

KEY INFORMATION**Ward** Tay Bridges**Proposal**

Conversion of student accommodation to form 5 townhouses, 13 apartments including 2 new penthouses and 4 new build townhouses

Address

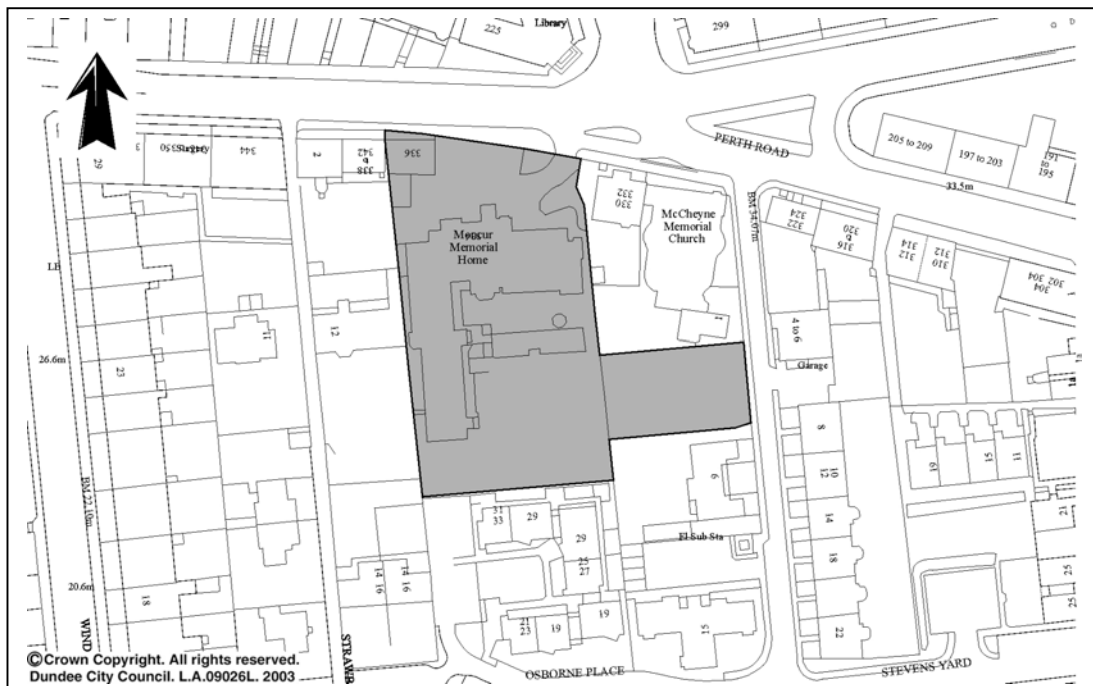
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Registered 27 June 2003**Case Officer** Eve Jones

Residential Development Proposed in Perth Road

The Conversion of student accommodation to form 5 townhouses, 13 apartments including 2 new penthouses and 4 new build townhouses is **RECOMMENDED FOR APPROVAL SUBJECT TO CONDITIONS**. Report by Director of Planning and Transportation

RECOMMENDATION

The proposed development does not comply with all of the relevant policies in the Dundee Local Plan and the Finalised Local Plan Review. However, the material considerations are of sufficient strength to support the development.
Recommendation
APPROVE subject to conditions.

SUMMARY OF REPORT

- Planning permission is sought for the redevelopment of former student accommodation. Conversion of the building and new building comprises a total of 9 houses and 13 apartments with associated parking, access and landscaping.
- The houses and apartments range in size from 2 to 5 bedroom providing accommodation of 88 to 270 square metres. Two rooftop penthouse apartments are proposed. Private gardens and balconies are provided for the majority of the units and there is a large central landscaped garden.
- The proposal does not comply with all of the relevant policies in the Dundee Local Plan and the Finalised Local Plan Review.
- 29 objections have been received from residents and the West End Community Council although the principle of residential use of the site is not at issue.
- The proposal comprises different elements of conversion and new build which combine to provide a range of quality dwellings in an attractive landscaped setting close to facilities in Perth Road. It is considered that the material considerations in this particular case are sufficiently strong to support the development.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the redevelopment of a former student residence comprising the following elements:

- i Conversion of the existing building to form 4 townhouses and 11 apartments.
- ii Conversion of the existing cottage on Perth Road to form 1 townhouse.
- iii The erection of two pairs of semi-detached townhouses (4 houses).
- iv The construction of two penthouse apartments on the roof of the existing building.
- v Formation of a new access road to Shepherds Loan, car parking spaces, bin store and landscaping.

