

**Planning, Transport & Sustainability Division
 Planning and Rights of Way Panel 20th August 2013
 Planning Application Report of the Planning and Development Manager**

Application address: Land rear of 30-32 Sirdar Road			
Proposed development: Erection of 2 x 3-storey 4-bed semi-detached houses with associated parking and cycle/refuse storage			
Application number	13/00828/FUL	Application type	FUL
Case officer	Jenna Turner	Public speaking time	5 minutes
Last date for determination:	24.07.13	Ward	Swaythling
Reason for Panel Referral:	Request by Ward Member and five or more letters of objection have been received	Ward Councillors	Cllr Turner Cllr Mintoff Cllr Vassiliou

Applicant: Mr S Gifford	Agent: Tony Oldfield Architects
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Recommendation Summary	Conditionally approve
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Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan and other guidance as set out below. The proposal be acceptable in planning terms and other material considerations such as those listed in the report to the Planning and Rights of Way Panel on the 20.08.13 do not have sufficient weight to justify a refusal of the application. The proposal would be in keeping with the site and surrounding properties and would not have a harmful impact on the amenities of the neighbouring properties. Furthermore, the proposal would assist in meeting housing need and increase family housing provision. Where appropriate planning conditions have been imposed to mitigate any harm identified. In accordance with Section 38 (6) of the Planning & Compulsory Purchase Act 2004, Planning Permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

'Saved' Policies - SDP1, SDP4, SDP5, SDP7, SDP9, SDP10, SDP11, SDP12, SDP13, H1, H2, and H7 of the City of Southampton Local Plan Review - Adopted March 2006 as supported by the adopted LDF Core Strategy (2010) policies CS4, CS5, CS13, CS16, CS18, CS19, CS20 and CS22 and the Council's current adopted Supplementary Planning Guidance. The guidance within the National Planning Policy Framework (2012) is also relevant to the determination of this planning application.

Appendix attached			
1	Development Plan Policies		

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site comprises an area of garden land to the rear of 30 and 32 Sirdar Road. The site lies immediately adjacent a recent development of 6 houses which lies to the rear of nos 22 to 28 Sirdar Road. The site slopes down significantly towards the rear boundary by some 6.5 metres and the land rises again up towards Broadlands Road. Beyond the rear boundary of the site is a river which flows from the Broadlands Greenway which is approximately 40 metres from the western site boundary.
- 1.2 The surrounding area is predominantly residential in character and typically comprises detached and semi-detached two storey houses.

2. Proposal

- 2.1 The application proposes the construction of a pair of semi-detached houses which would be two-storeys with basement to the front and three-storeys to the rear of the site. The design and appearance of the dwellings would closely follow those on Sirdar Mews. The development would take access from Sirdar Mews and involves the re-positioning of two parking spaces within Sirdar Mews. Two parking spaces would be provided for the new houses. Part of the proposal also involves improvements to refuse storage/collection arrangements for the existing development.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 The site is not allocated for a particular use or development within the Development Plan but lies within an area of Low Accessibility for Public Transport (Public Transport Accessibility Level Band 2).
- 3.3 The National Planning Policy Framework (NPPF) came into force on 27th March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

4. Relevant Planning History

- 4.1 Planning permission was granted in 2009 for the redevelopment of the former Gospel Hall site at 20 Sirdar Road to provide 7 houses (our reference 08/00961/FUL). This development, known as Sirdar Mews, has been completed and is occupied. Planning permission was granted to in-fill the car parking area of No. 3 Sirdar Mews in 2011 (application 11/01072/FUL). Earlier this year a similar application was submitted on the current application site for a similar development to that currently proposed. This application was withdrawn.

5. Consultation Responses and Notification Representations

- 5.1 Following the receipt of the planning application a publicity exercise in line with department procedures was also undertaken which included notifying adjoining and nearby landowners and erecting a site notice (20.06.13). At the time of writing the report 7 representations have been received from surrounding residents including an objection from Ward Councillor Turner. The following is a summary of the points raised:

- 5.2 ***Sirdar Mews is a private road and the developer does not have right of access over it to construct or access the proposed development. The development would result in damage to the road and disruption to other residents.***

5.3 Response

This is a civil matter which would need addressing outside of the planning process. A condition is suggested to secure a Construction Management Plan which addresses where construction related traffic will be parked as well as measures to reduce disturbance to neighbouring occupiers during the construction process.

