

# Housing Development at Former Parkview School

## KEY INFORMATION

**Ward** West End

**Address**

Parkview School  
309 Blackness Road, Dundee

**Applicant**

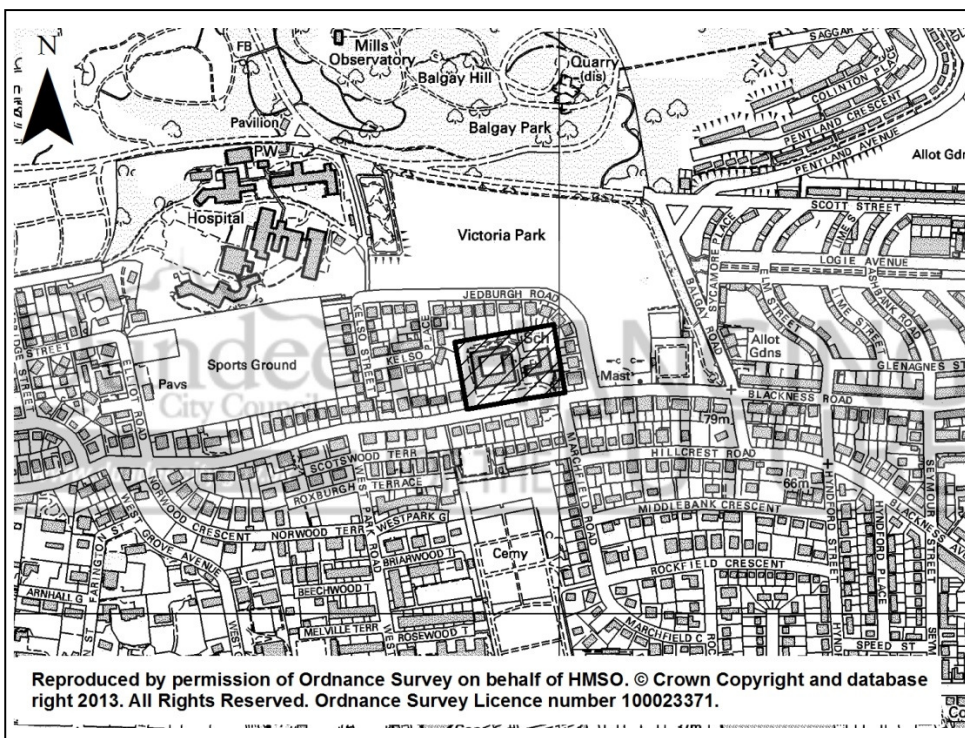
Whiteburn Parkview LLP  
Clock Tower, 1 Jacksons  
Entry, Holyrood  
Edinburgh EH8 8PJ

**Agent**

C Simmonds  
Page/Park Architects  
20 James Morrison Street  
Glasgow G1 5PE

**Registered** 27 Feb 2013

**Case Officer** Eve Young



## SUMMARY OF REPORT

- Planning permission is sought for a housing development to provide 45 units comprising; conversion of the existing former school building and lodge to provide 30 houses and flats; 15 new flats and houses; parking for 68 cars and associated infrastructure including landscaped private and shared gardens.
- The building occupies a prominent, elevated site on the north side of Blackness Road. It is a fine Scots Jacobean building completed in 1896 as the Balgay Industrial School for Girls. A residential block of less architectural merit was added in the 1970s. The building was latterly used as a boys' school which closed in 2009.
- The site lies within a well established residential area comprising mainly detached and semi-detached dwellings of individual and traditional design along Blackness Road and Jedburgh Road. The dwellings on Jedburgh Road back on to the east and north boundaries of the site and lie at lower levels in relation to it.
- There are a number of relevant policies in the Dundee Local Plan 2005 and the Proposed Dundee Local Development Plan which are relevant to the determination of this application.
- The application was notified to 41 surrounding neighbours and 7 objections and 1 representation were received on grounds of overshadowing, overlooking and loss of privacy, increased noise and light from car park, traffic issues, overdevelopment.
- The application is referred to Committee due to the number of objections and at the request of a Ward member as the application is recommended for approval.
- It is considered that the applicant has sought by means of detailed design proposals to minimise overlooking to neighbours and to reduce the impact of car parking on amenity.
- It is concluded that the development complies with the relevant policies in the development plan and there are no material considerations of sufficient weight to support refusal of the application.
- More details can be found at <http://idoxwam.dundee.gov.uk/idoxpa-web/applicationDetails.do?activeTab=documents&keyVal=MIHEHGC68000>.