The total development is for 9 houses and 13 apartments.

The converted townhouses range between 118 and 270 square metres of floorspace with 2 to 5 bedrooms. All have private garden ground and the 3 largest have two parking spaces each. The new build houses are 121 or 133 square metres and have 3 bedrooms. Each have 2 parking spaces. The 11 apartments in the converted building range in size from 88 to 123 square metres. Four have 2 bedrooms and the remainder have 3. Six of the apartments have garden ground or balconies. The penthouses are 118 and 128 square metres with 3 bedrooms and roof decks and each have 2 parking spaces. The remaining apartments have dedicated parking spaces and visitor parking is provided. The centre of the site is landscaped communal garden ground.

The existing access to Perth Road will be retained and will provide access to 7 of the houses. A new access road will be formed from Shepherds Loan to provide access to 2 houses and parking for the remaining units. The parking area will be screened by landscaped pergolas. A bin store will be provided and bike storage will be provided within the building.

A tree survey has been carried out. The specimen purple beech which

dominates the centre of the site is to be retained. Five trees in poor condition with varying degrees of rot are to be removed with replanting proposed as part of the redevelopment.

SITE DESCRIPTION

The site lies on the south side of Perth Road close to the Sinderins junction. It is L shaped and slopes from north to south. The high stone wall on the north boundary partly conceals the fine facade of the original house. The service cottage on the north west corner has a single storey to the road but is fully two storey to the rear. The original house which dates from before 1881 was extended to the west by 1952 with a large and unsympathetic three and four storey flat roofed addition. A single storey addition was later added to the east elevation. The extensive original grounds to the rear



have been partly developed by the modern housing development in Osborne Place. However, large terraced gardens and the specimen beech tree remain. The short eastern part of the L shaped site is currently vacant and has a road frontage to Shepherds Loan. It was formerly the site of Gray's Cinema. The site adjoins a flatted stone property to the east, the McCheyne Church to the north east and housing of varying ages and character to the east, south and west. To the north lies the Blackness Library with flanking stone tenements. Perth Road at the Sinderins is a very busy junction on a main distributor road into the city. The busy Perth Road District

Centre lies to the east of the junction and provides a wide range of shops, pubs and restaurants. Shepherds Loan is a narrow steep road which is one way northwards towards the traffic lights where it adjoins the site.

POLICY BACKGROUND

Dundee and Angus Structure Plan 2001-2016

There are no policies relevant to the determination of this application.

Dundee Local Plan 1998

The following policies are of relevance:

Policy H1 - Existing Residential Areas. Within areas where residential uses predominate, developments will be permitted where A) they do not adversely affect the environmental quality enjoyed by local residents by virtue of design, layout, parking and traffic movements issues, noise or smell and B) they are in accordance with other policies in the plan.

Policy H10 - Design of New Housing. The criteria also apply to conversions and set out the guidelines for size of unit, garden ground, parking, privacy, layout and design.

Policy BE1 - Townscape Quality. The highest standards of composition and design are required for new development.

Policy BE11 - Development in Conservation Areas. Within Conservation Areas all development proposals will be expected to complement and enhance the character of the surrounding area.

Policy H2/Policy BE4 - Development in Garden Ground. The policies identify the criteria for development in garden ground with regard to minimum sizes of unit, garden ground, parking and the impact of the development on the character of the site

Dundee Urban Nature Conservation Subject Local Plan 1995

There are no policies relevant to the determination of this application

Finalised Dundee Local Plan Review

The following policies are of relevance:

Policy 4 - Design of New Housing. Appendix 1 to the policy identifies Design Standards with regard to size and type of unit, parking, amenity/garden space and privacy. New housing is also required to have regard to the principles of the City Council's Urban Design Guide.

