



Town Planning and Development Consultants

PLANNING, DESIGN AND ACCESS STATEMENT

CONVERSION TO 10NO. BEDROOM SUPPORTED CARE ACCOMMODATION WITH COMMUNAL KITCHEN AND LOUNGE, ANCILLARY STAFF ACCOMMODATION, OFFICE/RECEPTION AREA, STAFFROOM (USE CLASS C2) AND CHANGES TO FENESTRATION AND EXTERNAL FIRE ESCAPE

22 Chepstow Road, Newport

Newport City Council

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I. INTRODUCTION

This document is provided in support for the proposal to conversion the existing commercial property to 10 supported assisted living accommodation (Use Class C2), communal kitchen and lounge with ancillary staff accommodation, office/reception area and staffroom. No significant alterations to the existing building are proposed (i.e. new windows will be installed).



It has been prepared having regard to all relevant current national and local planning advice including the requirements of Planning Policy Wales (PPW – 12th Edition) and Technical Advice Note 12 (TAN 12).

In addition, this statement responds to the development of emerging planning policy that relates to the proposed development in the form of the Newport City Council Local Development Plan; in particular policies GP2, GP4, GP6, H2, H3, H4 & SP1 and other relevant approved Supplementary Planning Guidance.

The approach taken has ensured a high quality and sustainable development. The applicant has sought to incorporate all reasonable measures and apply all best endeavours to achieve best practice in relation to environmental and aesthetic design solutions together with sustainable development and placemaking principles.

This statement identifies how the application, amongst other things, addresses environmental sustainability, movement to, from and within the development, character, and community safety.

II. BACKGROUND and DESCRIPTION OF THE SITE

The property is currently subdivided into individual offices. The commercial offices spaces on the upper floors have been vacant for some time and only a few offices are occupied on the ground floor. It is situated along the B4237 Chepstow Road. The property is located within 10 mins walk from Newport Town Centre and local facilities such as shops and leisure facilities are surrounding the site. Chepstow Road is a major transport network route and buses services operate along this road.

Previous Planning History

95/0219/F: CONSTRUCTION OF PORCH AND REAR EXTENSION TO OFFICES (RENEWAL OF PREVIOUS APPUCATION 90/0341/F). Approved.

90/0341/F: CONSTRUCTION OF PORCH AND REAR EXTENSION TO OFFICES. Approved

III. RELATED DOCUMENTATION

This application is also supported by the provision of the following plans:

- Application/site location plan; and
- Proposed and existing elevations plans and visuals

1. POLICY AND STATUTORY CONTEXT

Relevant Planning Policy

- 1.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise. This section provides an overview of extant and emerging planning policy, as well as supplementary guidance produced by the Council.
- 1.2 The statutory development plan for Newport is the Local Development Plan 2006-2026 (adopted 2016).
- 1.3 Accordingly, the LDP is a material consideration in the determination of the proposed development.
- 1.4 This is also true for national planning policy – in the form of Planning Policy Wales (PPW) and Technical Advice Notes (TANs) – and supplementary planning guidance (SPGs) produced by the Council.

NATIONAL POLICY

Planning Policy Wales (PPW): Edition 12th

- 1.5 In accordance with the Well-Being of Future Generations (Wales) Act 2015, the primary objective of PPW, as set out that to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well being of Wales.
- 1.6 PPW sets out that, in order to maximise well-being and the creation of sustainable places, the concept of ‘placemaking’ should be at the heart of the planning system. It is stated that development proposals must seek to promote sustainable development and support the well-being of people and communities across Wales. This can be done through maximising their contribution to the achievement of the seven well-being goals and by using the five Ways of Working, as required by the Well-being of Future Generations Act. This will include seeking to maximise the social, economic, environmental and cultural benefits, while considering potential impacts when assessing proposals and policies in line with the Act’s Sustainable Development Principle. PPW goes on to clarify that the most appropriate way to implement these requirements through the planning system is to adopt a placemaking approach to plan making, planning policy and decision making.
- 1.7 PPW defines placemaking as a holistic approach to the planning and design of development and spaces, focused on positive outcomes. It draws upon an area’s potential to create high quality development and public spaces that promote people’s prosperity, health, happiness, and well-being in the widest sense.

