



SUPPORTING PLANNING STATEMENT

Application for Full Planning Permission
Land at Cavendish Road, West Didsbury

On behalf of Henderson Homes (JV) Ltd
February 2022

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Version FINAL

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1. INTRODUCTION

- 1.1 This Supporting Planning Statement has been prepared by Asteer Planning LLP on behalf of Henderson Homes (JV) Ltd to support an application for full planning permission for the erection of two dwellings at Land at Cavendish Road, West Didsbury. A Site Location Plan is provided at **Appendix 1**. The description of development for the application is:

Erection of two dwellings (Use Class C3), parking, and landscaping.

- 1.2 The application is supported by the following plans and documents:

Plan	Drawing Number
Site Location Plan	0682-P3A-ST-XX-DR-A-01001-P01
Existing Site Plan	0682-P3A-ST-XX-DR-A-02001-P01
Proposed Site Plan	0682-P3A-ST-XX-DR-A-05001-P01
Proposed Landscape Plan	0682-P3A-ST-XX-DR-A-05002-P01
Proposed Site Sections	0682-P3A-ST-XX-DR-A-05101-P01
Ground Floor Plan	0682-P3A-XX-00-DR-A-05001-P01
First Floor Plan	0682-P3A-XX-01-DR-A-05002-P01
Second Floor Plan	0682-P3A-XX-02-DR-A-05003-P01
Roof Plan	0682-P3A-XX-RF-DR-A-05004-P01
Section A-A	0682-P3A-XX-XX-DR-A-05101-P01
Section B-B	0682-P3A-XX-XX-DR-A-05102-P01
Elevation 01	0682-P3A-XX-XX-DR-A-05201-P01
Elevation 02	0682-P3A-XX-XX-DR-A-05202-P01
Elevation 03	0682-P3A-XX-XX-DR-A-05203-P01
Elevation 04	0682-P3A-XX-XX-DR-A-05204-P01
Proposed CGI 1	0682-P3A-XX-XX-DR-A-05301-P01
Proposed CGI 2	0682-P3A-XX-XX-DR-A-05302-P01

Document	Prepared By
Design and Access Statement	Project 3 Architects
Supporting Planning Statement	Asteer Planning
Transport Technical Note	Egg Transport Planning
Geo-Environmental Appraisal	Groundtech Consulting
Drainage Strategy	Brennan Consult
Preliminary Ecological Appraisal	Envirotech
Arboricultural Implications Assessment	Mulberry Tree Management
Arboricultural Methods Statement	Mulberry Tree Management
Crime Impact	see Design and Access Statement
Waste Management Pro-Forma	Asteer Planning

- 1.3 The proposed development is described fully in the Design and Access Statement prepared by Project 3 Architects and presented on the application drawings. The application proposals have been developed in consultation with Manchester City Council planning officers. A consultation exercise has been undertaken by the Applicant which is described in Section 3 of this Supporting Planning Statement ("SPS").
- 1.4 This SPS provides a description of the site and surroundings at Section 2; a summary of the pre-application consultation undertaken at Section 3, a detailed description of the application proposal at Section 4; a summary of the relevant planning policy at Section 5; and an assessment of the application against planning policy and other material considerations at Section 6. Section 7 concludes that the application accords with the relevant policies of the development plan and will deliver sustainable development and should therefore be granted planning permission.

2. THE SITE, SURROUNDINGS AND CONTEXT

- 2.1 This section provides a physical description of the site and surroundings, its accessibility and details of its recent planning history.

The Site and Surroundings

- 2.2 The site comprises a flat, infill parcel of land located to the south of Cavendish Road in the urban area of West Didsbury, Manchester.
- 2.3 The site is 0.1 Ha in size and consists of an area of grassland with close boarded boundary fencing together with its shared access road (shared with Brocklehurst Nursing Home), which provides vehicular and pedestrian footpath access from Cavendish Road.
- 2.4 The site is in a built-up and medium-density urban area with 2, 3 and 4 storey apartment buildings and houses in the surroundings.
- 2.5 The north the site is bound by Cavendish Road. On the northern side of Cavendish Road are traditional terraced houses of two storeys. To the south of Cavendish Road the area is characterised by modern 3 and 4 storey apartment blocks and town houses.
- 2.6 To the west of the site is a three storey apartment block accessed from Georgia Avenue. To the south west corner is a four storey apartment block and moving eastwards along Georgia Avenue and at the south of the site are more three storey town houses and apartment blocks.
- 2.7 To the east of the application site boundary is Monet Lodge, a single storey Mental Health Facility, and to the north east of the site boundary is Brocklehurst Nursing Home, which shares access with the site.
- 2.8 The site was formerly owned by the NHS and is surplus to requirements following the redevelopment of the wider area.