Policy 15 - Development in Garden Ground. The policy identifies criteria for such developments including the scale and density of development, respect for the character of existing buildings, protection of trees and boundary walls and new landscaping.

Policy 55 - Urban Design. For all new developments the emphasis will be on design quality.

Policy 61 Development in Conservation Areas. All development proposals will be expected to preserve or enhance the character of the surrounding area.

Scottish Planning Policies, Planning Advice Notes and Circulars.

Designing Places, a Policy Statement for Scotland, outlines the positive input that local authorities can have by outlining the requirements of policy with regard to the local context. The site was the subject of discussions with a number of prospective developers when it was first marketed and this development was then the subject of pre application discussions prior to the submission of the planning application. There have been subsequent minor amendments to the proposals, principally relating to parking, garden layout and enclosures and landscaping following discussion with officers. The development includes a small public space with seating and landscaping at the entrance to the site on the west side of Shepherd's Loan which is narrow and

quite steeply sloping at this point. In addition, the agent has submitted a supporting statement of justification which is available in Members' Lounges.

Planning Advice Note (PAN) 67 - Housing Quality identifies that successful places are distinctive, safe and pleasant, easy to get to, welcoming, adaptable and resource efficient.

Planning Advice Note (PAN) 33 - Development of Contaminated Land. Part of the site fronting Shepherd's Loan was formerly a Cinema and the applicant has submitted an acceptable Stage 1 Desk Study in accordance with the requirements of the PAN.

Non Statutory Statements of Council Policy

The Council's Urban Design Guide is of relevance to this application.

LOCAL AGENDA 21

The proposal complies with Key Theme 1: Resources are used efficiently and waste is minimised.

SITE HISTORY

There are no previous planning applications of direct relevance to this application.

PUBLIC PARTICIPATION

The application was the subject of statutory Neighbour Notification and was also advertised in the local press as potentially Contrary to the Development Plan and affecting the setting of a Listed Building. 29 letters of objection and 1 letter of support were received from neighbours and surrounding residents. The issues raised including overdevelopment, loss of privacy, design, materials and impact on the Conservation Area will be considered in the Observations below.

CONSULTATIONS

The West End Community Council has objected on grounds of over development and loss of privacy from the proposed penthouses, impact on neighbours, inappropriate materials, parking and traffic issues and impact on adjoining Listed Building.

The Head of Environmental Health and Trading Standards states that the Stage 1 Site Contamination Report is acceptable and that noise conditions for windows will be sufficient to reduce traffic noise impact.

The Director of Leisure and Arts advises that trees identified as being in poor condition can be felled whilst others will require some remedial measures. Replacement tree planting will be required.

OBSERVATIONS

In accordance with the provisions of Section 25 of the Act the Committee is required to consider

- a whether the proposals are consistent with the provisions of the development plan; and if not
- b whether an exception to the provisions of the development plan is justified by other material considerations

The Development Plan

The provisions of the development plan relevant to the determination of this application are specified in the Policy background section above.

Policy H1 - Existing Residential Areas. The policy supports developments within such areas where they do not adversely affect the amenities enjoyed by local residents by virtue of design, layout, parking and traffic movement issues, noise or smell and they are in accordance with other policies in the Plan.

The principle of the use of the site for residential purposes is in accordance with this policy, particularly as the main part of the site has been in institutional residential use for many years as a nursing home and latterly as student accommodation. The nature of the building resulted in significant overlooking of adjoining private gardens to the west. The removal of the single storey east extension and its replacement by a pair of two storey houses will impact upon the adjacent property to the east by reason of some loss of evening sunlight. The use of a flat roof limits this impact to some degree. Access to this site was from Perth Road only with a service access on the south boundary to Osborne Place being for maintenance. The use of the previously vacant site on

Shepherds Loan to access the larger site creates the opportunity to provide off street parking for the site. The introduction of vehicles into the southern part of the site will impact upon the environment previously enjoyed by neighbours in Osborne Place. The development does not therefore comply with Policy H1(a).

