

- a) **DOV/21/01459 - Reserved Matters application pursuant to outline permission DOV/19/00216 - erection of 42 residential dwellings (for the approval of appearance, landscaping, layout and scale) and discharge of condition 17 (landscaping) – Land North-West of Pegasus, London Road, Sholden**

Reason for report – Deferred by Planning Committee at its meeting held on 21 April 2022

- b) **Summary of Recommendation**

Planning permission be granted subject to conditions

- c) **Consultee and Third-Party Representations**

See attached annexe for original and full report - only updated where relevant

KCC Highways: Consultation response reported to Members verbally once received

- f) **The Proposal**

See attached annexe for original and full report with updates where relevant

1.1 The proposed plans show the layout of the proposed development. Off-street carparking is available for all the dwellings in the form of drives and dedicated car parking spaces in line with parking standards. Additional visitor spaces above the required 20% have also been provided across the site. Existing and new tree, hedge planting and associated landscaping is proposed throughout the development and along the boundaries. The landscaping across the site and along London Road has been further enhanced. The units along London Road, front the road with vehicular access sited behind a new landscaped frontage. Existing boundary hedges and trees to the northwest, west and southeast are retained and enhanced. Amendments to increase landscaping and tree planting across the site have been submitted with a significant number of trees on the main access road into the site from London Road.

1.2 Since the original application a number of amendments have been submitted, these have all been minor in nature and the layout has not changed significantly. Recent amendments enhance further the level of landscaping and tree planting along London Road and the access road into the site, along with strengthening with additional tree planting to the boundaries of the site. Clarification was also sought on the provision of affordable units on the application site.

1.3 Since the report to Planning Committee on 21<sup>st</sup> April 2022, further amendments have been submitted. These set out in detail the car parking spaces across the site including their size. Visitor car parking spaces have been increased further across the site (19) and some tandem spaces replaced with side by side spaces where possible. Landscaping has further been enhanced where possible in public areas, including the addition of a new hedgerow along the London Road frontage, additional tree planting and enhanced landscaping details.

## 2. **Main Issues**

2.1 The main issues to consider are:

- Background/summary
- Parking issues
- Site layout/landscaping

## **Assessment**

### **Background/Summary**

See attached annexe for original and full report with updates as relevant

- 2.2 This application was reported to Planning Committee on 21<sup>st</sup> April 2022 with a recommendation for approval. The original committee report is attached as an annexe to this report. It is not intended to revisit the issues set out in that report which are still applicable to the case. This update report sets out the revisions submitted to address the reasons for deferral by Planning Committee being: 'to explore amendments to the scheme to address concerns raised by the Planning Committee about parking and parking layout.'
- 2.3 Since the 21<sup>st</sup> April committee, further discussions were undertaken with the applicants who have subsequently amended the proposal and provided further information to address Members concerns, specifically in relation to visitor car parking spaces.

### **Parking Issues**

- 2.4 The relevant Core Strategy policy is DM13 which requires that development provides a level of car and cycle parking which balances the characteristics of the site, the locality, the nature of the proposed development and design objectives. It should be a design led process.
- 2.5 The layout of the development demonstrates that car parking can be provided in association with the proposed dwellings with the required car parking standards met for each dwelling and additional visitor spaces provided on site. KCC Highways initially raised some concerns as some of the units provide tandem parking, rather than independently accessible spaces and therefore requested additional visitor spaces to be provided. Two additional visitor spaces have been provided in the latest revisions. A total of 19 visitor spaces have been provided, this accounts for 8.4 spaces (0.2 spaces for each unit proposed) and 10.5 spaces (0.5 spaces per each set of tandem parking spaces). The required provision is 18.9 spaces and 19 have been provided. In addition, detailed information and a parking plan have been provided that sets out all the designed spaces and their respective sizes. The proposed width of the car parking space increases according to any nearby landscaping or a boundary wall or fence. Demonstrating that all car parking spaces proposed will be accessible and provide an acceptable level of car parking provision across the application site. This fully accords with policy DM13.
- 2.6 However, providing increased on-site visitor parking needs to be off-set against the level of landscaping to be provided and should be a design led process. The need to provide a strong landscaped character along the London Road frontage is considered to be a key element in the design of the proposal. This is more appropriate in design considerations than large areas dedicated for visitor parking spaces. A balance has therefore been achieved that increases the number of visitor parking spaces but ensures that landscaping and tree planting are a key element of the layout, and both have now been further enhanced and increased. On a practical level, there is also limited scope to park outside the application site, due to existing restrictions and with the focus on tree planting and landscaping on-site, this controls the availability for unallocated on-street car parking. Residents will therefore need to use the tandem carparking spaces effectively. It is considered this balance is appropriate for this proposal.

