

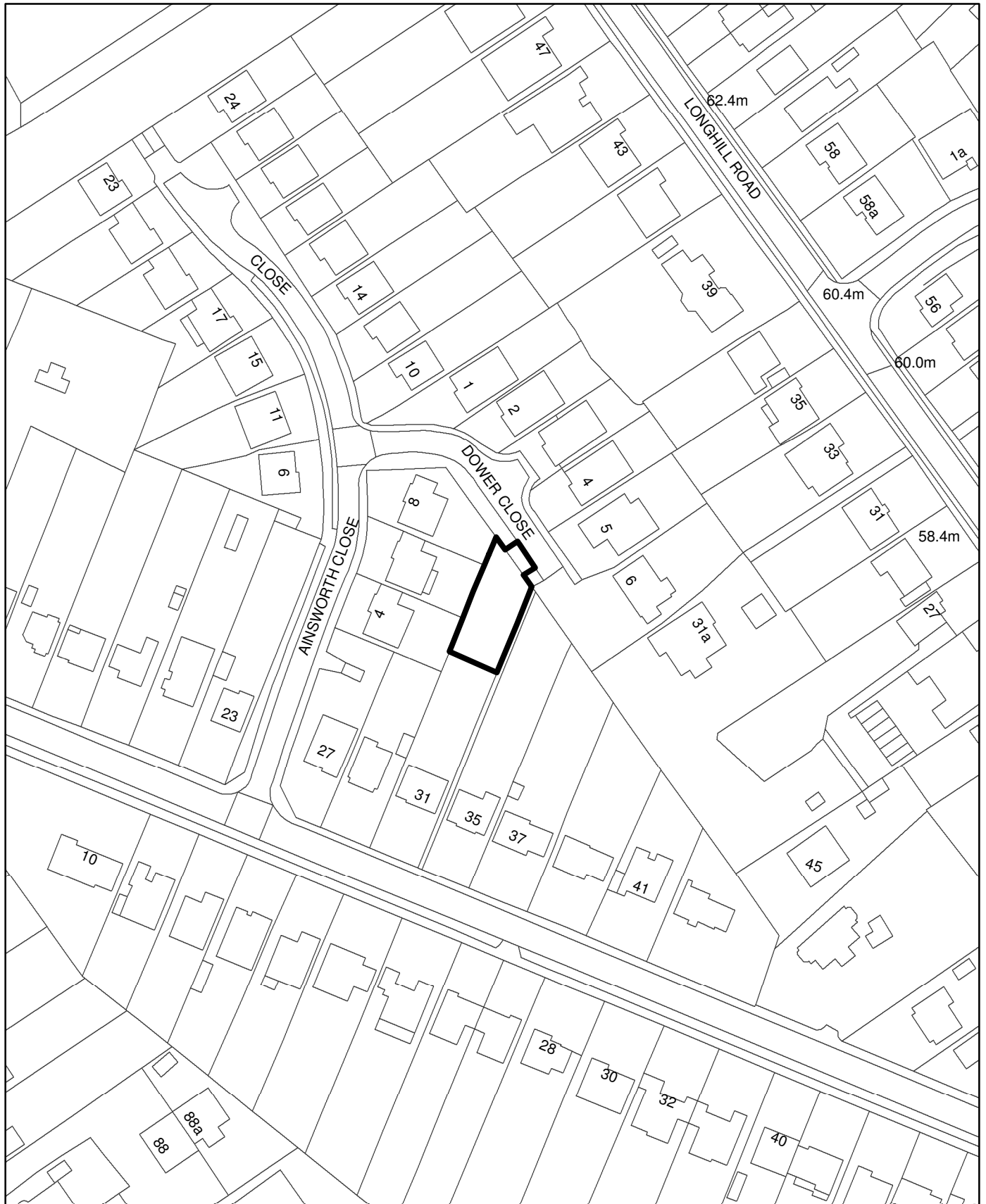
ITEM B

31 Ainsworth Avenue, Brighton

BH2014/02018
Full planning

29 OCTOBER 2014

BH2014/02018 31 Ainsworth Avenue, Brighton



**Brighton & Hove
City Council**



Scale : 1:1,250

No:	BH2014/02018	Ward:	ROTTINGDEAN COASTAL
App Type:	Full Planning		
Address:	31 Ainsworth Avenue Brighton		
Proposal:	Erection of 1no detached two bedroom dwelling with formation of access from Dower Close.		
Officer:	Jonathan Puplett, tel: 292525	Valid Date:	26 June 2014
Con Area:	N/A	Expiry Date:	21 August 2014
Listed Building Grade:	N/A		
Agent:	ARCH-angels Architects Ltd, 3 Dorset Place, Brighton BN2 1ST		
Applicant:	Mr Russell Smith, 31 Ainsworth Avenue, Ovingdean, Brighton BN2 7BG		

1 RECOMMENDATION

- 1.1 That the Committee has taken into consideration and agrees with the reasons for the recommendation set out in section 11 and the policies and guidance in section 7 and resolves to **GRANT** planning permission subject to receipt of a satisfactory side elevation and the Conditions and Informatives set out in section 11.

2 SITE LOCATION & DESCRIPTION

- 2.1 The application relates to the rear garden area of a property which contains a detached bungalow which fronts on to Ainsworth Avenue. The rear boundary of the site faces on to Dower Close.

3 RELEVANT HISTORY

BH2013/02602: Erection of 1no detached three bedroom dwelling with formation of access from Dower Close. Withdrawn 14/10/2013.

BH2010/02935: Replacement of existing balcony at first floor front elevation with part glazed/part opaque panels. Approved 30/11/2010.

4 THE APPLICATION

- 4.1 Planning permission is sought to divide the application site into two separate residential plots, and to erect a two storey dwelling in the rear-most plot. The existing dwelling would retain a rear garden area of a reduced size.

5 PUBLICITY & CONSULTATIONS

External:

- 5.1 **Neighbours: Eight (8)** letters of representation have been received from **nos. 6 and 8 Ainsworth Close and nos. 1, 2, 3 (x2), 4, 5 and 6 Dower Close** objecting to the application for the following reasons:

- The proposal represents an overdevelopment of the site. The garden left

for the existing dwelling would be too small and there would be insufficient spacing between the existing dwelling and the proposed.

- There is a subterranean storm water overflow tank situated in close proximity to the location of the proposed dwelling.
- During the construction of the proposed development additional traffic and obstruction of the highway would be caused along with noise and disturbance.
- The proposed development would result in additional on-street parking.
- The submitted plans do not accurately show existing hedges and planting.
- The area of verge to the rear of the site is not in the ownership of the applicant.
- The proposed development will require the removal of hedging / trees from the rear boundary / verge.
- The proposed dwelling will be visible from neighbouring properties and will appear as an eyesore.
- The hedging which would need to be removed currently provides a habitat for wildlife.

5.2 **Internal:**

Arboriculture: The proposed development would result in the loss of five trees, these trees are of little arboricultural value. There is a Sycamore tree to the verge behind the site which could be threatened by the works required to form a vehicular hardstanding; an arboricultural method statement has been submitted setting out measures to protect this tree, which are considered to be acceptable. It is recommended that a construction specification / method statement and a landscaping scheme which includes replacement planting.

5.3 **Transport:** The proposed access, vehicular parking and cycle parking are considered to be acceptable subject to full details being secured by planning condition.

5.4 **Access Officer:** Minimum clearances and door widths are required to ensure compliance with Lifetime Homes Standards.

6 MATERIAL CONSIDERATIONS

6.1 Section 38 (6) of the Planning and Compulsory Purchase Act 2004 states that "If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise."