Policy H10 - Design of New Housing. The guidelines apply to both conversion and new build housing. Within the Inner City on sites with more than 20 units, 75% should be houses, 25% may be flats. Within this site, only those parts of the building which cannot be converted to houses have been proposed as flats. The new build units are all houses. The resulting division is 40% houses and 60% flats.

Amenity space is required at 10 square metres per flat of useable, private space and sunny balconies may reduce this requirement. Of the 13 apartments, 3 have gardens from 62 to 106 square metres, 3 have balconies of 6 square metres and the 2 penthouses have roof decks of 61 and 78 square metres. There is 450 square metres of south facing sunny communal gardens at the centre of the site. Amenity space for houses is a minimum of 50 square metres in this part of the city. This is achieved for all except two of the townhouses in the converted buildings. One is the original cottage fronting Perth Road which previously had no garden ground. It is now proposed to have a small, south facing courtyard garden. The other unit lies at the angle of the L of the building where there is minimal available land. It has a rear courtyard garden and a sunny south facing patio which total 30 square metres.

A minimum of 18 metres is required between facing windows of habitable rooms. The privacy guidelines also indicates that living room windows of flats should not overlook private garden areas. Living room windows in the apartments are designed to minimize any overlooking outwith the site but there is overlooking of the new townhouse gardens within the site. This is inevitable in a conversion scheme of this type.

Parking has been provided in excess of the requirements of the Guidelines in order to ensure that the larger converted units, the new houses and

the penthouses have two spaces each. Visitor parking is also provided.

Layout/Urban Design. The policy requires that important buildings and features of the site should be respected and the formation of interesting, intimate and safe spaces is the aim. The proposal complies with this requirement.

Overall the proposal does not comply with all of the guidelines of Policy H10.

Policy BE1 - Design Quality.

The highest standards of composition and design are required such that new development is carefully integrated with its surroundings as regards scale, form, siting, alignment, materials and landscaping. Infill development should relate closely to the established character of the surrounding area.

The existing building is being largely retained with conversion and external remodelling and the opportunities to integrate the development in terms of scale form, siting and alignment are limited. The new houses seek to complement the character of the retained building in order to form an integrated, unified development rather than relate directly to the diverse character of surrounding buildings. The houses have a low profile to reduce the impact on neighbouring properties and are set back to avoid the building line of the McCheyne church. The materials chosen are designed to complement the existing and unify the various elements of the large southern extension. The access to Shepherd's Loan provides a seldom available opportunity to create a small public space with landscaping and new tree planting is proposed within the site which is visible from surrounding roads and properties. It is considered that given the nature of the development which is mainly conversion, the terms of this policy have been complied with.

Policy BE11 - Development in Conservation Areas. All developments are required to complement and enhance the character of the area. This development has a number of different components which require to be considered. The original cottage fronting Perth Road will be retained and converted back to a single dwelling. The original house will be retained and converted into

townhouses. Conversion to houses rather than flats allows the retention of most of the significant interior spaces. The large extension to the south is in poor condition and is an unsympathetic design with utilitarian metal windows and cement render and artificial stone. The developer has chosen to retain this extension but improve it by adding a new roofscape, restructuring the fenestration and refacing the building with a high quality polymer smooth cement render to ensure that maintenance issues are addressed. The flat roofed extension to the east will be removed and replaced with two houses of contemporary design to complement the conversion of the large southern extension. The two new townhouses to Shepherds Loan will also be of contemporary design but have been set back to ensure that they do not encroach upon views of the McCheyne Church as seen from the south. The garden walls to these houses will be in stone and will form a new public space at the entrance to the site with provision for public seating and landscaping. Whilst some trees which are in poor condition will be removed, the main, significant trees on site will be retained and there will be replacement tree planting. In addition, the terraced gardens which are somewhat neglected will be restored with new high quality garden walls and paths and improved landscaping. On balance it is considered that the development constitutes a net benefit to the conservation area and complies with Policy BE11.