Accessibility

- 2.9 The site is located approximately 400m from the centre of West Didsbury, which is identified as a local centre in the Manchester Core Strategy (see Planning Policy at Section

5) and provides a range of services including, cafes, restaurants and convenience shops, including a Tesco Express.

- 2.10 Cavendish Primary School is located 300m the east of the site on Cavendish Road, and Didsbury High School is located 400m to the west of the site.
- 2.11 Cavendish Road Park is located 170m to the east of the site and includes a children's playground.
- 2.12 The site is in a highly sustainable location for public transport links with a high frequency of bus and Metrolink services available on Princess Road to the west and Burton Road to the east connecting to Manchester City Centre and surrounding areas.
- 2.13 Withington Metrolink stop is located 420m to the west of the site and Burton Road Metrolink stop is located 480m to the east.
- 2.14 The site is not located in or close to a Conservation Area or any Listed Buildings.
- 2.15 The site is located in Flood Zone 1 where a low probability of flooding is anticipated. Given the site covers an area of less than 1 hectare, a Flood Risk Assessment is not required.
- 2.16 The site has low ecological value as detailed in the accompanying Ecological Appraisal by Envirotech.
- 2.17 In summary, the site is a infill site in the built up area of West Didsbury and is a highly sustainable location for residential development being within walking distance of schools and amenities and well connected to the wider surroundings by bus and Metrolink.

Planning History

- 2.18 In 2018 an application was submitted by NHS Property Services for redevelopment of the site (application reference: 127178/00/2020). The application was made in outline for an apartment block of three storeys comprising four apartments with two, 2-bedroom duplex apartments and two, 1-bedroom apartments. The application proposed six parking spaces positioned at a 45-degree angle along the right side of the access road.

Following objections to the scheme with regard to the scale of the proposal and concerns about the parking, the application was withdrawn in December 2020.

3. PRE-APPLICATION CONSULTATION

- 3.1 This section provides a summary of pre-application consultation with Manchester City Council (“MCC”) planning officers and the local community.

Pre-Application with Manchester City Council

- 3.2 Advice was sought from MCC planning officers as part of the design process and in the preparation of this planning application.
- 3.3 An initial design and feasibility report for a proposal for a pair of three storey, semi-detached houses was submitted to officers at MCC for comment in October 2021.
- 3.4 Feedback from officers related to the scale and massing of the proposed houses and the Applicant was asked to look at ways in which the massing of the upper storey could be broken down. It was also noted that whilst 1 car parking space per unit is typically sought on residential schemes in sustainable locations such as this, a balance would need to be struck for this location given existing on-street parking pressures.
- 3.5 Following the pre-application meeting, the proposal was revised to a 2.5 storey proposal by reducing and setting back the second floor bedroom and bathroom from the building line and removing design framing and feature fins. This visibly reduced mass to the second floor accommodation with the design of upper floor windows and balconies limiting overlooking.
- 3.6 A meeting was held with a planning officer on 17 November 2021 where further detailed comments on materials, car parking and submission requirements were discussed, which have all been addressed in the application.

Community Engagement

- 3.7 The applicant notified neighbours of the proposals through a leaflet drop including details of the proposal and a contact email for questions and feedback. A copy of the leaflet is provided at **Appendix 2** together with a map showing the distribution area, which was agreed with MCC planning officers. Ward councillors were also notified. At the time of writing only one response from a neighbour has been received and the applicant is in the

process of obtaining their feedback. The applicant is also in communication with one of the ward councillors.

