sustainable Buildings) sets criteria for assessing the sustainability of new development.

LDP Policy Env 5 (Conservation Areas - Demolition of Buildings) sets out criteria for assessing proposals involving the demolition of buildings within a conservation area.

LDP Policy Env 6 (Conservation Areas - Development) sets out criteria for assessing development in a conservation area.

LDP Policy Env 3 (Listed Buildings - Setting) identifies the circumstances in which development within the curtilage or affecting the setting of a listed building will be permitted.

LDP Policy Env 1 (World Heritage Site) protects the quality of the World Heritage Site and its setting.

LDP Policy Env 9 (Development of Sites of Archaeological Significance) sets out the circumstances in which development affecting sites of known or suspected archaeological significance will be permitted.

LDP Policy Tra 2 (Private Car Parking) requires private car parking provision to comply with the parking levels set out in Council guidance, and sets criteria for assessing lower provision.

LDP Policy Tra 3 (Private Cycle Parking) requires cycle parking provision in accordance with standards set out in Council guidance.

Relevant Non-Statutory Guidelines

Non-statutory guidelines 'LISTED BUILDINGS AND CONSERVATION AREAS' provides guidance on repairing, altering or extending listed buildings and unlisted buildings in conservation areas.

Non-Statutory guidelines Edinburgh Design Guidance supports development of the highest design quality and that integrates well with the existing city. It sets out the Council's expectations for the design of new development, including buildings and landscape, in Edinburgh.

The New Town Conservation Area Character Appraisal states that the area is typified by the formal plan layout, spacious stone built terraces, broad streets and an overall classical elegance. The buildings are of a generally consistent three storey and basement scale, with some four storey corner and central pavilions.

Appendix 1

Application for Planning Permission 17/03449/FUL At 25 Dublin Street Lane South, Edinburgh, Demolition of existing building and erection of pair of semi-detached mews houses.

Consultations

Archaeology

The site lies to the rear of the B-listed 19 Dublin Street, within the UNESCO World Heritage Site, placing it at the core of the Georgian New Town. The area was feud by 1799 with the area being developed around 1803. The walls appear to be the remains of buildings constructed between c.1830 and 1849 as they first appear in detail on the 1st Edition OS map. Accordingly, this application must be considered therefore under terms the Scottish Government Historic Environment Policy (SHEP), Scottish Planning Policy (SPP), PAN 02/2011 and also Edinburgh Local Plan (2016) policies ENV4, ENV 5 & ENV9.

This scheme will have an adverse archaeological impact requiring the demolition of the remains of 19th century buildings. However although adverse these impacts are considered to be of low-moderate archaeological significance. However it is essential that if consent is granted, that an historic building survey (level 2: internal and external elevations and plans, photographic and written survey and analysis) is undertaken prior to demolition, in order to provide a permanent record of these former 19th century buildings.

In addition, the site has been the site of potentially more than one phase of development. As such it is recommended that the above historic building survey is linked to a programme of archaeological work undertaken prior to or during demolition/development to record and analyse any significant buried remains.

Accordingly, it is recommended that that the following condition is attached to this consent to ensure that this programme of archaeological works is undertaken prior to construction.

'No demolition/development shall take place on the site until the applicant has secured the implementation of a programme of archaeological work (historic building survey, excavation, reporting and analysis) in accordance with a written scheme of investigation which has been submitted by the applicant and approved by the Planning Authority.'

The work must be carried out by a professional archaeological organisation, either working to a brief prepared by CECAS or through a written scheme of investigation submitted to and agreed by CECAS for the site. Responsibility for the execution and resourcing of the programme of archaeological works and for the archiving and appropriate level of publication of the results lies with the applicant.

Environmental Protection

Planning application 17/03449/FUL is for the demolition of a building to facilitate the construction of two mews properties at 25 Dublin Street Lane South, Edinburgh. The development site is located at the west end of the street. The part of the building to be demolished adjoins the building fronting on to Dublin Street.

The proposed mews properties will be structurally attached to the residential apartments at 19 Dublin Street; (approved as part of application 16/05981/FUL). The two mews properties have living apartments and bedrooms to the rear, facing north and overlooking garden areas at the rear of Albany Street and Dublin Street. However, each mews property also has two rooms on the first floor which are marked on the plans as a study. These rooms are to the front and look south. To the south, the site overlooks car parking and gardens to the rear of properties on Dublin Street and York Place. However, they also face directly at an electrical sub-station. The development will be closer than any existing mews property in Dublin Street Lane South.

Whilst I do not consider noise from the electrical sub-station to significantly affect living apartments such as living rooms, dining rooms and a study, I have concerns that the noise could impact on sleeping accommodation. Although the plans show the first-floor rooms at the front as a study, there is the potential that they could be used as bedrooms. However, as I'm required to assess the application at face value, I cannot take possible alternative uses of these rooms into account. All the other bedrooms are located to the rear and therefore are not considered to be affected by noise from the sub-station.

Therefore, Environmental Protection has no objections to this planning application.

Roads Authority

No objections to the application subject to the following being included as conditions or informatives as appropriate:

1. The applicant should be advised that as the development is located in Zones 1 to 8, they will be eligible for one residential parking permit per household in accordance with the Transport and Environment Committee decision of 4 June 2013 for properties being constructed on a narrow 'gap' site which makes provision of on-site parking either impractical or undesirable. See http://www.edinburgh.gov.uk/download/meetings/id/39382/item_7_7 (Category A - New Build)

Note:

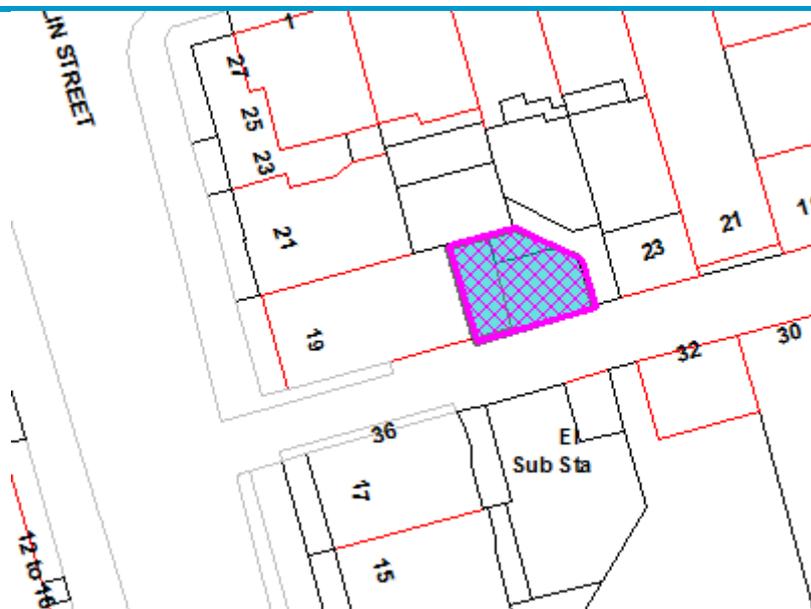
The applicant proposes no parking provision which is acceptable under the Council's current parking standards for Zone 2.

Communities and Families

The Council's Supplementary Guidance on 'Developer Contributions and Infrastructure Delivery' states that no contribution towards education infrastructure is required from developments that are not expected to generate at least one additional primary school pupil.

Using the pupil generation rates set out in the Supplementary Guidance, the development of two houses is not expected to generate at least one additional pupil. A contribution towards education infrastructure is therefore not required.

Location Plan



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