6.2 The development plan is:

- Brighton & Hove Local Plan 2005 (saved policies post 2007);
- East Sussex, South Downs and Brighton & Hove Waste and Minerals Plan (Adopted February 2013);
- East Sussex and Brighton & Hove Minerals Local Plan (November 1999); Saved policies 3,4,32 and 36 – all outside of Brighton & Hove;

- East Sussex and Brighton & Hove Waste Local Plan (February 2006); Saved Policies WLP 7 and WLP8 only – site allocations at Sackville Coalyard and Hangleton Bottom and Hollingdean Depot.

- 6.3 The National Planning Policy Framework (NPPF) is a material consideration.
- 6.4 Due weight should be given to relevant policies in the development plan according to their degree of consistency with the NPPF.
- 6.5 The Brighton & Hove City Plan Part One (submission document) is an emerging development plan. The NPPF advises that weight may be given to relevant policies in emerging plans according to their stage of preparation, the extent to which there are unresolved objections to relevant policies and the degree of consistency of the relevant policies to the policies in the NPPF.
- 6.6 All material considerations and any policy conflicts are identified in the “Considerations and Assessment” section of the report.

7 RELEVANT POLICIES & GUIDANCE

The National Planning Policy Framework (NPPF)

Brighton & Hove Local Plan:

TR1	Development and the demand for travel
TR7	Safe development
TR14	Cycle access and parking
TR19	Parking standards
SU2	Efficiency of development in the use of energy, water and materials
SU13	Minimisation and re-use of construction industry waste
QD1	Design – quality of development and design statements
QD2	Design – key principles for neighbourhoods
QD3	Design – efficient and effective use of sites
QD4	Design – strategic impact
QD15	Landscape design
QD16	Trees and hedgerows
QD27	Protection of Amenity
HO3	Dwelling type and size
HO4	Dwelling densities
HO5	Provision of private amenity space in residential development
HO13	Accessible housing and lifetime homes

Supplementary Planning Guidance:

SPGBH4 Parking Standards

Supplementary Planning Documents:

SPD03 Construction & Demolition Waste
SPD06 Trees & Development Sites

SPD08 Sustainable Building Design
SPD11 Nature Conservation & Development

Brighton & Hove City Plan Part One (submission document)

SS1 Presumption in Favour of Sustainable Development

8 CONSIDERATIONS & ASSESSMENT

8.1 The main considerations in the determination of this application relate to the principle of the proposed development in this location, the standard of accommodation which the proposed dwellings would provide, accessibility, neighbouring amenity, transport / highways, sustainability, and landscaping / nature conservation.

Planning Policy:

8.2 The site is located within the built up area of the city as defined by the Brighton and Hove Local Plan.

8.3 At present, there is no agreed up-to-date housing provision target for the city against which to assess the five year housing land supply position. Until the City Plan Part 1 is adopted, with an agreed housing target, appeal Inspectors are likely to use the city's full objectively assessed need (OAN) for housing to 2030 (20,000 units) as the basis for the five year supply position.

8.4 The Local Planning Authority is unable to demonstrate a five year supply against such a high requirement. As such, applications for new housing development need to be considered against paragraphs 14 and 49 of the NPPF. These paragraphs set out a general presumption in favour of sustainable development unless any adverse impacts of development would significantly and demonstrably outweigh the benefits, when assessed against the policies of the Framework taken as a whole.

8.5 The principle of the type and scale of development proposed must be considered having regard to the National Planning Policy Framework, and policies HO4, QD1, QD2, QD3 and QD4 of the Brighton and Hove Local Plan.

8.6 Residential gardens do not fall within the definition of 'previously developed land' as set out in Annex 2 of the NPPF. As residential garden land the site is defined as undeveloped 'Greenfield' land. In regard to the development of residential gardens, paragraph 53 of the NPPF states that:

8.7 *'Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.'*

8.8 The Brighton and Hove Local Plan does not specifically address garden development, Chapters 3 (Design) and 4 (Housing and Community facilities) do, however, set out aims to secure a high standard of design and

development which pays respect to site constraints and the character of the area surrounding the site. As such, a residential redevelopment of the site would not be resisted in principle, but must be carefully assessed and considered. It is considered that the principle of acceptability in this case relates to the density, scale and character of development proposed.

