

**ADVANCE SUPPLEMENTARY REPORT**  
**TO THE PLANNING COMMITTEE**  
**18<sup>th</sup> June 2015**

**Agenda item 10**

**Application ref. 15/00308/FUL**

**Former Garage Site, Queensway, Westlands**

Since the preparation of the agenda report a further statement from the applicant's agent in relation to justifying the design credentials of the proposal has been received. This is in light of objections regarding the appearance of the development.

In the main the argument made is that the two sets of semi-detached dwellings proposed provides a symmetrical arrangement within the site, comparable with the layout presented by the larger semi-detached dwelling groupings along The Plaisance to the north and Kingsway East to the south. The applicant's view is that whilst there are examples of larger detached dwellings in the surrounding area, these are situated in larger plots thus maintaining the consistent scale of built development within the wider Westlands area.

They also advise that to redesign the layout to provide a pair of semi-detached dwellings and a single modest detached house would not follow the predominant scale and layout exhibited elsewhere, and also a small detached dwelling (positioned in the context of the wider application site) would increase the costs of construction and thus is likely to increase the purchase price of the property to a level that would position the property outside the budget of the typical purchaser. This would effectively result in the cost of all three properties increasing in order to cover these costs, thus potentially taking these properties out of reach of their target market.

Officer comments

The size of the plots for the proposed dwellings is considerably smaller than the dwellings in the surrounding area and would detract from the established structure and layout of the area which is relatively uniform. In addition the design and appearance of the proposed dwellings does not reflect the character of the area and is considered harmful.

**The recommendation remains unaltered.**