

SUPPLEMENTARY INFORMATION

APPLICATIONS UNDER VARIOUS ACTS / REGULATIONS – SUPPLEMENTARY INFORMATION

1. Application Number: 20/00696/FUL

Address: The Old School Medical Centre, School Lane, Greenhill.

Report Correction

The summary and recommendation erroneously referred to the need to apply the tilted balance to this decision. This has been rectified with a revised version below omitting such reference. The essence of the recommendation remains unaltered.

SUMMARY AND RECOMMENDATION

The assessment of this development proposal needs to be considered in light of paragraph 11 of the NPPF, which identifies that when making decisions, a presumption in favour of sustainable development should be applied.

This is a proposal for minimal extension and alterations in order to bring this former school into residential use which is the preferred use in this location and for the addition of a pair of semi-detached houses.

The overall architectural approach for the new build elements is considered acceptable and in terms of scale and massing the new build elements are considered to achieve a satisfactory balance between visual amenity and the desire to provide appropriate housing density.

The highways layout is considered acceptable and the proposed car parking is considered adequate given the highly sustainable location.

The proposed conversion and new build elements being considered sympathetic to the street scene and the wider Conservation Area are felt to cause less than substantial harm to the heritage assets. The NPPF requires any public benefits to outweigh such harm for the development to be supported.

The long term use of the former school as a preferred use in this Housing Area is considered a major positive factor weighing in favour of the scheme and the provision of a further seven housing units overall would make a small but positive contribution to the city's housing supply at an acceptable density and would also contribute to the diversity of the housing stock in the area both of which amount to a public benefit.

The public benefits of the scheme are considered sufficient in this case to outweigh the less than substantial harm to the Greenhill Conservation Area.

Furthermore, given the push by Local Government for diverse, quality residential developments, the scheme is considered to fall within the overarching aims of the National Planning Policy Framework. The NPPF's presumption in favour of sustainable development supports the scheme as do those local policies which align with their counterparts within the NPPF.

For the reasons described above, it is considered that it has been demonstrated that there are no significant adverse impacts as a consequence of this application being granted, and there will be a benefit to housing supply of granting permission for seven dwellings on the site.

Furthermore, it is considered that the relevant development policies that are most important for determining this application can still be afforded substantial weight as they accord with the corresponding sections within the NPPF.

In conclusion, given the above it is therefore felt that, the scheme meets the relevant requirements of the NPPF and UDP policies BE1, BE5, BE9, BE15, BE16, and H14, and Core Strategy policies CS23, CS24, CS26 and CS74.

Overall, the proposals are considered acceptable and in accordance with the intention of the quoted policies. It is therefore recommended that planning permission be granted subject to appropriate conditions.