1.8 A set of 'national sustainable placemaking outcomes' are outlined within PPW, which it advises should be used to inform the assessment of development proposals. The national outcomes are defined as follows:

- Creating and Sustaining Communities
 - o Enables the Welsh language to thrive
 - o Appropriate development densities
 - o Homes and jobs to meet society's needs
 - o A mix of uses
 - o Offers cultural experiences
 - o Community based facilities and services
- Making Best Use of Resources
 - o Makes best use of natural resources
 - o Prevents waste
 - o Prioritises the use of previously developed land and existing buildings
 - o Unlocks potential and regenerates
 - o High quality and built to last
- Maximising Environmental Protection and Limiting Environmental Impact
 - o Resilient biodiversity and ecosystems
 - o Distinctive and special landscapes
 - o Integrated green infrastructure
 - o Appropriate soundscapes
 - o Reduces environmental risks
 - o Manages water resources naturally
 - o Clean air
 - o Reduces overall pollution
 - o Resilient to climate change

- Distinctive and special historic environments
 - o Growing Our Economy in a Sustainable Manner
 - o Fosters economic activity
 - o Enables easy communication
 - o Generates its own renewable energy
 - o Vibrant and dynamic
 - o Adaptive to change
 - o Embraces smart and innovative technology
- Facilitating Accessible and Healthy Environments
 - o Accessible and high quality green space
 - o Accessible by means of active travel and public transport
 - o Not car dependent
 - o Minimises the need to travel
 - o Provides equality of access
 - o Feels safe and inclusive
 - o Supports a diverse population
 - o Good connections
 - o Convenient access to goods and services

1.9 It is stated that the outcomes provide a framework which contains those factors which are considered to be the optimal outcome of development plans and individual developments.

1.10 PPW clarifies that not every development or policy proposal will be able to demonstrate they can meet all of these outcomes, neither can it necessarily be proved at the application or policy stage that an attribute of a proposal will necessarily lead to a specific outcome. However, this does not mean that they should not be considered in the development management process to see if a proposal can be improved or enhanced to promote wider well-being. It is for developers and planning authorities to identify these opportunities and act upon them.

Technical Advice Note No. 12 – Design (TAN 12)

- 1.11 The purpose of TAN 12 is to provide advice on *“how ‘Promoting sustainability through good design’ may be facilitated through the planning system; and the preparation and validation of mandatory design and access statements”*.
- 1.12 TAN 12 advises that *“A holistic approach to design requires a shift in emphasis away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, everyone involved in the design process should focus from the outset on meeting a series of objectives of good design. The design response will need to ensure that these are achieved, whilst responding to local context, through the lifeline of the development (from procurement to construction through to completion and eventual use).”*(Paragraph 2.7).
- 1.13 TAN 12 confirms in paragraph 4.1 that *“Design is a creative means by which to realise innovation and add value. Design for the built environment plays a key role in economic growth and in raising the quality of the places where we live and work.”*
- 1.14 Contained within paragraph 4.2 of the TAN it considers that *“the local context comprises the characteristics and setting of an area in which a development is located’ and that ‘understanding the site and its immediate and wider context is the basis for a meaningful and sustainable design response.”*
- 1.15 Also in Section 4 of the TAN it sets out the key objectives of good design and the five aspects of good design, one of which relates to ‘Character’. Contained within the ‘Design Solutions’ for ‘Character’ it states;
- ***“Scale – of development in relation to surroundings, including height, width and length of each building proposed within the development; how the massing of the proposal contributes to the existing hierarchy of development to reinforce character; how the mass and height impacts on privacy, sunlight and microclimate;***
 - ***Amount – the number of proposed residential units or the floor space for each proposed use forming part of the development: how the proposed density and mix will encourage different uses by various sectors of the community. Anticipate potential change in the makeup and needs of occupiers and how the proposal anticipates, in the short and longer term, efficient use of land whilst safeguarding the quality of life. Where applicable, consider how the development provides innovative solutions to accommodate higher density whilst considering the outcome of higher density on its surroundings.***
 - ***Layout of development – how the layout makes the development integrate with its surroundings whilst taking into consideration the orientation of the building to maximise energy efficiency and connectivity; how the external area contributes towards the development and is used to make the development a more sustainable development; how is the chosen site the best location and how it links into adjacent uses. “***

