1. Following marketing, the Council has had some initial enquiries from developers who are asking about the possibility of more than 10 plots on this site. The Planning Brief dated June 2018 says up to 10 plots would be suitable. Can you confirm your view given surrounding density of residential properties?

RESPONSE:

The number of dwellings considered appropriate to the site was calculated on the basis of modest terraced houses, with relatively narrow frontages, having regard to the surrounding context. 10 plots in our opinion would not therefore be 'large' dwellings compared with the surrounding density.

The amount of development was also considered with regard to the provision of parking that would be needed to serve each dwelling. More dwellings would require more parking, garden space etc. and this would be incompatible with the size of the site and the surrounding constraints.

The highway requirement for compensatory parking on-site will also reduce the amount of developable area. As such, in our view 10 (possibly up to 11-12) dwellings is what can be reasonably accommodated on this site, having regard to all the relevant factors.

The Council’s Planning Services will review any draft layouts to assist interested parties.

The Local Planning Authority would of course consider and assess any proposals, although having regard to the above and the issues set out in the brief, it is our assessment that developments in excess of 10+ units are less likely to achieve an acceptable form of development. Bidders will need to take their own view, but clear guidance is contained with the Brief for this site. As such, the Local Planning Authority would expect interested parties to bid on the basis of the guidance.

2. We have received an enquiry from a developer asking if he could have houses looking over Catherine/Chester Street – I think he was concerned about the figurative drawings you have done noting overlooking on both these frontages. What would you be looking for?

RESPONSE:

Development along Catherine Street itself is discouraged for several reasons. Catherine Street is narrow with the existing houses located on the North side of the street. Development along the South side of the street would be more likely to result in overshadowing and potential loss of privacy.

It is not clear how a layout based upon the figurative drawings provided would result in more overlooking of both frontages, as these would be set back from the street (further than
if houses were on the Catherine Street frontage) and with replacement tree planting to the frontages (east and west) which would be more likely to maintain privacy.

If any development were proposed on Catherine Street frontage, the Local Planning Authority consider that this would need to be limited (such as a garage or flat over garage) rather than along the whole frontage, so as to limit potential adverse impacts.

3. An applicant has enquired about the possibility of three storey vertical living type development. Would this result in overshadowing/loss of light in your view.

RESPONSE:

Three storey units would be more likely to result in overshadowing and impacts on neighbour amenity. Depending on the height/scale and position of any such dwellings, this could be an issue.

The comments in italics above are the Urban Designer’s own informal opinion, and given without prejudice to any subsequent application.