## RECOMMENDATION

Redevelopment of former school and lodge and additional new development to provide 45 residential units, with associated parking, landscaping and infrastructure is recommended for APPROVAL subject to conditions. Report by Director of City Development.

# 1 DESCRIPTION OF PROPOSAL

1.1 Planning permission is sought for a housing development to provide 45 units comprising the following elements:

- conversion of the existing former school building to provide 21 flats and 8 houses/duplex flats with a mix of 1, 2 and 3 bedrooms;
- conversion and extension to the existing lodge to provide 1 x 2 bedroom house;
- 12 new build, 2 bedroom flats, in a 3 storey development;
- 3, new build, one and a half storey, 2 bedroom houses/duplex flats;
- parking for 68 cars; and
- associated infrastructure including, private gardens and shared gardens, with new landscaping.

1.2 The main school building will be retained and converted, with replacement roofs to the rear wing to provide upper floor accommodation. The existing modern detached accommodation block will be demolished and replaced by the new flats in a 3 storey building with 3 duplex units to the north to form a new courtyard (the duplex units have separate entrances and characteristics of a house but are partly built over other property). The existing access will be unchanged. Parking will be provided to the front of the main building, between the two accommodation blocks and to the rear. The houses will have private garden space; the duplex units will have south facing balconies; the new build flats will all have south facing terraces/balconies; two central landscaped courtyards and gardens will be shared and drying areas and bin stores will be provided. The proposed materials for the new build are stone cladding, render and slatted timber with a zinc roof to complement and contrast with the traditional stone of the main building.

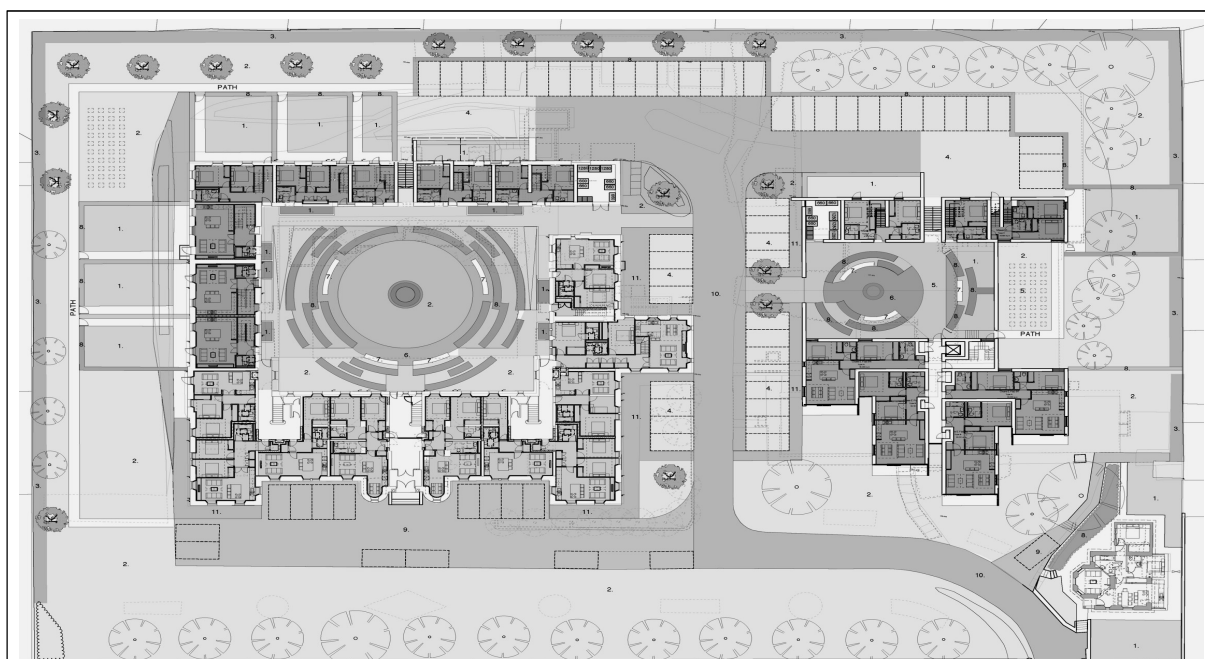


Figure 1 – Site Layout

- 1.3 The applicant's agents have submitted a detailed Design Statement with an analysis of the important elements of the listed building and the site; design options for the new housing; transport and landscaping strategies and site investigations and servicing proposals.

