REASON FOR REFUSAL ON PREVIOUS SCHEME

1) Overlooking/associated loss of privacy of the adjoining site to the west, which in turn would prejudice its redevelopment.

REVISED SCHEME

The new development now incorporates a single block that is set further away from the adjoining site to the west. The gable elevation of the block now sits approx. 14.5m away from the boundary wall and therefore approx. 16m+ from the adjoining site that is seperated by a public pathway that leads to the brook. There are also now no habitable room windows that face the adjacent site.

This therefore allows the adajcent site to remain as a development apportunity.

The boundary between the two sites will also be hedged to provide further security and as car parking was a demand in the previous scheme. More car parking spaces have been proposed.

REASON FOR REFUSAL ON PREVIOUS SCHEME

2) The proposed layout is dominated by built form, hard standing and off-road parking. The lack of a setting to the development caused by an imbalance between hard standing, car parking and green space would create a negative and visually harmful feature, detrimental to visual amenity and the general character of the area.

REVISED SCHEME

With any development scheme, parking spaces are an important factor in the development. Previously the scheme involved 42 residential Units and 28 Car Parking Spaces (67%).

The revised scheme now has 35 Units and 31 car parking spaces (89%).

Therefore the issue in regards to parking demand has been improved.

Further areas of green spaces / landscaping have also been introduced. As always, there is sometimes a compromise between hard and soft landscaping. However due to the close prxomity to the Boggart hole brook, there is a public trail and plethora of tree's and landscaping which nestles in well with the scheme.

REASON FOR REFUSAL ON PREVIOUS SCHEME

3) The proposed access arrangement would allow for a shared access for residential occupiers of the proposed development and patrons of the neighbouring Conservative Club. This would open up the rear of the building and associated car park as a semi-public area, which in turn would undermine the safety and security of residential occupiers, as well as having a harmful impact to their living conditions as a result of increased levels of activity, noise and disturbance at the rear of the site.

REVISED SCHEME

A gate will now seperate the scheme with the Conservative Club and houses on Middleton Old Road. This will be fob operated and each resident will have a key therefore creating a private space for the residents and keeping it as a private area.

PREVIOUS SCHEME

NEW SCHEME