- 1.16 TAN 12 clearly states that local planning authorities should not impose their own architectural styles or particular tastes but should look to secure good quality design applicable to the local context (local distinctiveness).
- 1.17 TAN 12 explains that in the spirit of a more holistic approach to design issues, a shift in emphasis is required away from total reliance on prescriptive standards, which can have the effect of stifling innovation and creativity. Instead, all those involved in the design process should focus from the outset on meeting a series of key objectives of good design, which achieve the aims of the development and ensure its fitness for purpose. The guidance also sets out the need to prepare this statement and the requirement to illustrate how good design can deliver sustainable development.
- 1.18 It will be seen that the design considerations and responses to them in this case have been fully rationalised by the appointment of appropriately qualified and experienced advisors within the fields of planning design, building conservation and landscape.
- 1.19 The outcome of the process has been the delivery of a well considered and informed proposal that is appropriate to its context, takes opportunities to enhance the existing character of the site, its qualities and function, and thereby ensures that no unreasonable negative effects arise from the development.
- 1.20 A holistic approach to design has been taken in this case avoiding (although identifying) prescriptive requirements of some of the Newport policy documents regarding scale etc. This approach has successfully addressed the need to deliver functional performance of a modern dwelling with the sensitive treatment of a vernacular building and its setting.

Crime and Disorder Act 1998

- 1.21 Section 17(1) of the Crime and Disorder Act 1998 imposes a duty on the Local Authority to exercise its various functions with due regard to the likely effect of the exercise of those functions on, and the need to do all that it reasonably can to prevent, crime and disorder in its area. This duty has been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable increase in crime and disorder as a result of the proposed decision.

Equality Act 2010

- 1.22 The Equality Act 2010 identifies a number of 'protected characteristics', namely age; disability; gender reassignment; pregnancy and maternity; race; religion or belief; sex; sexual orientation; marriage and civil partnership. Having due regard to advancing equality involves:
- removing or minimising disadvantages suffered by people due to their protected characteristics;
 - taking steps to meet the needs of people from protected groups where these differ from the need of other people; and

- encouraging people from protected groups to participate in public life or in other activities where their participation is disproportionately low.

The above duty has been given due consideration in the determination of this application. It is considered that there would be no significant or unacceptable impact upon persons who share a protected characteristic, over and above any other person.

Planning (Wales) Act 2015 (Welsh language)

- 1.23 Section 31 of the Act clarifies that impacts on the Welsh language may be a consideration when taking decisions on applications for planning permission so far as it is material to the application. This duty has been given due consideration in the determination of this application. It is considered that there would be no material effect upon the use of the Welsh language in Newport as a result of the proposed decision.

Future Wales (FW),

- 1.24 Published by the Welsh Government (WG) on the 24th February 2021, contributes the national tier of the Development Plan. FW has policies relating to those matters that government considers are a national priority, and matters which are distinctly spatial and require national leadership. Future Wales sets out the Welsh Government's land use priorities and provides a national land use framework for SDPs and LDPs. Future Wales concentrates on development and land use issues of national significance, indicating areas of major opportunities and change, highlighting areas that need protecting and enhancing and helping to co-ordinate the delivery of Welsh Government policies to maximise positive outcomes.

Development Plan Policies

- 1.25 At a local level the policies of relevance are contained in the Adopted Newport Council Local Development plan and various approved Supplementary Planning Guidance.

Adopted Newport Council Local Development Plan

- 1.26 The current LDP was adopted in 2015 and is divided into key and detailed policies which are reviewed below.
- 1.27 GP2 General Development Principles – General Amenity
Development will be permitted where, as applicable: i) there will not be a significant adverse effect on local amenity, including in terms of noise, disturbance, privacy, overbearing, light, odours and air quality; ii) the proposed use and form of development will not be detrimental to the visual amenities of nearby occupiers or the character or appearance of the surrounding area; iii) the proposal seeks to design out the opportunity for crime and antisocial behaviour; iv) the proposal promotes inclusive design both for the built development and access within and around the development; v) adequate amenity for future occupiers.

1.28 GP4 General Development Principles – Highways and Accessibility

Development proposals should: i) provide appropriate access for pedestrians, cyclists and public transport in accordance with national guidance; ii) be accessible by a choice of means of transport; iii) be designed to avoid or reduce transport severance, noise and air pollution; iv) make adequate provision for car parking and cycle storage; v) provide suitable and safe access arrangements; vi) design and build new roads within private development in accordance with the highway authority's design guide and relevant national guidance; vii) ensure that development would not be detrimental to highway or pedestrian safety or result in traffic generation exceeding the capacity of the highway network.