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## 2 SITE DESCRIPTION

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- 2.1 This former school building occupies a prominent, elevated site on the north side of Blackness Road, commanding views south to the Tay and north to Balgay Hill. It comprises the fine Scots Jacobean main building completed in 1896 as the Balgay Industrial School for Girls. A residential block of less architectural merit was added to the east of the building in the 1970s. The building was latterly used as a boys school which closed in 2009. The main school, lodge, and boundary walls were Listed category B in 1989.
- 2.2 Access is gained through a simple gateway through a low stone wall with wrought iron railings past a single storey, stone built, gate lodge. There is an all weather football pitch at a lower level to the north east of the site and associated garages and stores. There are trees predominantly around the perimeter of the site, mainly along the front elevation and the football pitch. The main building, lodge and boundary walls are listed Category B.
- 2.3 The site lies within a well established residential area comprising mainly detached and semi-detached dwellings of individual and traditional design along Blackness Road and Jedburgh Road. The dwellings on Jedburgh Road back on to the east and north boundaries of the site and lie at lower levels in relation to it.
- 2.4 Blackness Road is a busy local distributor road serving the West End and is a bus route. The West End Suburbs Conservation Area lies to the south of Blackness Road and does not include this site.

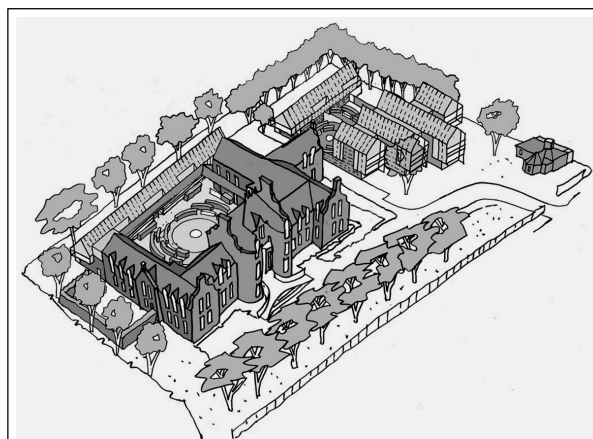


Figure 2 – Site Overview

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## 3 POLICY BACKGROUND

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- 3.1 The following plans and policies are considered to be of direct relevance:

**DUNDEE LOCAL PLAN REVIEW 2005**

Policy 4: Design of New Housing  
Policy 55: Urban Design  
Policy 59: Alternative uses for Listed Buildings  
Policy 60: Alterations to Listed Buildings  
Policy 72: Trees and Urban Woodland  
Policy 75: Sustainable Drainage Systems

**PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN**

Policy 7 – High Quality Design  
Policy 8 – Housing Land Release  
Policy 9 – Design of New Housing  
Policy 29 – Low and Zero Carbon Technology in New Development  
Policy 38 – Trees and Urban Woodland

Policy 48 – Listed Buildings

### **SCOTTISH PLANNING POLICY, PLANNING ADVICE NOTES AND CIRCULARS**

SHEP - Scottish Historic Environment Policy - other plans, policies and non-statutory statements are not considered to be of direct relevance.

- 3.2 There are no other plans, policies and non-statutory statements that are considered to be of direct relevance.

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## **4 SITE HISTORY**

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- 4.1 13/00087/LBC is the associated Listed Building application in respect of works to convert the listed buildings to residential use which is considered elsewhere on this agenda. The Listed Building application will also require to be referred to Historic Scotland.