- 5.4 ***The development will reduce parking space within the development which is already congested with cars***

5.5 Response

The application proposes to re-locate two existing car parking spaces within Sirdar Mews for the benefit of existing residents. A condition is suggested to secure this. As such, there would be no net loss of existing car parking provision. Parking is provided at a ratio of one per dwelling and this accords with the maximum car parking standards at 6 spaces per dwelling and is considered to be acceptable.

- 5.6 ***The development will result in overlooking of neighbouring properties and gardens.***

5.7 Response

There would be over 23 metres separation between the front of the dwellings and the rear of the properties within Sirdar Road which exceeds the Council's 21 metre standard for separation between 2-storey dwellings and is an established relationship in the street. There would be approximately 50 metres separation distance between the rear of the new dwellings and the rear of properties on Broadlands Road which is also in excess of the Council's 28 metre separation

standard between 3-storey and 2-storey elevations. In addition to this, the proposed dwellings would be positioned at a lower level than the properties on Sirdar Road and Broadlands Road which further reduces any impact on outlook and overlooking.

Consultation Responses

- 5.8 **SCC Highways** - No objection. The level of car parking is acceptable. The development improves refuse storage arrangements.
- 5.9 **SCC Sustainability Team** – A pre-assessment estimator for the Code for Sustainable Homes has been submitted and demonstrates that the development would achieve Code for Sustainable Homes Level 4. Measures proposed include photovoltaic panels, sedum roofs and ground source heat pumps. Conditions are suggested to secure this.
- 5.10 **SCC Environmental Health (Pollution & Safety)** - No objection. Suggest conditions to prevent bonfires during construction and to controls hours of construction work.
- 5.11 **SCC Ecology** – No objection. The proposal includes sedum green roofs and the provision of a biodiversity strip which can mitigate against the impact of the development on local biodiversity. A condition is suggested to secure the biodiversity measures as proposed.
- 5.12 **Southern Water** – No objection. Suggest a note to applicant to advise on the requirement to connect to the public sewer.
- 5.13 **Trees** - The proposed development site is currently rear gardens and has insignificant self set trees and bushes on the boundary. The proposed development of the site will not have any impact on any trees. Subject to conditions to protect the existing trees during construction and to address the relocation of an existing tree on site, the proposal is considered to be acceptable.

6. Planning Consideration Key Issues

- 6.1 The application needs to be assessed in terms of the following key issues:
- i. The principle of development;
 - ii. Design & impact on established character;
 - iii. Impact on residential amenity;
 - iv. Quality of residential environment and,
 - v. Highways and parking.
- 6.2 Principle of Development
- 6.2.1 Garden land does not constitute previously developed land and the priority for development should be previously developed sites. As such, the use of garden land for development needs to be assessed in terms of the proposal's impact on the character of the area and the good use of land to deliver housing. This is discussed in more detail below.

6.2.2 The proposed residential density of 33 dwellings per hectare is slightly less than the density range of 35 to 50 dwellings per hectare set out in by policy CS4 of the Core Strategy. However, this enables the provision of a good amount of space about the dwellings and furthermore, the provision of genuine family housing is welcome and will contribute towards the Council's housing requirements.

6.3 Design and impact on character

6.3.1 The proposed development would closely follow that of Sirdar Mews in terms of scale, massing design, appearance and layout and so the use of garden land for development, is not considered to be harmful to the character of the area in this instance. The applicant's have taken into account the aspects of the existing development which have not been as successfully resolved as originally planned and addressed them in the current application submission. In particular, currently many refuse containers from Sirdar Mews are left at the collection point, adjacent to Sirdar Road which looks unsightly. The application proposes a store to screen this from the public highway and proposes to alter the landscaping at this point to screen the storage. In addition to this, the application also proposes a slightly different material finish and more stringent construction details to provide a quality finish to the development.

6.3.2 The current submission also includes basements to the front of the property but these would not be readily visible from the street scene and the overall massing and appearance of the dwellings would be similar to the existing adjoining development. The proposal is therefore, considered to be acceptable in character and design terms.

6.4 Impact on residential amenity

6.4.1 As stated above, the separation between the proposed dwellings and the properties on Sirdar Road and Broadlands Road, exceeds the Council's standards set out in the Residential Design Guide Supplementary Planning Document. As such, the relationship with these properties in terms of outlook, privacy, daylighting and shading, is considered to be acceptable. The proposed dwellings would respect the building line of the adjoining development of Sirdar Mews and as such, the relationship with these properties is also considered to be acceptable.