1.29 GP6 General Development Principles – Quality of Design

Good quality design will be sought in all forms of development. the aim is to create a safe, accessible, attractive and convenient environment. In considering development proposals the following fundamental design principles should be addressed: i) context of the site: all development should be sensitive to the unique qualities of the site and respond positively to the character of the area; ii) access, permeability and layout: all development should maintain a high level of pedestrian access, connectivity and laid out so as to minimise noise pollution; iii) preservation and enhancement: where possible development should reflect the character of the locality but avoid the inappropriate replication of neighbouring architectural styles. the designer is encouraged to display creativity and innovation in design; v) scale and form of development: new development should appropriately reflect the scale of adjacent townscape. care should be taken to avoid over-scaled development; v) materials and detailing: high quality, durable and preferably renewable materials should be used to complement the site context. detailing should be incorporated as an integral part of the design at an early stage; vi) sustainability: new development should be inherently robust, energy and water efficient, flood resilient and adaptable, thereby facilitating the flexible re-use of the building. where existing buildings are present, imaginative and sensitive solutions should be sought to achieve the reuse of the buildings.

1.30 H2 Housing Standards

Residential development should be built to high standards of environmental and sustainable design, taking into account the whole life of the dwelling.

1.31 H3 – Housing Mix & Density

Residential development of 10 dwellings or more should be designed to provide a mix of housing to meet a range of needs and should be built at a density of at least 30 dwellings per hectare. a lower density will only be acceptable where it is demonstrated: i) physical or infrastructure constraints prevent the minimum density from being reached, or; ii) the minimum density would have an unacceptable impact on design/character of the surrounding area, or; iii) there is a particular lack of choice of housing types within a local community.

1.32 H4 - Affordable Housing

On-site provision of affordable housing will be required on all new housing sites of 10 or more dwellings within the settlement boundary, or 3 or more dwellings within the

defined village boundaries. the authority will seek the provision of affordable housing in accordance with the relevant submarket area target noted below; • 20% east Newport Specific site targets may vary subject to viability and negotiation.

1.33 SP1 – Sustainability

Proposals will be required to make a positive contribution to sustainable development by concentrating development in sustainable locations on brownfield land within the settlement boundary. they will be assessed as to their potential contribution to: i) the efficient use of land; ii) the reuse of previously developed land and empty properties in preference to greenfield sites; iii) providing integrated transportation systems, as well as encouraging the co-location of housing and other uses, including employment, which together will minimise the overall need to travel, reduce car usage and encourage a modal shift to more sustainable modes of transport;

iv) reducing energy consumption, increasing energy efficiency and the use of low and zero carbon energy sources; v) the minimisation, re-use and recycling of waste; vi) minimising the risk of and from flood risk, sea level rise and the impact of climate change; vii) improving facilities, services and overall social and environmental equality of existing and future communities; viii) encouraging economic diversification and in particular improving the vitality and viability of the city centre and district centres; ix) conserving, enhancing and linking green infrastructure, protecting and enhancing the built and natural environment; x) conserving and ensuring the efficient use of resources such as water and minerals.

1.34 SP18 – Urban Regeneration

Proposals will be favoured which assist the regeneration of the urban area, particularly where they contribute to: i) the vitality, viability and quality of the environment of the city centre; ii) the provision of residential and business opportunities within the urban area; iii) reuse of vacant, underused or derelict land; iv) encourage the development of community uses where appropriate

Newport's Well-Being Plan 2018-23

- 1.35** The Wellbeing of Future Generations (Wales) Act 2015 imposes a duty on public bodies to carry out sustainable development in accordance with the sustainable development principle to act in a manner which seeks to ensure that the needs of the present are met without compromising the ability of future generations to meet their own needs. This duty has been considered during the preparation of Newport's Well-Being Plan 2018-23, which was signed off on 1 May 2018. The duty imposed by the Act together with the goals and objectives of Newport's Well-Being Plan 2018-23 have been considered in the evaluation of this application. It is considered that there would be no significant or unacceptable impact upon the achievement of wellbeing objectives as a result of the proposed development.