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## **5 PUBLIC PARTICIPATION**

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- 5.1 The application was notified to 41 surrounding neighbours and was also advertised in the local press as a development contrary to the Development Plan and affecting the setting of the Conservation Area which lies to the south, across Blackness Road. Seven objections and one representation were received from local residents on grounds of overshadowing, overlooking and loss of privacy, increased noise and light from car park, traffic issues, overdevelopment. These matters will be considered later in the report.
- 5.2 This site does not meet the criteria for a Major application, and community consultation was not required by the planning legislation. However, the applicant chose to carry out consultation prior to the submission of these applications. This took the form of a drop-in exhibition showing a draft scheme, model and design brochures. The positive feed back included retention of the main building, demolishing the accommodation block, retention of features and upgrading boundary, new building facing Blackness Road. The negative feed back related to concerns about overlooking from the proposed two storey blocks on the north side of the development, impact of cars entering and leaving the site, impact of car parking to the rear including headlights, design and the development of the site for more than the 30 units identified in the Local Plan.
- 5.3 Changes were made to the proposals before the application was submitted by amending the design of north facing windows, altering the parking layout to create more parking spaces towards the centre and south of the buildings and upgrading screening around the parking area.

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## **6 CONSULTATIONS**

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- 6.1 **Head of Environmental Protection** – conditions are requested in respect of potential contaminated land should the application be recommended for approval, to ensure that the site is suitable for residential use.
- 6.2 **Forestry Officer** – agrees with the landscaping strategy.

## 7 DETERMINING ISSUES

- 7.1 Section 25 of the Act provides that an application for planning permission (other than for a national development) shall be determined in accordance with the development plan unless material considerations indicate otherwise.

### THE DEVELOPMENT PLAN

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

### DUNDEE LOCAL PLAN REVIEW 2005

- 7.2 **Policy 4 – Design of New Housing** – new housing should accord with Policy 4 and the associated Appendix 1 in the Dundee Local Plan 2005. The policy seeks high quality development and states that the development of flats through conversions of buildings of merit may be acceptable where conversion to flats is the only appropriate action. In addition, where conversion of a listed building or other building worthy of retention is proposed, there may be limited flexibility in applying parking and garden ground requirements where compliance is impractical. Flats may be permitted in exceptional circumstances to provide choice where this type of accommodation is not available in the surrounding area. The site lies within the Suburban Area in respect of Appendix 1.

- 7.3 House Types - the development comprises a wide range of type and sizes of unit within a converted Listed Building and an associated new build development which replaces an existing accommodation block. Flats are acceptable within the listed building and are grouped to restrict the number of units using any one access and staircase in order to reflect the quality of the development. They predominantly have 2 bedrooms, as required by Appendix 1, with large open plan living/dining/kitchen areas. There are two 1 bedroom flats on the ground and first floors in a part of the building where the staircases restrict the options for a well designed sub division of the space. 3 houses are proposed in the west wing of the building and each will have a private garden in the grounds to the west of the building and individual accesses from the central courtyard.

- 7.4 The northern wing comprises the service elements of the original building and has been partly extended with an unsympathetic mansard roof. The proposals are to replace the roof with a modern roof providing accommodation on this upper level. The replacement roof is no higher than the existing. These 5 duplex units, 2 x 3 bedroom and 3 x 2 bedroom; will have the living spaces at the upper level with a south facing balcony. The



Figure 3 – North West Corner – Mansard Roof



Figure 8 – Proposed North and West Elevations

have individual accesses but are partly built over the stair access from the courtyard to the rear parking and a bin and cycle store at lower level and are technically flats.

7.5 The existing site contains a two-storey L shaped accommodation block which could be converted to flats but would be unlikely to meet the requirement for a high quality development, particularly in association with the adjacent Listed Building. Policy 4 permits flats in exceptional circumstances to provide choice where this type of accommodation is not available in the surrounding area. The proposed 2 bedroom flats are in a modern block with large south facing terraces on this elevated position served by a lift, car parking and high quality landscaped gardens. In this particular case, the high quality of the new development, in association with the converted Listed Building, is considered to meet the exceptional circumstances test of Policy 4.

7.6 The lodge house is extremely small which is typical of such a building. A modest extension is proposed to the rear to provide improved accommodation, whilst retaining its scale and character. It has a small private garden and one parking space to the front. The slopes in this part of the site and the need to retain trees to the north restrict any provision of a garage.

7.7 Car parking: the characteristics of the site are such that private garages cannot be provided within the curtilage of any of the houses. Shared parking courts are located to the north of the site, between the two main accommodation blocks and along the front elevation of the main building to provide off street parking in as close a location to the units as possible whilst maintaining the character of the site. 68 spaces are provided for 45 units ie 151% provision which meets the Appendix 1 requirements. The flexibility available in Policy 4 is applicable in this case in respect of garage provision.