- 8.9 The proposal would see the existing plot divided into two separate sites. The plot for the new dwelling would be smaller than many of the surrounding plots, but would be comparable with smaller plots such as those in the immediate vicinity on Ainsworth Close and Dower Close. Overall the principle of splitting the existing plot and the erection of a new dwelling is considered to be acceptable. The overall acceptability of the specific scheme proposed is discussed below.

Visual Impact:

- 8.10 The application site slopes upwards significantly from the rear of the existing dwelling towards the rear boundary of the site. The proposed dwelling would require excavation of the higher part of the garden at the rear of the site and the dwelling would be set down in the land. The majority of the dwelling, the ground floor level, would be set down from the level of neighbouring gardens. A small first floor element is proposed to provide an entrance hall and access down to the main dwelling. Vehicular parking is also proposed at this level from Dower Close behind the site.
- 8.11 The development has been designed to minimise its visual impact. The majority of the building would be set down within the site; the footprint of the building, its layout and appearance have been designed to respond to the constraints of the site, i.e. that neighbouring gardens and dwellings are located in close proximity, and a full height dwelling set atop existing ground levels would have an overbearing impact upon neighbouring properties. The proposed footprint is an angled L-shape which forms a courtyard within which would serve as the rear garden area of the dwelling. The rooms of the dwelling face into this outdoor space to provide light and outlook for future occupiers, without causing harmful overlooking to neighbouring properties.
- 8.12 Given the form, scale and heights of the development, the dwelling would have a minimal visual impact when viewed from neighbouring dwellings and gardens and when viewed from Dower Close behind the site. From Dower Close, the top of the first floor element of the proposed dwelling would be visible along with access gates and a section of wall. The first floor element is a box like structure with white painted render walls and glazing, and timber louvers to the south facing glazing. A green roof is proposed with a green rear wall facing towards Dower Close. It is proposed that hedging would be planted in front of the dwelling on Dower Close. The appearance of the proposed dwelling when viewed from Dower Close would not cause harm to the street scene, the development would have a modest visual impact and would be in keeping with the character of the southern side of Dower Close.

- 8.13 As detailed above, the ground floor element proposed is an angled L-shape. Again white painted render walls are proposed, with green roofs, and aluminium framed doors and windows. Rooflights and PV panels are proposed. The courtyard / garden would be a mix of hard landscaped areas and planting.
- 8.14 The dwelling would be visible from neighbouring dwellings and gardens; most of the development however is set down within the site, with the first floor element being most prominent. The first floor element is set in the corner of the site to give spacing from the dwellings and gardens on Ainsworth Avenue and spacing from the existing dwelling at no. 31. Overall it is considered that the proposed development would not result in an overly prominent or overbearing appearance. The dwelling has been carefully designed to have an appropriate visual impact and overall is considered to be acceptable in this regard.

Standard of accommodation:

- 8.15 The proposed dwelling would provide at ground floor level a living room / kitchen area, a study, two bedrooms and two bathrooms, all facing into the courtyard garden. At first floor level a parking area, cycle and refuse storage, an entrance hall and space for a lift are proposed. A rear garden would provide a private amenity area accessed from the living room and bedrooms. The standard of accommodation which the development would provide is considered to be of acceptable. In regard to access, the proposed layout would comply with Lifetime Homes Standards and can be conditioned as such.

Neighbouring amenity:

- 8.16 In regard to neighbouring amenity, the properties which would be most affected by the proposed development are nos. 4, 6 and 8 Ainsworth Close, nos. 29, 31 (the existing dwelling) and 35 Ainsworth Avenue, and the properties on Dower Close to the rear of the site.
- 8.17 In regard to nos. 29, 31 and 33 Ainsworth Avenue, the new dwelling would be set away from these dwellings and the most intensively used area of their rear gardens. The side boundaries of the site are at present screened by fencing and hedges to approximately 2.5 metres in height. It is proposed that a 1.8 metre high closed board fence would be erected to the southern boundary of the site to provide a screen between the gardens of the existing and proposed dwelling. The new dwelling would be visible from all of these dwellings, and some additional overlooking would be caused. Overall, however, the main bulk of the dwelling would be set down within the site and it is considered that adequate spacing would remain; the development would not cause significant harm to these neighbouring properties.
- 8.18 In regard to the properties on Dower Close, the proposed development would be visible as the first floor element and access gates would face on to the