4. PROPOSED DEVELOPMENT

- 4.1 The application proposals are described fully in the Design and Access Statement prepared by Project 3 Architects and are illustrated on the suite of application drawings. A summary is provided below.
- 4.2 The application seeks full planning permission for the erection of two dwellings consisting of a pair of semi-detached, 4-bedroom houses together with landscaping and car parking.
- 4.3 The dwellings are two storey with a third storey set back comprising a master bedroom with en-suite bathroom. The remainder of the second floor is outdoor space in the form of a roof terrace to the south and a private bedroom balcony to the north. Both upper outdoor levels have side screening to ensure privacy for existing and proposed residents.
- 4.4 Modern design and materials are proposed in keeping with the local vernacular and include buff brick, white brick, GRC framing and aluminum windows. The houses include a green roof with solar panels and each house has it's own private rear garden.
- 4.5 The houses will be accessed from a shared access drive from Cavendish Road. There will be two parking spaces for each dwelling with one additional visitor parking space each of grasscrete construction demarcating it as an occasional parking space and enhancing the landscape of the site.
- 4.6 Landscaping to the site includes a 'boulevard' of silver birch trees and hedgerow planting to the access road, low level planting to the front elevation of the houses to create an area of defensible space, and rear garden boundary hedgerow for improved views and to provide privacy screening. The flat roof will be planted with sedum.
- 4.7 A bin store to accommodate 4 no. 240l bins is shown on the Proposed Site Plan (drawing no. 0682-P3A-ST-XX-DR-A-05001) and details of waste storage and collection are provided on the Waste Pro-Forma submitted with the application.

5. PLANNING POLICY

- 5.1 This section of the Statement summarises the key planning policies for the consideration of the application.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act requires all planning applications to be determined in accordance with the development plan unless material considerations indicate otherwise.
- 5.3 The relevant adopted development Plan for the site comprises:
- Manchester Core Strategy (adopted 2012)
 - The saved policies of the Unitary Development Plan (adopted 1995)
- 5.4 Other material considerations relevant to the application in planning policy terms include:
- National Planning Policy Framework
 - National Planning Practice Guidance
 - Guide to Development in Manchester SPD
 - Manchester Residential Quality Design

Manchester Core Strategy (2012)

- 5.5 Manchester's Core Strategy was adopted in July 2012 and outlines the Council's vision for Manchester in 2027. It provides planning policies which will be used to deliver the vision.
- 5.6 Key spatial principles to guide the strategic development of Manchester are set by **Policy SP1 – Spatial Principles**. This policy identifies the Regional Centre as the focus for economic activity and high quality city centre living, and Manchester Airport as a second hub of economic activity. Beyond these areas, which includes the application site, the emphasis is on the creation of neighbourhoods of choice providing high quality and diverse housing in a distinct environment.
- 5.7 **Policy H1 - Housing Provision** identifies that approximately 60,000 new dwellings will be provided in Manchester between March 2009 and March 2027 equating to an average of 3,333 units per year. The policy states the emphasis outside of the City Centre and the

City's Inner Areas is to increase the availability of family housing. It is expected that South Manchester will provide 3,240 dwellings over the plan period (5% of new housing in the City). New development will contribute to creating mixed communities, reflect the spatial distribution, take into account the availability of developable sites in these areas and prioritise sites in close proximity to centres or high frequency public transport routes.

- 5.8 **Policy H6 - Housing in South Manchester** states that 5% of new residential development will take place in South Manchester over the lifetime of the Core Strategy. Outside the district centres priorities will be for housing meeting identified shortfalls, including family housing. The supporting text at paragraph 9.27 states the the small proportion of new development reflects the lack of land available in South Manchester with only 5% of sites identified in the SHLAA being in South Manchester.
- 5.9 **Policy T1 - Sustainable Transport** will support development that *inter alia*: improves choice by delivering alternatives to the car; promotes regeneration and economic vitality by relieving traffic congestion and improving access to jobs and services; improves access to transport services and facilities for all; and facilitates modes of transport that reduce carbon emissions.
- 5.10 **Policy T2 - Accessible Areas of Opportunity and Need** states that Council will manage the pattern of development to ensure development is located with good access to the City's main economic drivers; is located easily accessible by walking, cycling and public transport; provide appropriate car parking facilities taking into account the guidance at Appendix B of the Core Strategy. Policy T2 also notes that the Council will take the circumstances of each proposal into account to establish what level of parking appropriate.
- 5.11 **Policy EN1 - Design Principles and Strategic Character Areas** expects development to follow the seven principles of urban design and have regard to the strategic character area in which the development is located. The application site is located in the southern character area where development is expected to retain the identity and focus of activity associated with the historic district centres and along the radial routes should be commensurate in scale with the prominence of its location.
- 5.12 **Policy EN 4 - Reducing CO2 Emissions by Enabling Low and Zero Carbon Development** seeks to reduce fuel poverty and decouple growth in the economy, growth in CO2 emissions, and rising fossil fuel prices, through the following the principle of the Energy

Hierarchy and taking advantage of opportunities for low and zero carbon energy supplies.