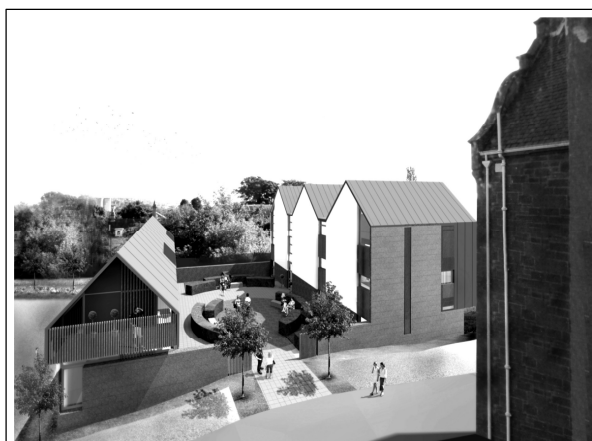


Figure 5 – New Courtyard

7.8 Amenity Space: for the same reasons, private amenity space is possible for some of the units but not all. However, there are generous, well designed landscaped shared gardens which provide amenity space for residents and complement the setting of the building in accordance with Appendix 1. All of the flats have south facing balconies or terraces. The duplex units to the north have either small patio area or south facing balcony, depending on the location and benefit from the new central landscaped courtyard and shared garden grounds.

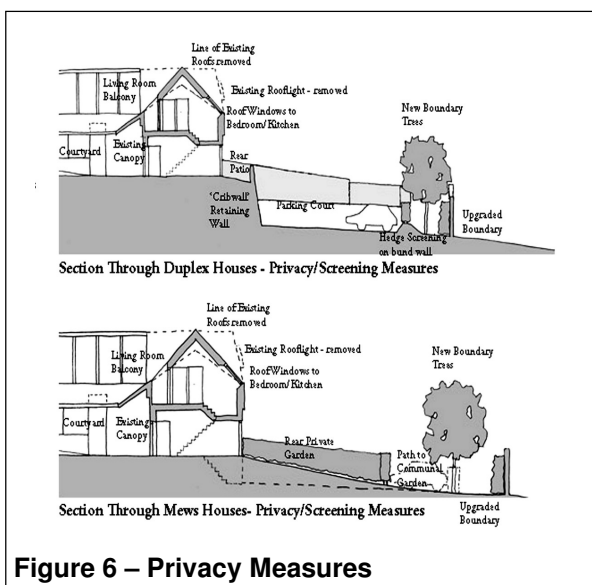


Figure 6 – Privacy Measures

7.9 Privacy: the development has also been designed to address the concerns of surrounding neighbours expressed at the pre application drop-in exhibition. One and a half storey units are provided in the northern wing of the listed building and the north of the new flats. All have been designed with pitched



roofs incorporating roof windows on the north elevation to minimise overlooking to the neighbouring properties which all lie at a lower level (see Fig 6). These units have their living areas on the upper floor with their main windows on the south elevation leading on to a small balcony. There will be bedroom windows at the lower levels. Policy 4 requires a minimum of 18 metres between facing windows of habitable rooms. The nearest house in Jedburgh Road lies 44.5 metres from the north elevation of the main building. From the proposed new units, the nearest house to the north is 32.6 metres away.

7.10 It is concluded that the subdivision of the listed building and the associated new development provides a wide range of sizes and styles of high quality, residential units compliant with the flexibility provided by Policy 4. The proposal satisfies Policy 4.

7.11 **Policy 55: Urban Design** – the policy states that the emphasis for all new developments will be on design quality which incorporates architectural and landscape features. All development should respect the setting of listed buildings. This development seeks to retain the best elements of the listed building and complement it with a modern development incorporating new designs and materials which respect the site characteristics and the setting of the listed building. The scale and mass of the listed building on its prominent site has influenced the scale and location of the additional development proposed on the site. The eastern part of the site is not suitable for the development of detached suburban style houses in such close proximity to a large residential building. The new flatted block is 3 storey but is lower than the main block. The units to the north are 11/2 storey to begin to relate back to the surrounding housing. Both are designed around a new courtyard to echo the courtyard in the main building and both will be landscaped in similar style to reinforce this. The design of the new flatted block is modern, with slatted timber elevations, stone cladding and render. The front elevations are off set to provide variety whilst retaining privacy between the large south facing terraces which are provided in all of the units. It is considered that the development has been designed to complement the existing listed building and respect its setting.