6.5 Quality of the Residential Environment

6.5.1 Each dwelling would be served by private and useable amenity space which meets the Council's standards in terms the amount and quality. The basement accommodation would be dual aspect which means that it would enjoy a good level of outlook and daylighting. Overall, a good quality environment would be achieved for the family dwellings.

6.6 Highways and Parking

6.6.1 The maximum number of car parking spaces that could be provided to serve the development would be 6. The application proposes that each dwelling would be served by one car parking space with two further spaces re-provided to serve existing residents. Whilst the site lies within an area of low accessibility to public transport it is within 500 metres of the University which benefits from regular bus links to the city centre and within 500 metres of a local shopping centre. Furthermore, the parking ratio proposed is the same that was permitted for the

adjoining development of Sirdar Mews. It should also be noted that one of the properties within Sirdar Mews was recently approved planning permission for the conversion of a car parking space to provide further habitable accommodation. This indicates that the current level of parking provision is manageable for residents.

7. Summary

7.1 The proposal makes good use of the site to provide additional housing and closely follows the adjoining development in Sirdar Mews. It is considered that the benefits of making efficient use of the site to provide good quality family housing justifies the development of the site. The disruption to residents cited by objectors can be controlled by planning conditions and the right of construction access is a private matter between the developer and landowners and shouldn't affect the planning decision.

8. Conclusion

8.1 Subject to the imposition of the suggested conditions attached to this report, the proposal would be acceptable. The application is therefore recommended for approval.

Local Government (Access to Information) Act 1985 **Documents used in the preparation of this report Background Papers**

[1 (a), (b), (c), (d), 2 (b), (c), (d), 3(a), 4 (f), (vv) 6 (a), (c), (f), (i), 7 (a)]

JT for 20/08/13 PROW Panel

PLANNING CONDITIONS

01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

02. APPROVAL CONDITION - Details of building materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION - Overhanging tree loss [Performance Condition]

For the duration of works on the site no trees on or overhanging the site shall be pruned/cut, felled or uprooted otherwise than shall be agreed in writing by the Local Planning Authority. Any tree removed or significantly damaged, other than shall be agreed, shall be replaced before a specified date by the site owners /site developers with two trees of a size, species, type, and at a location to be determined by the Local Planning Authority.

Reason:

To secure a satisfactory setting for the proposed development and to ensure the retention, or if necessary replacement, of trees which make an important contribution to the character of the area.

04. APPROVAL CONDITION - No storage under tree canopy [Performance Condition]

No storage of goods including building materials, machinery and soil, shall take place underneath the crown spread of the trees to be retained on the site. There will be no change in soil levels or routing of services through tree protection zones or within canopy spreads, whichever is greater. There will be no fires on site. There will be no discharge of chemical substances including petrol, diesel and cement mixings within the tree protection zones or within canopy spreads, whichever is greater.

Reason:

To preserve the said trees in the interests of the visual amenities and character of the locality.

05. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, ;
- ii. planting plans; written specifications (including cultivation and other operations associated with plant and grass establishment); schedules of plants noting species, plant sizes and proposed numbers/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The

Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

06. APPROVAL CONDITION - Code for Sustainable Homes [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum Level 4 of the Code for Sustainable Homes in the form of a design stage assessment, shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

07. APPROVAL CONDITION - Code for Sustainable Homes [Performance Condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum Level 4 of the Code for Sustainable Homes in the form of post construction assessment and certificate as issued by a legitimate Code for Sustainable Homes certification body, shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

08. APPROVAL CONDITION - Cycle and Refuse Storage [pre-occupation condition]

Prior to dwelling C first coming into occupation, revised details for cycle and refuse storage shall be submitted to the Local Planning Authority in writing and the dwelling shall not be occupied until the storage is provided in accordance with the revised details. The cycle and refuse storage of dwellings A and B shall be provided in accordance with the plans hereby approved before the respective dwellings first come into occupation. All stores shall thereafter be retained as approved.

Reason:

To ensure a satisfactory form of development

09. APPROVAL CONDITION - Construction Method Statement [Pre-commencement condition]

Before any development or demolition works are commenced details shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement (CMS) for the development. The CMS shall include details of: (a) parking of vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials, including cement mixing and washings, used in constructing the development; (d) treatment of all relevant pedestrian routes and highways within and around the site throughout the course of construction and their reinstatement where necessary; (e) measures to be used for the suppression of dust and dirt throughout the course of construction; (f) details of construction vehicles wheel cleaning; and, (g) details of how noise emanating from the site during construction will be mitigated. The approved CMS shall be adhered to throughout the development process unless agreed otherwise in writing by the local planning authority.