- 2.7 KCC Highways had not yet provided their revised comments at the time of writing the report, but it is hoped these will be available by the Planning Committee meeting and will be reported verbally. Nevertheless, the applicants have adequately addressed all the previous points raised by KCC Highways and at no stage was a formal objection to the application or the proposed car parking raised. The car parking on site is found to be acceptable taking into account all material considerations and complies with policy DM13.

#### Site Layout/Landscaping

- 2.8 The proposed layout allows additional planting to provide landscaped areas and new trees planting throughout the site. Overall, the proposals are acceptable in respect of the conservation and enhancement of biodiversity in compliance with the aims and objectives in the NPPF. No significant tree loss is proposed on the site, most existing trees and hedgerows on site are situated around the field boundaries and are to be retained. The impact on those to be retained and the necessary protection measures including root protection zones were controlled by conditions on the outline permission.
- 2.9 In respect of the proposed landscaping details submitted with this application, including the discharge of condition 17 of DOV/19/00216, the proposal incorporates the retention of existing boundary landscaping to all boundaries except along London Road. Additional landscaping to all the boundaries of the site is proposed including additional tree planting across the site and to boundaries. The proposed landscaping details are extensive and incorporate both native planting and biodiversity gains appropriate to the landscape character and the site. DDC Tree Officer has found the details acceptable and recommends approval. The protection of the proposed landscaping is also controlled through appropriate conditions on the online application to ensure such measures are implemented.
- 2.10 Following Planning Committee's concerns at the meeting, and in addition to new tree and extensive landscaping along the London Road boundary, a new hedge is also proposed along the London Road frontage. Further, the applicants have provided enhanced landscaping across the site and additional trees. These are included along the access roads, in residential front gardens and to site boundaries. The design standard has been raised by the use of an increased level of landscaping and tree planting throughout the site, but particularly along the London Road frontage and along the main access road into the site. Overall the scheme is considered to accord with the NPPF in relation to design and landscape considerations and complies with paragraphs 130 and 174 of the NPPF. It is therefore considered that the scheme does not give rise to any unacceptable impacts on the visual amenity of the site and immediate surrounding landscape. As such, the proposal is in accordance with Policies DM15 and DM16 of the Core Strategy.

### **3. Conclusion**

- 3.1 Development of this site has been shown to be acceptable in principle and is in accordance with the Core Strategy and the NPPF, in particular paragraph 11 that identifies that development should be approved unless there is material harm that outweighs the benefits of the proposal. Further as a reserved matters application the principle of residential development has already been established under the outline permission.
- 3.2 Weighing up the benefits of the development identified in both reports, there are no clear planning reasons that would significantly and demonstrably outweigh the benefits of providing additional housing on this site within the district, including the

provision of 30% affordable housing.

- 3.3 The proposal in this RM application accords with relevant development plan policies, the NPPF and is acceptable in principle being pursuant to the outline planning permission and all other material considerations. Outstanding matters raised can be adequately addressed by planning conditions, that includes conditions that were recommended at outline stage, yet need to be included in this RM submission. Consequently, the application is recommended for approval, subject to conditions.

**g) Recommendation**

- I. PLANNING PERMISSION BE GRANTED subject to the following conditions:
- 1) Approved plans
  - 2) Samples of materials
  - 3) Removal PD roof extensions/dormers
  - 4) SW foul drainage network capacity
  - 5) Noise mitigation, internal noise levels
  - 6) Works to access undertaken prior to commencement and completed in accordance with an agreed schedule prior to occupation
  - 7) Broadband provision
  - 8) Secured by design details
- II. Powers to be delegated to the Planning and Development Manager to settle any necessary planning conditions in line with the issues set out in the recommendation and as resolved by Planning Committee.

Case Officer

Lucinda Roach