Close. Hedge planting and a green roof are proposed, overall it is considered that visual harm would not be caused. Occupiers of Dower Close properties have raised concern regarding additional vehicular movements and the possibility that future occupiers of and visitors to the proposed dwelling may park on-street in Dower Close. The level of activity and vehicular movements associated with one dwelling of the size proposed, with two off-street parking spaces to be provided, is unlikely to cause significant harm to neighbouring amenity.

- 8.19 In regard to nos. 4, 6 and 8 Ainsworth Close, these properties do have shallow gardens and are in closest proximity to the proposed dwelling. The proposed building is set down within the site so that only the first floor of the dwelling protrudes above the boundary screening between the application site and the properties on Ainsworth Close (fences and hedging to approximately 2.5 metres in height). The first floor element of the dwelling is set away from this boundary. It is considered that the bulk of the proposed dwelling would not have an overbearing impact upon these neighbouring properties, and harmful overshadowing would not be caused. Views from the proposed development towards the rear of the properties on Ainsworth Close would be largely screened by the existing hedging. Were this hedging to be reduced in the future, some views from the driveway, entrance and glazing which serves the stairs down to the main dwelling would be available. These areas however are only likely to be used for limited periods and such overlooking is not considered to represent significant harm.
- 8.20 Vehicles accessing and departing from the driveway would cause some noise disturbance, this would, however, be comparable to the noise which vehicles on Dower Close cause at present and overall it is considered that the likely increase in noise would not cause significant harm.
- 8.21 Overall it is considered that the proposed development would not cause significant harm to neighbouring amenity.

Transport:

- 8.22 The proposed development includes the formation of a new vehicular access and crossover on to Dower Close. The Transport Officer has no objections to this proposal subject to the crossover being constructed under license and completed prior to first occupation of the dwelling. Two vehicular parking spaces are proposed which is considered to be acceptable. An area for cycle parking is shown, it is recommended that further details of cycle stands be secured by condition.

Sustainability:

- 8.23 It is proposed that the development would achieve a Code for Sustainable Homes rating of Level 5. Such a level of sustainability would be welcome and would address the requirements of policy SU2 and the guidance set out in SPD08.

8.24 Having regard to the Inspector's comments in relation to the Draft City Plan Part 1, the council has now relaxed its position in relation to Sustainability Standard. Under current practices, a Code for Sustainable Homes rating of Level 5 is not required in this case in order to ensure the acceptability of the scheme. A planning condition is recommended to secure a minimum rating of Level 4.

Ecology, Trees and landscaping:

8.25 A landscaping scheme has been submitted and ecological improvements are proposed in the form of new planting and green roofs. These measures are of an acceptable nature commensurate to the scale of development proposed.

8.26 The proposed development would result in the loss of five trees, these trees are of little arboricultural value. There is Sycamore tree to the verge behind the site which could be threatened by the works required to form a vehicular hardstanding; an arboricultural method statement has been submitted setting out measures to protect this tree, which are considered to be acceptable. It is recommended that a construction specification / method statement and a landscaping scheme which includes replacement planting be secured by condition.

Other matters:

8.27 Many of the objections raised by neighbouring occupiers relate to noise, disturbance, highway obstruction and other problems which may be caused during the construction period associated with the proposed development. It is acknowledged that the construction of a new dwelling is likely to cause noise, disturbance and disruption. It is not however considered that there are any exceptional circumstances or issues which warrant the refusal of planning permission on this basis. Noise disturbance and highway obstruction can be addressed if problems arise through legislation other than that relating to planning.