Policy H2/BE4 - Development in Garden Ground. The assessment of the development against these policies does not include the additional site to the east leading to Shepherds Loan as it was previously in commercial use.

The policy is intended to protect established large houses from over intensive development in their garden ground. This building has not been a private house for many years. It was in commercial use and had been significantly extended by 1952. In addition, part of the original garden grounds to the south of the application site was developed for houses approximately 20 years ago. Therefore the policy is not considered to be directly relevant to the current application.

However, the preamble to Policy BE4 - Development in Garden Ground identifies the criteria in that policy as good practice and the site lies within the identified Policy BE4 area. The relevant guidelines require a) high quality design using materials appropriate to the surroundings. High quality design is proposed and the materials are appropriate to the existing building; b) The total footprint of new buildings does not exceed the already extended buildings; c) Development including hardstandings should not exceed 40% of the original 1947 house. Half of the original garden has already been developed for the housing to the south. The proposal has car parking on approximately 40% of the curtilage which has existed since the 1980's and does not comply with this criteria; d) prominent frontages of architectural character should remain largely intact and are protected in these proposals; e) a full tree survey has been submitted; f) detailed landscaping is proposed. Other criteria relating to new extensions and breaches in walls do not apply. With regard to the proportion of garden ground which has been developed in the past and is currently proposed for development, it should be recognised that residential use of this building for multiple occupancy could be continued with no requirement for planning permission and no need to provide any additional off street car parking. The increased development of the garden ground is to provide car parking rather than additional buildings. The provision of car parking at an acceptable level for modern residential developments is a key requirement of the Local Plan policies particularly in this part of the West End where on street parking causes so many difficulties for local residents. As this policy is not considered to be directly applicable to this development, the provision of adequate off street parking is regarded as a positive rather than a negative part of the proposals. It is considered that the principle issue is the location and design of such parking spaces. It is considered that the proposals broadly comply with the good practice outlined in Policy BE4.

It is concluded from the foregoing that the proposal does not fully comply with all of the provisions of the development plan.

Other Material Considerations

The other material considerations to be taken into account are as follows:

The relevant policies in the Finalised Local Plan Review are:

Policy 4 - Design of New Housing. Appendix 1 to the policy identifies Design Standards with regard to size and type of unit, parking, amenity/garden space and privacy. New housing is also required to have regard to the principles of the City Council's Urban Design Guide. The proposal complies with the space standards for houses and flats. The apartments are acceptable as they are conversions of an existing building. The standards seek parking within the curtilage of houses. In this case it is not practical other than for one of the converted house units. Vehicle access into the curtilage of the new houses could be achieved but would be at the expense of existing trees or the highly attractive landscape setting in the centre of the site. In all cases, the car parking provision is as near as it can be to the units whilst preserving the landscape setting of the site. The parking provision is in excess of the Council's requirements particularly in relation to the houses and the penthouse apartments. Two of the converted houses fail to meet the minimum garden size of 50 square metres as detailed in Policy H10 above. The policy notes that a relaxation of this requirement may be required in conversion schemes. Similarly 8 of the apartments have garden areas or balconies and there is approximately 450 square metres of sunny landscaped communal gardens. The privacy guidelines also indicate that living room windows of flats should not overlook private garden areas. Living room windows in the apartments are designed to minimize any overlooking outwith the site but there is overlooking of the new townhouse gardens within the site. This is inevitable in a conversion scheme of this type with the characteristics of this particular site.

Whilst the design criteria are not wholly met, this is predominantly a conversion site and specific design solutions have been used to protect the landscape setting of the site for the benefit of all of the residents and to protect the privacy of surrounding dwellings.

Policy 15 - Development in Garden Ground. The issues with regard to this policy have been considered in respect of Policy H2/Policy BE4 as considered in the above Policy section of this report.