Policy Justification

- 1.36 In essence, the assisted supported Living proposed will give adults with disabilities the level of independence, choice and control that most people want in their lives. The conversion would provide people with their own support staff, with the level of support being dependant on their needs. Quite often but not exclusively, supported living offers 24 hour support (including out of hours emergency) and can include support with personal care, emotional support, financial matters, and domestic tasks including cooking meals as well as many other things. Hence the proposed staffing areas on the ground floor.
- 1.37 Current National Guidance strongly promotes the development of under used/previously developed land and buildings within settlement limits for various appropriate developments. It is considered that the proposed development for a residential style use is supported by National Guidance.
- 1.38 The application site is situated within an established, sustainable commercial/residential area. As such the principle of development is considered to be comparable to, and would complement, the existing surrounding land uses (residential). It is considered that the principle of development is acceptable in land use planning terms.
- 1.39 The relevant development plan policies and Supplementary Planning Guidance which affect the criteria against which planning applications are made have been assessed. It is contended that, following an examination of the development plan framework and the procedures which need to be taken into account in determining this application, the proposal is in accordance with development plan policies.
- 1.40 The basis of the applicant's case is that the site is suitable for this type of use. Mindful that the original use for the property was residential in the past. Having consideration to the fact that no external alternations are proposed to the existing building. The proposed scheme will not cause demonstrable harm to the character of the surrounding area and the proposal would continue to reflect and relate to the scale, form and character of the neighbouring and surrounding properties.
- 1.41 Having regard to the proposed new use for the building and that now external alternations are proposed, it is considered that the development, will not have an unacceptable impact on the surrounding neighbours in terms of overshadowing, overlooking or appearing overbearing.
- 1.42 In relation to the above policy criteria, the proposal delivers a modern development that is compatible to its setting and wider context. The overall impact of the proposal is positive in terms of investment in vernacular fabric.

- 1.43 In this context the proposal offers an innovative and flexible approach to the challenge of delivering a modern environmentally sustainable structure. The scheme delivers good functional and sustainable performance while minimising impacts and delivering a major improvement to the surrounding landscape setting.
- 1.44 Furthermore, material consideration should be given to the fact that: i) the application site is within walking distance of existing local amenity provisions, ii) the proposed use would marry up with other existing surrounding land uses iii) the aesthetic improvements (i.e. new windows) would improve the visual appearance within the streetscene and iv) the development does not impact on the residential amenities of the surrounding neighbours.
- 1.45 It should be noted that the existing area displays a very mixed set of variants on the urban fabric and architectural style (including external finishes) none of which are considered to be of local interest or special in anyway.
- 1.46 All matters in relation to the above policies have been addressed in this statement and the plans submitted as part of this application.

Net Benefit for Bio-diversity

- 1.47 In accordance with Planning Policy Wales, Edition 12 (PPW12) Green Infrastructure Statement has been produced. The statement outlines the green infrastructure embedded in the scheme for the benefits of biodiversity and ecosystem services and the provision of the net benefit for biodiversity improve of the resilience of ecosystems. Therefore, having regard to the fact that the site is an existing urban brownfield site and has little inherent ecological value in terms of species or habitat. The various possible enhancement measures for bio-diversity suggested that could be secured under condition. Given the currently very limited green infrastructure on the site and limited habitat it provides the proposal is acceptable in terms of green infrastructure and bio-diversity enhancement. Furthermore, the currently proposed scheme is adequate and complies with Policy GP5vi (Planting) because it makes a suitable contribution to green infrastructure networks, placemaking and potential for bio-diversity enhancement.

Waste Management

- 1.48 The Council own refuse storage requirements are currently being met on site. Therefore, the proposed scheme complies with the Waste SPG would be sufficient to accommodate all of the bins required.

In Summary

- 1.49 The relevant development plan policies and Supplementary Planning Guidance which affect the criteria against which planning applications are made have been assessed. It is contended that, following an examination of the development plan framework

and the procedures which need to be taken into account in determining this application, the proposal is in accordance with development plan policies.

- 1.50 The basis of the applicant's case is that the site is suitable for this type of use. The scheme will not cause demonstrable harm to the character of the surrounding area and the proposal would reflect and relate to the scale, form and character of the neighbouring and surrounding properties.
- 1.51 It is considered that the development, will not have an unacceptable impact on the surrounding neighbours in terms of overshadowing, overlooking or appearing overbearing.
- 1.52 Furthermore, material consideration should be given to the fact that the application site is within walking distance of existing local amenity provisions and the proposed use would marry up with other existing surrounding land uses.
- 1.53 All matters in relation to the above policies have been addressed in this statement and the plans submitted as part of this application.