- 5.13 **Policy EN8 - Adaptation to Climate Change** lists criteria for development to have regard to, such as appropriate drainage, green infrastructure including green roofs, and passive design.
- 5.14 **Policy EN9 – Green Infrastructure** states new development should maintain existing green infrastructure and the policy encourages green roofs, tree planting and other forms of green infrastructure.
- 5.15 **Policy EN14 - Flood Risk** reflects national planning policy to direct development away from sites at greatest risk of flooding, and towards sites with little or no risk of flooding. Site specific flood risk assessments are required for all development proposals on sites greater than 0.5 hectares. All new development should minimise surface water run-off including through Sustainable Drainage Systems.
- 5.16 **Policy EN15 - Biodiversity and Geological Conservation** requires developers to identify and implement reasonable opportunities to enhance or create new biodiversity.
- 5.17 **Policy EN 19 - Waste** states that developers will be required to submit a waste management plan to demonstrate how the waste management needs of the end user will be met.
- 5.18 **Policy DM1 - Development Management** lists a range of criteria to have regard to in the consideration of development proposals.

Manchester Unitary Development Plan (1995)

- 5.19 The policies of the UDP are now over 27 years old and are of limited weight to the consideration of this application.

National Planning Policy Framework (NPPF)

- 5.20 NPPF advocates that the purpose of the planning system is to contribute to the achievement of sustainable development, which is at the heart of the NPPF. Paragraph 11 states that:

"Plans and decisions should apply a presumption in favour of sustainable development. ... For decision – taking this means.... Approving development proposals that accord with an up to date development plan without delay."

- 5.21 Of most relevance, the NPPF identifies a Government objective to significantly boost the supply of new homes (Paragraph 60); realise opportunities from existing transport infrastructure (Paragraph 104); make efficient use of land taking into account infrastructure and services and prevailing character (Paragraph 124); and development should create high quality, beautiful and sustainable buildings creating better places in which to live and work (Paragraph 126).

Guide to Development in Manchester SPD (2007)

- 5.22 This document provides guidance to support and enhance the ongoing shaping of the City by providing a set of reasoned principles which will guide developers, designers and residents to the sort of development sought in Manchester.

Manchester Residential Quality Guidance (2017)

- 5.23 This document requires residential development to demonstrate the highest quality of design in accordance with it's recommended approach. If a proposed development does not comply, justification is required.
- 5.24 The document sets out nine components to inform and create high quality residential development. The proposal is assessed against the nine components in the accompanying Design and Access Statement.
- 5.25 With regard to separation distances between buildings, the guidance notes that:

whilst the the norm is for a back-to-back distance of 20m, this can be restrictive and a reduction may be appropriate where facing uses are compatible, there remains a sufficient amount of daylight and residents enjoy a sense of space without feeling overcrowded.

Consideration should be given to ways of reducing direct overlooking; for example organising internal rooms so that living spaces are not arranged opposite bedrooms.

- 5.26 With regard to car parking, outside of the city centre 100% provision is a starting point and cycle storage should be safe and secure and residents should feel safe using it.

6. PLANNING ASSESSMENT

- 6.1 The key planning considerations in the determination of this application are considered in this section.

Principle of Development

- 6.2 The site is not allocated for any particular use but it is located in a predominantly residential area and therefore the proposal for housing is in keeping with the surroundings.
- 6.3 The site is located in South Manchester and is outside of the local centre where the preference is for family housing as identified by Core Strategy Policy H6. The proposal fully accords with this policy, and given the policy notes the constrained supply of land in South Manchester, the contribution the site makes to housing supply is a clear benefit.
- 6.4 The site is in a highly sustainable location as evidenced in Section 2 of this SPS and in the Design and Access Statement being in close proximity to amenities and transport links. It is therefore a suitable location for housing and a priority site for new development in accordance with Core Strategy Policy H1.
- 6.5 The principle of housing at the site aligns with the NPPF, which seeks to achieve sustainable development; significantly boost the supply of homes; and make efficient use of land and opportunities by existing infrastructure and services.
- 6.6 Overall, the principle of residential development at this location accords with the development plan and the NPPF. The key considerations for the application therefore relate to detailed development management considerations assessed below.