Policy 55 - Urban Design. Urban Design Guide. For all new developments the emphasis will be on design quality. The development retains and improves the setting of the original house by the removal of one of the flat roofed extensions which had been added in the past. The large unsympathetic southern extension is extensively remodelled with modern, glazing. The floor to ceiling windows add interest to the elevations as well as improvements to the internal quality of the living space. Privacy and safety are addressed by glazed screens, those to the west being obscure glass to both avoid any increase in the existing level of overlooking and to provide privacy to the bedrooms. Balconies will add interest to the elevations and usable outdoor space. The glazed penthouses with their flat overhanging roofs will add considerable interest to the roof line of this box like structure. The roof parapet is specifically designed to prevent overlooking into immediately adjacent gardens. The new houses are contemporary and reflect the design of the remodelled southern block. It is considered that the proposals comply with the policy and the Urban Design Guide.

Policy 61 Development in Conservation Areas. All development proposals will be expected to preserve or enhance the character of the surrounding area. These issues have been considered in accordance with Policy BE11 of the development plan as detailed in the Policy section above. It is considered that the proposals represent a net benefit to the character of the Conservation Area.

Objections

The West End Community Council has objected on grounds of over development and loss of privacy from the proposed penthouses, impact on neighbours, overlooking/privacy/loss of light, inappropriate materials, parking and traffic issues and impact on original house and adjoining Listed Building. 29 letters of objection were received from neighbours and surrounding residents. The issues raised including overdevelopment, loss

of privacy, design, materials and impact on the Conservation Area.

The new penthouses are considered to add significantly to the design of the converted buildings and the site is considered to have the capacity to accommodate the number of units since parking provision and garden ground requirements have been satisfied whilst retaining the overall quality of the landscaped setting. Design solutions have been used to minimize overlooking and the profile of the additions are such that any loss of light through overshadowing will not be significant. The penthouses add two units of a style and quality which are virtually unknown in Dundee but are quite common in modern cosmopolitan cities and are appropriate in the context of these proposals. They will make beneficial use of the flat roof which has spectacular views southwards over the Tay and beyond.

The impact of two of the new townhouses on the adjacent properties to the east has also been addressed in the design of those units. The use of a flat roof not only reflect the design of the penthouses but reduces the limited overshadowing to the adjoining property. The new development is to the west of these properties and they will continue to enjoy uninterrupted light from the south. It is not considered that such a loss of some sunlight is sufficiently significant in a site within the Inner City to justify a refusal of consent. The two storey houses add to the design rational of the site and help to create the enclosure to the inner landscaped gardens.

The use of polymer render and aluminium windows has a two fold purpose. The remodelling is designed to create modern elevations to upgrade a poorly designed and unattractive extension. They will also ensure that the high apartment block can be maintained in good condition in future years. The aluminium windows are appropriate to such a design.

The introduction of parking into the southern part of the site will reduce the current amenity enjoyed by adjoining neighbours who look out on to a landscaped garden. This is particularly true for those in ground floor dwellings whose rear windows are at a lower level than the existing garden ground. However, the principle rooms of these properties are to the south.

The landscaped pergolas have been proposed in order to both screen the cars and reduce any likely impact from noise and exhaust fumes. Whilst the impact of the development is recognised, it is considered that the proposed site is the best location for the parking in order to both protect the central landscaping and provide sufficient parking close enough to the new residential units. The landscaped pergolas are considered to be a beneficial feature to minimise this impact.

The access to the site has been designed in accordance with Council standards taking account of the particular traffic circumstances on Shepherds Loan. The existing access to the Sinderins is being retained and is considered to be acceptable for the number of vehicles which can be accommodated in that part of the site.

The impact of this development on the future of the McCheyne church was raised by both the Community Council and many objectors. The Council is obliged to consider this planning application and any future proposals for the former church building on their own merits. However all parties are mindful of the concerns raised by the current vacant status of the church.

It is considered that on balance, the various elements of the proposed redevelopment of this site make up a development will benefit the City and the surrounding area providing a variety of types and sizes of quality residential units in an attractive landscaped setting within the Conservation area. Parts of the development have been specifically designed to minimize the impact on surrounding properties. It is not considered that the terms of the objections are sufficiently strong to justify refusal of planning permission.

Design

The design issues have been addressed in the above report.