Developments are also expected to contribute to an environment which is safe and accessible to all. The new flats are served by a lift which will ensure they are accessible. The conversion of the listed building cannot provide such accessibility beyond the ground floor. The car parking and landscaped grounds are safe and accessible, in compliance with the policy. The proposal satisfies Policy 55.

7.12 **Policy 59: Alternative Uses for Listed Buildings** - the policy supports suitable alternative uses for listed buildings to secure their future. As noted, this building has been vacant since 2009 and has recently been subject to metal theft causing some damage to the fabric of the building. The building is of a scale and layout which is readily adapted to residential use providing a variety of unit sizes and styles. The conversion is sensitive to the character and setting of the building. The proposal satisfies Policy 59.

7.13 **Policy 60: Alterations to Listed Buildings** - the features of the site have been assessed to identify the significance of their architectural or historic importance. The prominent site, the fine stonework, the decorative Scots baronial frontage and the building form around a central courtyard are all important elements of the historic building which can be retained and will contribute to a successful re-use of the building for residential purposes. The building has a fairly modest interior given its original purpose and lacks decorative panelling and plasterwork. Rooms are quite functional and well proportioned. The most significant features of the interior are the views out taking advantage of the elevated location, well above surrounding dwellings. The external alterations to the main building comprise the change of some windows to form doors to provide access to private gardens and terraces; the formation of a new roof to replace the unsympathetic mansard roof extension at the north west and north sides of the building and the removal of a rendered escape stair. It is

proposed to refurbish existing windows where possible; install a new central stair from first to second floor, retain and re-use existing stairs at each end of the main elevation and remove suspended ceilings. The existing canopy around the central courtyard is supported by simple cast iron brackets and it is intended that this be retained and restored. The alterations to the lodge comprise the removal of an unsympathetic extension and the remodelling of the building, with a new rear extension to provide a better internal layout for the 2 bedroom property. Appropriate conditions will require full details of any new windows and door and any other alterations. The proposal satisfies Policy 60.

- 7.14 **Policy 72: Trees and Urban Woodland** - there are trees predominantly around the perimeter of the site, mainly along the front elevation and the bounding the football pitch. A Tree Survey has been submitted with details of the condition of the trees and a landscape plan has been submitted to detail the new planting proposals. The proposal is to augment the existing trees to create a tree line around the northern and western boundaries. There are a number of large conifers in the small garden area at the south eastern corner of the main building which obscure the building from the gateway and do not enhance its appearance. These will be removed. There are several trees within the courtyard of the main building which are too large and will be replaced by the new landscaping which will be more in scale with the site and enhance the environment for residents. Existing trees on the south side of the existing accommodation block will be retained to enhance the new development. The proposal satisfies Policy 72.
- 7.15 **Policy 75: Sustainable Urban Drainage Systems** – the policy requires that all appropriate development proposals must be accompanied by a Sustainable Drainage scheme as part of the planning application. The surface water on the existing site is discharged to the combined sewer in Blackness Road. It is proposed that the new development will also drain to the sewer via attenuation below the proposed rear parking area where the car parking will have a porous surface. The approval of Scottish Water to this arrangement will require to be confirmed before any development can proceed. The whole site will remain private and maintenance of the roads and drainage will be the responsibility of the residents.
- 7.16 **Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997** - Section 59 of the Act requires that in considering whether to grant planning permission for development which affects a listed building or its setting, the planning authority shall have special regard to the desirability of preserving the building or its setting. It is considered, for the reasons set out above, that the statutory duty would be satisfied by the approval of this proposal.

## OTHER MATERIAL CONSIDERATIONS

### (a) SCOTTISH HISTORIC ENVIRONMENT POLICY (SHEP)

- 7.17 The SHEP notes that it may be appropriate to consider enabling development if this can be shown to be the only means of retaining a listed building. In such case, development must be managed carefully and a high quality end product achieved which protects the listed building and its setting and is the minimum necessary to enable its conservation and re-use. The new development should be designed to retain and enhance the special interest, character and setting of the listed building. It is concluded that the development meets the policy guidance in the SHEP.