8.28 Legal advice has been obtained on the assertion by some objectors that the construction stage of the development will infringe human rights. The advice is that the activities claimed to infringe human rights, in essence the perceived prolonged disruption to family life by the presence of builders' vehicles and equipment in Dower Close, would not attain the minimum level of severity necessary to found a successful claim for breach of human rights.

9 CONCLUSION

9.1 The proposed subdivision of the plot and erection of the dwelling proposed is considered to be acceptable in this location. The development would result in an acceptable appearance, no significant harm to neighbouring amenity would be caused, and matters relating to transport, sustainability, ecology, landscaping and access standards can be secured by planning condition. Approval is recommended.

10 EQUALITIES

10.1 The proposed dwelling has been designed to meet Lifetime Homes Standards; it is recommended that this be secured by condition.

11 CONDITIONS / INFORMATIVES

11.1 Regulatory Conditions:

1. BH01.01 Full Planning.
2. The development hereby permitted shall be carried out in accordance with the approved drawings listed below.

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

Plan Type	Reference	Version	Date Received
LOCATION PLAN	E01	A	26/06/2014
BLOCK PLAN	P01		19/06/2014
EXISTING SITE DRAWINGS	E02		19/06/2014
PROPOSED SITE PLAN	P02		19/06/2014
PROPOSED GROUND FLOOR AND LOWER GROUND FLOOR PLANS	P03		19/06/2014
PROPOSED REAR ELEVATION	P04		19/06/2014
PROPOSED FRONT ELEVATION	P05		19/06/2014
PROPOSED ELEVATION	P06		19/06/2014
PROPOSED SECTION	P07		19/06/2014
FRONT GARDEN PLAN	DL43/02		19/06/2014
REAR GARDEN PLAN	DL43/01		19/06/2014

3. The new dwelling hereby permitted shall be constructed to Lifetime Homes standards prior to their first occupation and shall be retained as such thereafter.

Reason: To ensure satisfactory provision of homes for people with disabilities and to meet the changing needs of households and to comply with policy HO13 of the Brighton & Hove Local Plan.

4. The vehicle parking area shown on the approved plans shall not be used otherwise than for the parking of private motor vehicles and motorcycles belonging to the occupants of and visitors to the development hereby approved.

Reason: To ensure that adequate parking provision is retained and to comply with policy TR19 of the Brighton & Hove Local Plan.

5. The hard surfaces hereby approved shall be made of porous materials and retained thereafter or provision shall be made and retained thereafter to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the property.

Reason: To reduce the risk of flooding and pollution and increase the level of sustainability of the development and to comply with policy SU4 of the Brighton & Hove Local Plan.

6. No extension, enlargement, alteration or provision within the curtilage of the of the dwellinghouse(s) as provided for within Schedule 2, Part 1, Classes A - E of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any order revoking and re-enacting that Order with or without modification) other than that expressly authorised by this permission shall be carried out without planning permission obtained from the Local Planning Authority.

Reason: The Local Planning Authority considers that further development could cause detriment to the amenities of the occupiers of nearby properties and to the character of the area and for this reason would wish to control any future development to comply with policies QD14 and QD27 of the Brighton & Hove Local Plan.

11.2 Pre commencement conditions

7. Unless otherwise agreed in writing by the Local Planning Authority, no residential development shall commence until a Design Stage/Interim Code for Sustainable Homes Certificate demonstrating that the development achieves a Code for Sustainable Homes rating of Code level 4 as a minimum for all residential units has been submitted to, and approved in writing by, the Local Planning Authority. A completed pre-assessment estimator will not be acceptable.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

8. No development or other operations shall commence on site in connection with the development hereby approved, (including any tree felling, tree pruning, demolition works, soil moving, temporary access construction and/or widening, or any operations involving the use of motorised vehicles or construction machinery) until a detailed Construction Specification/Method Statement for the proposed new vehicular crossover has been submitted to and approved in writing by the Local Planning Authority. This shall provide for the long-term retention of the trees. No development or other operations shall take place except in complete accordance with the approved Construction Specification/Method Statement.