Design

- 6.7 The application design has evolved following pre-application consultation and review of the previous NHS Property Services proposal for a 3-storey block of 4 apartments.
- 6.8 The proposal is of a scale in keeping with the surrounding vernacular balancing medium density 3 and 4 storeys buildings to the west and south of the site with the single storey Mental Health facility and nursing home to the east. The transitional nature of the site between differing scales from west to east is appropriately addressed through the design of a 2.5 storey proposal with reduced massing to the second floor.

- 6.9 Materials are in keeping with the modern appearance and identity of the surrounding area of West Didsbury and contribute to creating a distinct environment in accordance with Policy H6 and the Residential Quality Guidance.
- 6.10 Sustainable design measures to contribute to tackling climate change are incorporated into the design through maximising natural lighting and cooling and a proposed green roof with solar panels to accord with Core Strategy Policies EN4 and EN8.
- 6.11 An assessment of the proposals and accordance with the nine components of high quality residential design in the Residential Quality Guidance is provided in the accompanying Design and Access Statement demonstrating high quality and practical space, light and access and reinforced local distinctiveness through use of modern materials, contemporary design and appropriate scale and density.

Privacy and Amenity

- 6.12 The site is located in a dense urban area of South Manchester where existing buildings are predominantly three and four storey in a dense urban grain.
- 6.13 Figure 9 of the Design and Access Statement notes the separation distances between the proposal and neighbouring buildings as well as typical distances between existing buildings. Habitable room windows to the front and rear elevations of the proposed houses meet or are in excess of the guideline standard of 20m.
- 6.14 No windows are proposed to the side elevations of the houses and privacy from the balconies is protected through use of opaque glazing to the rear terrace and by the angled wall design to the private bedroom balcony. In any case, the distance from side elevations to existing buildings is in keeping with the prevailing scale and urban grain as demonstrated by the noted separations distances shown in the Design and Access Statement.
- 6.15 In terms of the relationship of the proposal with Monet Lodge to the east, there are no habitable room windows to the western elevation of Monet Lodge and therefore no impact on privacy.
- 6.16 Figure 10 of the Design and Access Statement provides sun path analysis at various times of day and year. The only slight impact of overshadowing is in winter mornings. All other times of day and year there is no impact of overshadowing on neighbouring buildings and

associated amenity space demonstrating overall there is no unacceptable impact on overshadowing in accordance with Core Strategy Policy DM1 and the Residential Design Guidance.

- 6.17 Overall, the proposal follows the design principles of the Residential Quality Guidance with a proposal in keeping with prevailing density and separation distances with good design to further mitigate any impact on privacy for existing and new residents. The proposal therefore accords with Core Strategy Policy DM1 and the Quality Guidance.

Access and Parking

- 6.18 The proposed houses will use the existing shared access from Cavendish Road. The accompanying Transport Technical Note demonstrates the access is acceptable in highways safety terms and includes a suitable turning area.
- 6.19 Two parking bays per house are provided with one additional bay as an occasional/visitor bay. Core Strategy Policy T2 notes that parking will depend on the circumstances of the proposal. Given local concerns with on-street parking pressures in the area, the increased car parking provision is justified and supported by Policy T2 and the Residential Quality Guidance which notes, *"there is no 'one size fits all' approach to car parking and it should be considered on a site by site basis"*.
- 6.20 Provision for cycle storage in the rear gardens is a safe and secure approach in accordance with the Residential Quality Guidance.
- 6.21 In summary, there are no highways, parking or access constraints to the application proposal and it complies with the relevant transport related policies.

Other Technical Considerations

- 6.22 Other technical considerations are summarised below with reference to the relevant supporting reports and policy where necessary.
- **Trees** – There are no trees within the red line of the application site. There are however trees located to the site boundary. The Arboricultural Impact Assessment and Arboricultural Methods Statement (AMS) concludes that a precautionary method of working near trees (as detailed in the AMS) will be sufficient to protect the existing trees, which together with the proposed green

infrastructure including a green roof and new tree planting, accords with Core Strategy Policy EN9.