Figure 7 – View North Over Adjacent Housing



**(b) PROPOSED DUNDEE LOCAL DEVELOPMENT PLAN**

- 7.18 **Policy 8 – Housing Land Release** - the site is identified as a Brownfield Site, H64, with a site capacity of 30 units. This figure is not derived from a detailed analysis of the site. In this case, the developers and architects have demonstrated that the site is capable of accommodating more development. The proposals also meet all other relevant policies in the development plan and result in a high quality residential development making the most sustainable and efficient use of brownfield land and buildings that are worthy of retention. It is considered that this requirement has been met in this particular case as detailed above, and despite the proposal exceeding the capacity indicated in the Proposed Plan, it is in accordance with the allocation for housing and that this is a material consideration that weighs in favour of the proposed development.
- 7.19 **Policy 29 – Low and Zero Carbon Technology in New Development** - the policy requires that, for specified developments, carbon emissions will be reduced by defined percentages through the installation and operation of zero-carbon generating technologies. An appropriate condition will ensure that a Statement is submitted in accordance with the terms of Policy 29 for the new build element of this development.
- 7.20 The remaining relevant policies in the proposed plan are detailed in the policy section above. These policies are broadly similar to the equivalent policies in the Dundee Local Plan 2005 and it is concluded that the development complies with these policies for the same reasons.
- 7.21 The requirements of Policies 7, 8, 9, 29, 38 and 48 of the Proposed Dundee Local Development Plan are also satisfied.

**Figure 4 – New Build Flats****(c) VIEWS OF OBJECTORS**

- 7.22 Seven objections and one representation were received from local residents on grounds of overshadowing, overlooking and loss of privacy, increased noise and light from car park, traffic issues, overdevelopment. The grounds of objection are as follows:

- a Overshadowing - as a result of the representation from a neighbour to the east of the new flats, the architect was required to submit shadow plans to demonstrate where the shadow of the new flats will fall relative to surrounding properties. The plans demonstrate that the new flats will only cast a shadow beyond the boundary of the site in the evenings, particularly in spring and autumn when the sun is lower. The properties affected are those which lie to the east of the development site. No objections have been received from these residents. It is concluded that there will be no significant additional overshadowing affecting existing residents and the objections are not supported on this ground.

**Figure 9 – Proposed North and West Elevations**

- b Overlooking - as noted in paragraph 7.9 above, the development has been specifically designed to address this issue and the surrounding houses are sufficiently far away for the new development to comply with the requirements of the Council's policies. The objections are not supported on this ground.
- c Car park – increased noise and light impact - 32 of the 67 car parking spaces are proposed to the rear of the development in two sections and face outwards towards neighbouring properties. The layout has been designed to address this issue by the use of earth bunds around the parking areas with hedges planted to screen headlights. The boundary fences to the whole site will also be improved with an additional boundary hedge. The new fencing and landscaping will help to reduce noise impact. However the redevelopment of this vacant site, with car parking where there was a football pitch and outbuildings will increase the noise to surrounding residents. It is considered that this will not be significant in this city location and is not a sufficiently strong objection to justify refusal of the application. Accordingly, the objections are not supported on these grounds.
- d Traffic issues - neighbours are concerned about the impact of additional traffic on Blackness Road and the safety of the single access to the site. In respect of traffic issues, it is considered that the scale of the development will not have a significant impact on traffic in the area. With regard to the access, the listed gatepiers and walls and the steeply sloping nature of the site, all combine to restrict any alternative access arrangements. The gateway is wider than in many traditional sites and it is considered to be acceptable for the scale of development proposed. The road within the site will remain private and will not be adopted by the City Council. Accordingly, the objections are not supported on these grounds.
- e Overdevelopment - this issue has been addressed in paragraph 7.18 above and the objections are not supported on this ground.

The neighbour who made a representation also commented on the options for heating the development and double glazing the windows in the interests of energy efficiency and these matters are addressed in the conditions.

