

TOWN AND COUNTRY PLANNING ACT 1990, SECTION 96A

Application number:	22/00256/NMA
Validated on:	10 th March 2022
Site address:	3-5 Worcester Parade
Proposal:	Non-material amendment to planning permission 19/00820/FUL for the demolition of garages and the erection of 5 No. Affordable 1 Bed Flats with associated parking and landscaping

This application is considered as a non-material change to the planning permission issued under 19/00820/FUL.

The application is **PART-GRANTED** and **PART-REFUSED**.

The amendments to the car parking and cycle store layout, landscaping and balcony design of planning permission 19/00820/FUL are **GRANTED** subject to the following conditions:

Condition 2

Except where these may be modified by any other conditions attached to this permission the development hereby permitted shall be carried out in accordance with the:

Application form;
Site Location Plan (5963.F.01A);
Indicative Street Scene (5963.F.75E);
Proposed Elevations (5963.F.70 Rev.G);
Proposed Floor Plans (5963.F.20 Rev.E);
Proposed Site Layout (5963-P-10 Rev.J);
Flood Risk Assessment;
Design and Access Statement;
Planning Statement and Transport Statement Received by the Local Planning Authority 30th July 2019;
Archaeology and Heritage Desk Based Assessment;
Flood Risk Assessment and Sequential Test Received by the Local Planning Authority 18th October 2019;
Archaeological Final Evaluation received by the Local Planning Authority 22nd November 2019;
Drainage reports - 18115-02B (Worcester Parade) 18115 (Surface water storage volume estimation) 18115 (Greenfield runoff rate estimation) received by the Local Planning Authority 17th December 2020.

Reason

To ensure that the development is carried out in accordance with the approved plans.

Condition 5

No dwelling hereby permitted shall be occupied until the vehicle parking area (and turning space) shown on the approved plan no. 5963-P-10 Rev.J (Proposed site layout) has been completed and made available for use. Thereafter the area shall be kept free of obstruction and available for the parking of vehicles associated with the development.

Reason

To ensure that there are adequate parking facilities to serve the development constructed to an acceptable standard.

Condition 13

Notwithstanding the provision indicated on the approved plans, the properties shall not be occupied until a covered and secure space for the storage of a minimum of 5 bicycles has been provided in the location of approved plan number 5963-P-10 Rev.J (Proposed site layout). Thereafter, the cycle store shall be permanently retained as a cycle store.

Reason

To give priority to cycle movements by ensuring that adequate cycle parking is provided, to promote cycle use and to ensure that the appropriate opportunities for sustainable transport modes have been taken up.

Insofar as the application relates to the changes to the reinstated footway the application is **REFUSED** for the following reasons:

REASON FOR REFUSAL

The proposed change to the design of the reinstated pedestrian footway would give rise to material impacts on the safety of the site access and safety and operation of the public highway. Further formal consultation with the local highways authority is required.

Note 1

This permission is a non-material amendment to planning permission 19/00820/FUL and does not replace that planning permission. Unless varied by this permission, the requirements of all planning conditions attached to that planning permission remain valid.

**Jon Bishop**

Planning and Development Control Manager

Decision date: 22nd August 2022

PLEASE SEE NOTES SET OUT IN THE ENCLOSED LEAFLET