Reason:

In the interest of health and safety, protecting the amenity of local land uses, neighbouring residents, the character of the area and highway safety.

10. APPROVAL CONDITION - Amenity Space Access [performance condition]

The garden areas shown on the plans hereby approved, and pedestrian access to it, shall be made available as amenity space prior to the first occupation of the dwellings hereby permitted and shall be retained with access to it at all times for the use of the occupiers of the development .

Reason:

To ensure the provision of adequate amenity space in association with the approved dwellings.

11. APPROVAL CONDITION – Parking and Access [pre-occupation condition]

Prior to the occupation of the development hereby approved both the access to the site and all the parking spaces approved for the development shall be provided in accordance with the plans hereby approved. The parking shall be retained for that purpose and not used for any commercial activity.

Reason:

To ensure a satisfactory form of development

12. APPROVAL CONDITION – No other windows [performance condition]

No other windows shall be located in the side elevation, above ground floor level of the dwelling hereby approved unless they are fixed shut and obscurely glazed up to a height of 1.7 metres from the internal floor level and thereafter retained in this manner.

Reason:

In the interests of residential amenity

13. APPROVAL CONDITION – Removal of permitted development [performance condition]

Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 (as amended), or any Order revoking or re-enacting that Order, no development permitted by A (extensions), B (roof alterations), C (other roof alterations), E (outbuildings), F (hard surfaces) of Part 1 of Schedule 2 of the Order, shall be carried out without the prior written consent of the Local Planning Authority for the dwellings hereby approved.

Reason

In order to protect the amenities of the locality and to maintain a good quality environment and in order to ensure that sufficient private amenity space remains to serve the dwellings.

14. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday 08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays 09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

15. APPROVAL CONDITION - Refuse Storage [performance condition]

Before the development hereby approved first comes into occupation the refuse storage shall be provided in accordance with the plans hereby approved and thereafter retained as approved.

Reason:

To ensure a satisfactory residential environment.

16. APPROVAL CONDITION - Biodiversity Measures [performance condition]

Prior to the development first coming into occupation, the biodiversity mitigation measures as shown on drawing number NP05 Site Landscape Plan and Planting Details, which includes the provision of green roofs, shall be provided in accordance with the plan hereby approved. The measures shall thereafter be retained as approved.

Reason:

In the interest of local biodiversity.

Condition]

No development shall take place within the site until the implementation of a programme of archaeological work has been secured in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is initiated at an appropriate point in development procedure.

18. APPROVAL CONDITION – Archaeological work programme [Performance Condition]

The developer will secure the completion of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved by the Local planning Authority.

Reason:

To ensure that the archaeological investigation is completed.

19. APPROVAL CONDITION- Land Contamination investigation and remediation [Pre-Commencement & Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. A desk top study including;
 - historical and current sources of land contamination
 - results of a walk-over survey identifying any evidence of land contamination
 - identification of the potential contaminants associated with the above
 - an initial conceptual site model of the site indicating sources, pathways and receptors
 - a qualitative assessment of the likely risks
 - any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the local planning authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

20. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority. Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority. Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

21. APPROVAL CONDITION - Use of uncontaminated soils and fill [Pre-Commencement Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