2. INCLUSIVE DESIGN AND SUSTAINABILITY

General Principles

- 2.1 The development would provide a modernised structure in accordance with the need to address environmental sustainability. Physically this is delivered by technical specifications and mechanical provision in addition to the delivery of a sensitive landscape impact resulting in overall gains to the immediate setting and wider context. The increased investment locally and the reinforcing of the community will have a positive economic effect delivering an outcome in compliance with the national and local policies contained herein.

Movement to, from, and within the development

- 2.2 Given the existing lawful use of the land (commercial), it is clear that there will be little additional movement generated by the application proposal. The site is well related to public transport and the amenities and those facilities can be accessed by foot or bicycle. In terms of movement within the site, the confines (as set out within the access element of this statement) resolve this element of the design satisfactorily in favour of the application design.

Character

- 2.3 The character of the relevant existing surrounding dwellings have been thoroughly reviewed. Therefore, it is considered that the proposed development will not unduly prejudice the existing landscape character that is evident at site.

Community Safety

- 2.4 In terms of community safety, the development will be set within a defined curtilage. This will create a strong sense of segregation and identity and a defensible space that will be resistant to unauthorised access. The existing orientation of the building enhances passive/natural surveillance.
- 2.5 The outcome of the above illustrates how the physical, social, economic and policy context of the respective elements considered have been addressed having compiled the necessary information that allowed the appraisal of the various aspects of design analysis.

The Scale of the Development and impact on the Surrounding Environment

- 2.6 It is considered that the location and existing orientation of the building will not have any detrimental impact, visual or otherwise, on the surrounding area.
- 2.7 The site links directly to nearby public footpaths and highway.

- 2.8 Also, the existing siting of the building will not unduly prejudice or impact on the residential amenities of the neighbouring properties.

Accessibility and Inclusive Design

- 2.9 Section 42 of the Planning and Compulsory Purchase Act 2004, and subsequently the Town and Country Planning (General Development Procedure) Order 1995 (new Article 4D) introduced in June 2007, requires a statement in relation to the accessibility of proposed developments and these are to accompany the submission of planning applications.
- 2.10 As such this statement is supported and reinforced by Newport Local Development Plan policies. Subsequently, all of which relate to the need for adequate consideration to be given to developments to ensure that they are inclusive and accessible for all users, including those with disabilities and mobility impairments.
- 2.11 The purpose of this access statement is to explain how the principles of inclusive design will be incorporated into the proposed development described in the above.
- 2.12 Consideration has been given to the principles of access for all as follows:
- Entrances to the building will be a minimum of 900mm wide and access to them will be logical and distinguishable from the façade.
 - Thresholds will be flush.
 - Door handles and closure mechanisms will be easy to grip and require minimum of force.
- 2.13 It is considered that the above points cover all of the relevant access considerations applicable to this proposed development and will endeavour to ensure that accessibility for all is as easy as possible given the natural and physical constraints of the site. In accordance with current guidance, this statement has identified and explained the principles of inclusive access insofar as they relate to this development.

3. CONCLUSION

- 3.1 It is considered that material consideration should be given to the fact that the site has historically been used for a similar land use in the past (residential) but the current use is vacant commercial offices on the upper floors and occupied offices on the ground floor. Furthermore, the development is located within an existing established residential/commercial area in land use. The change of use proposal to supported assisted living accommodation in planning policy terms the proposed development of this nature would be acceptable in principle on the site. Material consideration should also be given to the fact that the proposed use would make appropriate use of current vacant/disused space.
- 3.2 Giving material planning weight to the fact that no significant external alternations to the existing building are proposed. The proposal does not cause a serious loss of light or overbearing impact on the residential amenities of the surrounding neighbouring properties. Furthermore, the proposed development would not harm or impact either the visual or residential amenities of the adjoining neighbour and in highways terms, the development would not have a detrimental effect on highway or pedestrian safety.
- 3.3 The development as proposed has been rationally and logically defined within this DAS required by current guidance and has set out why the proposal amounts to a sustainable, necessary and good quality place making design as far as is possible within the context of a full application.
- 3.4 The proposal is, as set out above, fully in accord with all relevant national and local plan policies and therefore in accordance with Section 54A of the T&CPA (as amended) the Local Planning Authority is respectfully invited to support an approval for this development.

4. CONDITIONS

- 4. The LPA is invited to impose appropriate and reasonable conditions that meet the test of the relevant guidance and circular. In particular, these may relate to final finishes to external surfaces and landscape treatment.