CONCLUSION

The application site has been in institutional residential use for a long period of time. The original building has suffered the impact of unsympathetic extensions which latterly provided 64 student bedrooms with associated facilities. However the

site lies close to the Sinderins and the Perth Road shopping area. It is a sloping south facing site with views of the Tay and is dominated by a single specimen tree in landscaped gardens. The proposed development retains the larger of the extensions and the original house. Where possible, parts of the building will be converted into houses. The remodelling of the building with larger windows improve its appearance. The most significant feature of the retained buildings is the addition of two glazed penthouses on the high flat roof. Two pairs of townhouses designed to complement the apartment block, are orientated into the site to reinforce the focus on the central tree and gardens. The parking is located as close as possible to the units without damaging the landscaped core. The policy issues are addressed above. It is considered that the strong material considerations detailed in this report conclude that the proposed redevelopment of a brownfield, inner city site will result in a high quality residential development which will provide a range of choice of dwellings in this very popular part of the city. It is recommended for APPROVAL subject to conditions.

RECOMMENDATION

It is recommended that planning permission be GRANTED subject to the following conditions:-

- 1 the development hereby permitted shall be commenced within five years from the date of this permission
- 2 samples of the finishing materials proposed to be used shall be submitted to the Council for approval and if approved the development shall be carried out only in accordance with such approved samples
- 3 the existing trees and shrubs, indicated on the approved plans to be retained, shall not be cut down, grubbed out topped, lopped, uprooted or root pruned without the written consent of the City Council. Any trees or shrubs removed without such consent or dying, or being severely damaged or diseased, shall be replaced with trees and shrubs of such size and species as may be directed by the City

- Council and to the standard as approved by the City Council.
- 4 Prior to the commencement of development, fencing shall be erected along the drip line of all trees to be retained in accordance with the requirements of BS5837:1991 "Trees in relation to Construction".
 - 5 the fencing, as detailed, shall be erected and notice of its erection delivered to this Authority, giving two clear working days notice before commencement of works to allow this Authority to inspect the fencing
 - 6 within six months of the first use of the premises, trees and shrubs shall be planted on the site in accordance with a scheme which has been approved with the City Council. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted
 - 7 the areas indicated on the approved drawings for vehicular manoeuvring space and parking, shall be at all times to be kept free of obstruction and be available for those purposes only
 - 8 the means of access to the development shall be laid out and formed in accordance with details to be submitted to and approved by the City Council before the use is commenced
 - 9 The balcony screens on the west elevation of the apartment block shall only be obscure glazed materials unless another material is submitted to and approved in writing by the City Council prior to the commencement of the development.
 - 10 The developer shall demonstrate that internal noise levels within living apartments of Townhouse 1 shall not exceed 45dB(A) during the day and 35dB(A) during the night, for the avoidance of doubt, daytime shall be 0700-2300hrs.
 - 11 Full details of the proposed windows shall be submitted to the City Council for approval

- prior to the commencement of the conversion of the building and if approved, the works shall be completed only in accordance with such approved details.
- 12 Full details of the proposed pergolas for the carparking areas shall be submitted to the City Council for approval prior to the commencement of development and if approved the pergolas shall be constructed only in accordance with such approved details. In particular, the lower walls shall be so designed as to screen adjacent properties from car headlights and exhaust fumes.

Reason

- 1 To comply with Section 58 of the Town and Country Planning (Scotland) Act 1997
- 2 to ensure that the proposed development has a satisfactory external appearance in the interests of the visual amenities of the area.
- 3 to protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development
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- 5 to protect those trees which are of significant amenity value to the area and which would ensure an enhanced and satisfactory standard of appearance of the development;
- 6 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 7 to ensure that adequate manoeuvring and parking space is available to serve the development in the interests of traffic safety
- 8 to ensure the provision of a satisfactory access to serve the development in the interest of road safety

- 9 In the interests of the amenities of the occupiers of nearby properties.
- 10 in the interests of the amenities of the future occupants of the residential accommodation
- 11 to ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area
- 12 In the interests of the amenities of the occupiers of nearby properties.