22. APPROVAL CONDITION - Approved Plans

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

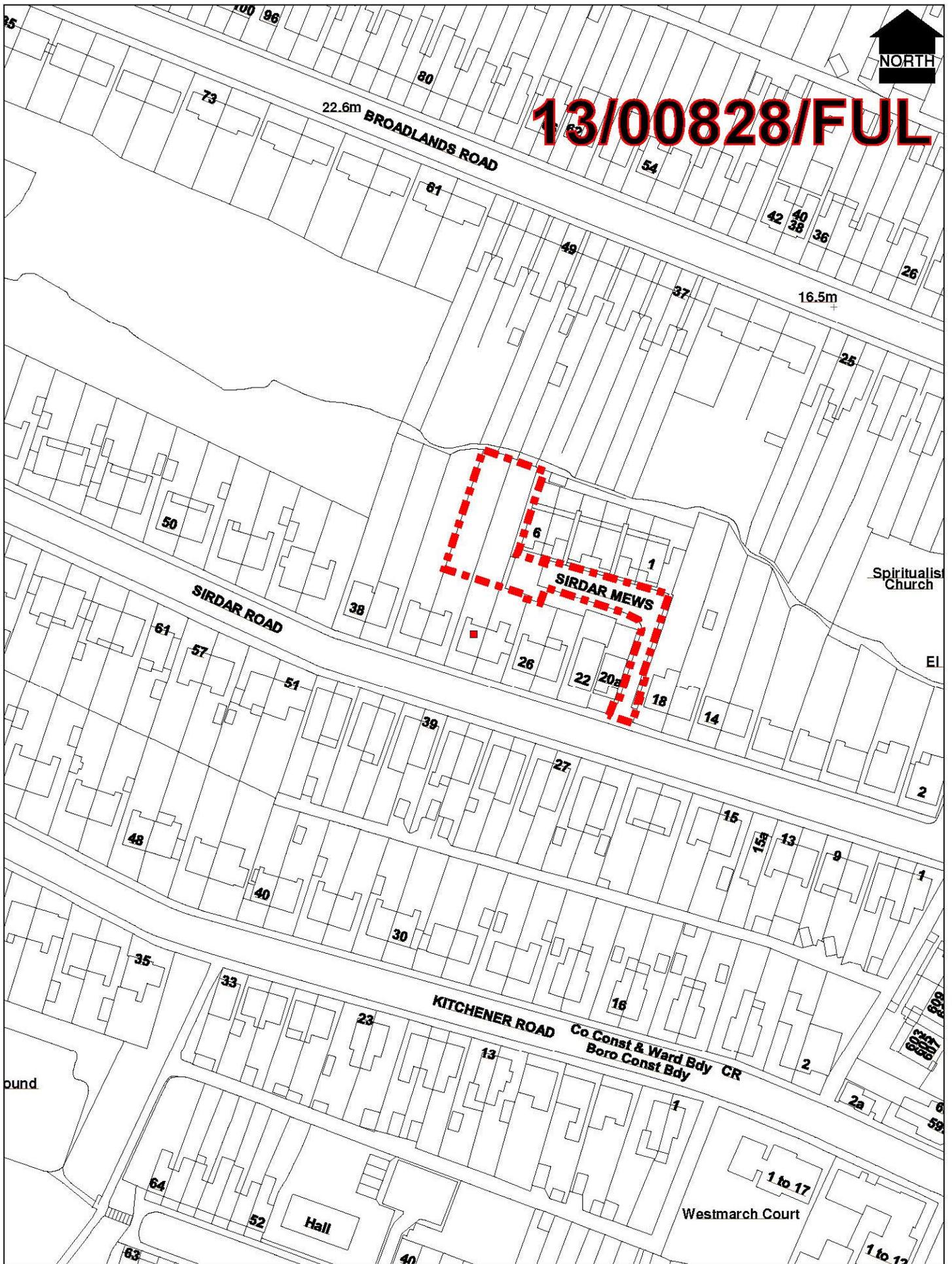
For the avoidance of doubt and in the interests of proper planning.

Note to Applicant

Connection to Public Sewer: A formal application for connection to the public sewerage system is required in order to service this development. Please contact Atkins Ltd, Anglo St James House, 39A Southgate Street, Winchester, SO23 9EH.



13/00828/FUL



Scale : 1:1250

Date : 06 August 2013

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POLICY CONTEXT

Core Strategy - (January 2010)

CS4	Housing Delivery
CS6	Housing Density
CS13	Fundamentals of Design
CS18	Transport: Reduce-Manage-Invest
CS19	Car & Cycle Parking
CS20	Tackling and Adapting to Climate Change
CS22	Promoting Biodiversity and Protecting Habitats

City of Southampton Local Plan Review – (March 2006)

SDP1	Quality of Development
SDP4	Development Access
SDP5	Parking
SDP7	Urban Design Context
SDP9	Scale, Massing & Appearance
SDP10	Safety & Security
SDP12	Landscape & Biodiversity
SDP13	Resource Conservation
SDP14	Renewable Energy
SDP22	Contaminated Land
NE4	Protected Species
H1	Housing Supply
H2	Previously Developed Land
H7	The Residential Environment

Supplementary Planning Guidance

Residential Design Guide (Approved - September 2006)
Parking Standards SPD (September 2011)

Other Relevant Guidance

The National Planning Policy Framework 2012