Reason: To ensure the adequate protection of the protected trees which are to be retained on the site in the interest of the visual amenities of the area and to comply with policies QD1 and QD16 of the Brighton & Hove Local Plan.

9. No development shall take place until samples of the materials (including colour of render, paintwork and colourwash) to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development and to comply with policy QD1 of the Brighton & Hove Local Plan.

10. The development hereby permitted shall not be commenced until full

details of secure cycle parking facilities for the occupants of, and visitors to, the development hereby approved have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be fully implemented and made available for use prior to the occupation of the development hereby permitted and shall thereafter be retained for use at all times.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than private motor vehicles and to comply with policy TR14 of the Brighton & Hove Local Plan.

11. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme for landscaping, which shall include hard surfacing, boundary treatments, planting of the development, indications of all existing trees and hedgerows on the land and details of any to be retained, together with measures for their protection in the course of development.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

12. No development shall commence until a scheme to enhance the nature conservation interest of the site has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall accord with the standards described in Annex 6 of SPD 11 and shall be implemented in full prior to the occupation of the development hereby approved.

Reason: To increase the biodiversity of the site, to mitigate any impact from the development hereby approved and to comply with Policy QD17 of the Brighton & Hove Local Plan and Supplementary Planning Document SPD11 Nature Conservation and Development.

13. No development shall commence until full details of existing and proposed ground levels (referenced as Ordinance Datum) within the site and on land adjoining the site by means of spot heights and cross-sections, proposed siting and finished floor levels of all buildings and structures, have been submitted to and approved by the Local Planning Authority. The development shall then be implemented in accordance with the approved level details.

Reason: To safeguard the amenities of nearby properties and to safeguard the character and appearance of the area, in addition to comply with policies QD2 and QD27 of the Brighton and Hove Local Plan.

11.3 Pre occupation conditions

14. Unless otherwise agreed in writing by the Local Planning Authority, none of the residential units hereby approved shall be occupied until a Final/Post Construction Code Certificate issued by an accreditation body confirming that each residential unit built has achieved a Code for Sustainable Homes rating of Code level 4 as a minimum has been submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development is sustainable and makes efficient use of energy, water and materials and to comply with policy SU2

of the Brighton & Hove Local Plan and Supplementary Planning Document SPD08 Sustainable Building Design.

15. The new crossover and access shall be constructed prior to the first occupation of the development hereby permitted.

Reason: In the interests of highway safety and to comply with policies TR1 and TR7 of the Brighton & Hove Local Plan.

16. All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation. All hard landscaping and means of enclosure shall be completed before the development is occupied.

Reason: To enhance the appearance of the development in the interest of the visual amenities of the area and to comply with policies QD1 and QD15 of the Brighton & Hove Local Plan.

17. The development hereby approved shall not be occupied until the refuse and recycling storage facilities indicated on the approved plans have been fully implemented and made available for use. These facilities shall thereafter be retained for use at all times.

Reason: To ensure the provision of satisfactory facilities for the storage of refuse and recycling and to comply with policy QD27 of the Brighton & Hove Local Plan.

11.4 Informatives:

1. In accordance with the National Planning Policy Framework and Policy SS1 of the Brighton & Hove City Plan Part One (submission document) the approach to making a decision on this planning application has been to apply the presumption in favour of sustainable development. The Local Planning Authority seeks to approve planning applications which are for sustainable development where possible.
2. This decision to grant Planning Permission has been taken:
 - (i) having regard to the policies and proposals in the National Planning Policy Framework and the Brighton & Hove Local Plan, including Supplementary Planning Guidance and Supplementary Planning Documents:
(Please see section 7 of the report for the full list); and
 - (ii) for the following reasons:-
The proposed subdivision of the plot and erection of the dwelling proposed is considered to be acceptable in this location. The development would result in an acceptable appearance, no significant harm to neighbouring amenity would be caused, and matters relating to

PLANNING COMMITTEE LIST- 29 OCTOBER 2014

transport, sustainability, ecology, landscaping and access standards are secured by planning condition.