- **Ecology** – A Phase 1 Habitat Survey concludes the site has poor ecological value and there will be no significant loss as a result of the development of the site. Reasonable opportunities for enhancement are limited given the scale of the site and nature of the surrounding urban area, however the landscaping proposals and a green roof seek opportunities for net gain in accordance with Core Strategy Policy EN15.
- **Drainage** – the site is in Flood Zone 1 and is therefore an appropriate location for residential development in flood risk terms in accordance with Core Strategy Policy EN14. The accompanying Drainage Strategy provides details of the proposed infiltration strategy which accords with sustainable drainage principles thereby according with Core Strategy EN14.
- **Ground Conditions** – the suitability of the site for residential development taking account of ground conditions has been assessed in the submitted Geoenvironmental Appraisal which concludes that the risk to human health is low and makes recommendations for further investigations which can be dealt with via planning condition.

Summary

- 6.23 This section has demonstrated the proposal accords with the Manchester Core Strategy and the NPPF and the supporting technical reports demonstrate the proposal is acceptable in all regards.
- 6.24 The proposal is a sustainable development as defined by NPPF making efficient use of land in a highly accessible location to deliver high quality family housing in keeping with the prevailing character of this area of West Didsbury.

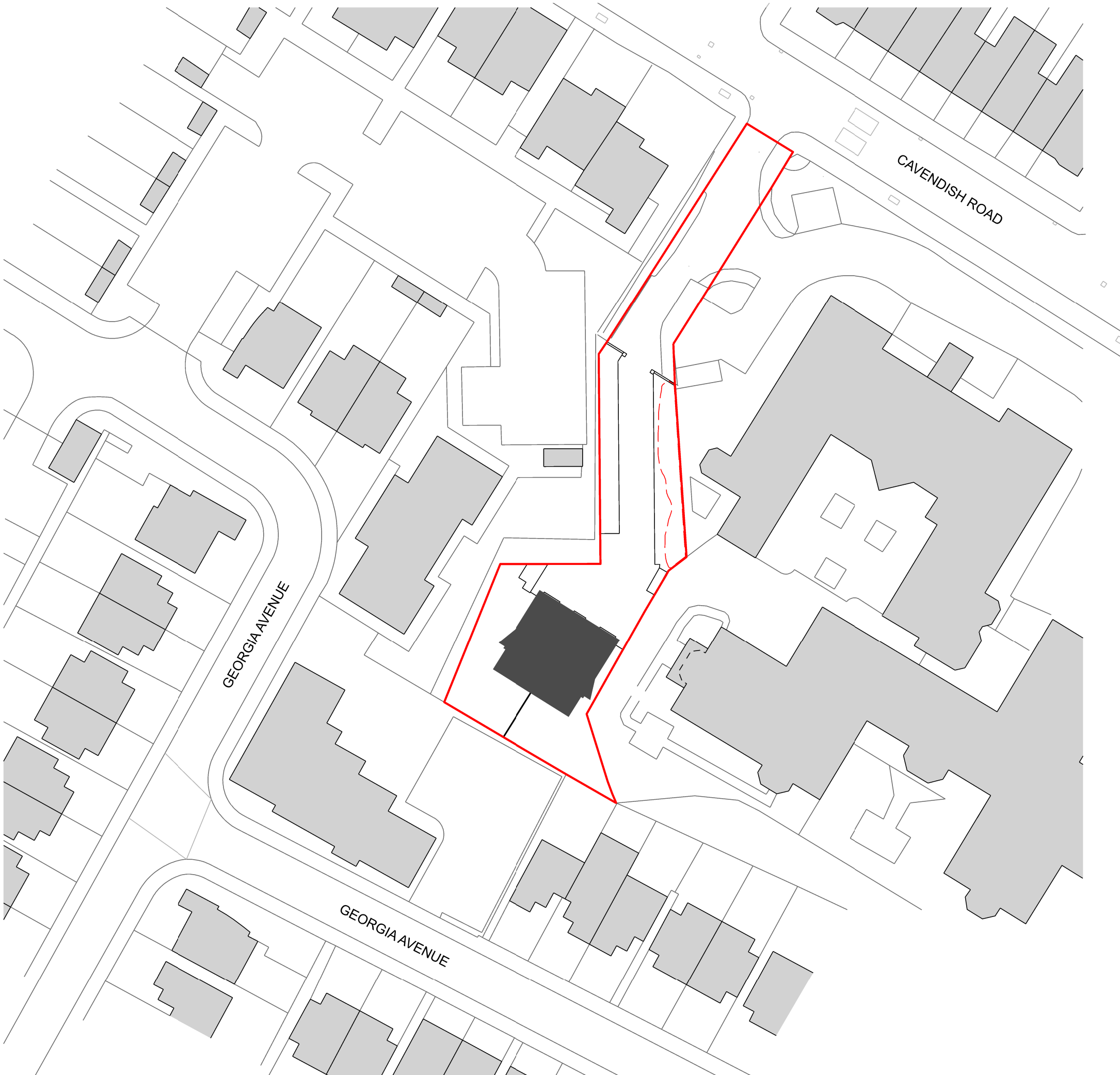
7. CONCLUSION

- 7.1 This Supporting Planning Statement has been prepared on behalf of Henderson Homes (JV) Ltd in support of an application for the “*Erection of two dwellings (Use Class C3), parking and landscaping*” at Land at Cavendish Road, West Didsbury.
- 7.2 This statement has demonstrating the sustainability and suitability of the site to accommodate residential development.
- 7.3 To conclude, the proposal accords with the development plan and NPPF and will deliver sustainable development in the following ways:
- It will deliver new homes in South Manchester, an area constrained by land supply and identified as in need of family housing.
 - It will deliver high quality development with high quality design in keeping with the character of the area.
 - It will deliver appropriate separation distances and design measures to safeguard privacy which are in keeping with the surrounding character, scale and density.
 - Sustainable design measures to contribute to tackling climate change are incorporated into the design through maximising natural lighting and cooling, use of permeable surfaces for sustainable drainage; and a proposed green roof with solar panels.