- 7.23 The concerns of the objectors are not considered to be material considerations of sufficient strength to support refusal of the application.
- 7.24 **It is concluded from the foregoing that the proposal complies with the provisions of the development plan.**

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## 8 CONCLUSION

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- 8.1 This application seeks permission for the redevelopment, for residential use, of a former school which occupies a prominent site in the west end of the city. The development has two distinct and complementary elements comprising the conversion of the fine B listed building, with new development on the remainder of the site to replace an existing accommodation block. Both elements contain a range of style and size of units arranged around landscaped courtyard gardens. Most of the units have private gardens, terraces or balconies and the landscape around the site will be enhanced with new planting. North facing units are designed to minimise overlooking and parking is designed to minimise the impact on neighbours. Details of services, alterations to the listed building and completion of the detailed design will be the subject of specific conditions.

- 8.2 The proposal satisfies the requirements of the Development Plan. There are no material considerations that would justify refusal of planning permission. Therefore, recommended that planning permission be granted subject to conditions.

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## 9 RECOMMENDATION

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- 9.1 It is recommended that consent be:

- 1 No development shall commence on the site until a detailed surface water drainage design has been approved by Scottish Water and the Council and the works shall be carried out in accordance with the approved design prior to the first occupation of any unit hereby approved.
- 2 Full details of the proposed new windows and doors shall be submitted to the City Council for approval prior to the commencement of renovation work and if approved, the works shall be carried out only in accordance with such approved details.
- 3 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
- 4 Full details of the proposed boundary treatment to the site shall be submitted for approval prior to the commencement of the development and if approved, the boundary shall be completed in accordance with the approved details prior to the first occupation of any of the dwellings hereby approved.
- 5 Development shall not begin until the investigation and risk assessment proposed in the submitted site appraisal document are completed and, if necessary, a remediation strategy to deal with contamination at the site has been submitted to and approved in writing by the planning authority. The strategy shall contain proposals to deal with contamination to include:
  - a the nature, extent and type(s) of contamination on the site;
  - b measures to treat/remove contamination to ensure the site is fit for the use proposed and does not contain any significant pollution linkages;
  - c measures to deal with contamination during construction works; and
  - d verification of the condition of the site on completion of decontamination measures.
- 6 Before any unit is occupied the remediation strategy shall be fully implemented and a verification report with relevant documentation demonstrating that the objectives of the remediation strategy have been achieved shall be submitted to and approved by the planning authority.
- 7 Trees shall be retained as detailed in the approved plans and remedial tree works shall be carried out as detailed in the submitted Tree Survey dated 12 December 2012. Following the completion of the tree works, the retained trees shall be fenced in accordance with BS 5837:2012, all to be completed prior to the commencement of any development on site.

- 8 No excavations, site works, trenches or channels shall be cut or pipes or services laid in such a way as to cause damage or injury to the trees by interference with their root structure and no soil or waste shall be deposited on the land in such a position as to be likely to cause damage or injury to the trees by affecting their root structure. Any works shall be carried out in accordance with BS5837:2005 "Trees in relation to Construction".
- 9 The landscaping scheme as detailed in the approved plans shall be fully implemented in accordance with the approved details within 6 months of the completion of the development. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years of planting shall be replaced by trees or shrubs of similar size and species to those originally required to be planted in terms of this condition.
- 10 Before the any of the residential units is first occupied the car parking and manoeuvring areas indicated on the approved drawings shall be provided and thereafter kept available for use at all times.

## REASONS

- 1 In order to ensure that the surface water is dealt with in an acceptable manner and to avoid the discharge of any surface water on to the adjoining adopted road.
- 2 in order to ensure that the character and appearance of the building as a building of architectural and/or historic interest is retained
- 3 In order to ensure a satisfactory standard of appearance of the development in view of the prominence of the site and the proximity of the listed building.
- 4 In the interests of the amenities of both the neighbouring residents and the future occupants of the residential units hereby approved.
- 5 To ensure that the site is suitable for residential use.
- 6 To ensure the site is suitable for residential use.
- 7 In order to ensure that the trees are retained as they will enhance the proposed development and contribute to the visual amenities of the area.
- 8 In order to ensure that the trees are retained as they will enhance the proposed development and contribute to the visual amenities of the area.
- 9 In order to ensure that the landscaping is provided and maintained as it will enhance the proposed development and contribute to the visual amenities of the area.
- 10 To ensure that a satisfactory provision of off-street car parking and turning facilities are maintained at all times in the interests of the free flow of traffic and highway safety.