 - The applicant has sought the views of the local authority and local community taken on board feedback in formulating the design by reducing scale and including appropriate car parking spaces.
 - The proposal incorporates appropriate access, parking, waste storage, and landscaping.
- 7.4 Overall, the development accords with the development plan and, in accordance with NPPF Paragraph 11, the application should therefore be approved without delay.

APPENDICES

APPENDIX 1

Site Location Plan



Notes:

All dimensions are in millimetres unless otherwise noted.
All dimensions to be checked on site before proceeding with work.
All omissions and discrepancies to be reported in writing to Project 3 Architects Ltd.
Areas indicated on this drawing are approximate and indicative only.
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P01	18/02/22	Planning	MS
Rev:	Date:	Description:	By:



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Project:
Land at Cavendish road,
West Didsbury
Title:
Location Plan

Status:	Scale @ ISO A3:
PLANNING	1:500
Drawing Number:	Revision:
0682-P3A-ST-XX-DR-A-01001	P01

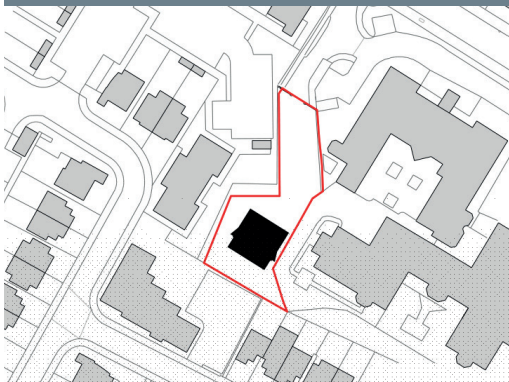
APPENDIX 2

Consultation Leaflet and Distribution Map

Housing Development at Cavendish Road, West Didsbury

On behalf of Henderson Homes, Asteer Planning LLP would like to notify you about a planning application we will shortly be submitting for the construction of two new family homes on an infill plot in West Didsbury.

The NHS owned site is located off Cavendish Road, West Didsbury.



Have Your Say

We want to notify you of the proposal and give you the opportunity to provide us with any comments or ask any questions you may have, before we submit the planning application to Manchester City Council.

You can submit your views and questions to us at:

Email: admin@asteerplanning.com

Post: Asteer Planning, Mynshulls House,
14 Cateaton Street, Manchester M3 1SQ

You will also have the opportunity to comment on the application through Manchester City Council's own public consultation process once the application is formally submitted.

The Proposal

The application will seek full planning permission for the construction of a pair of two storey with third storey set back, semi detached homes with rear gardens and car parking spaces.

The new homes have been carefully designed to meet the Council's privacy standards and separation distances with neighbouring buildings and include sustainable features such as green roofs and solar panels.

Thank you for your time.



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