

PLANNING STATEMENT

Application to approve conditions reserved from outline approval, reference 2020/0023

Outline Approval dated 22 April 2020

The site retains its use as approved in the previous submission. The present use is for the storage of cars for subsequent sale. The site is sandwiched between current commercial units facing Summer Lane and adjacent modern apartment development, Newton Court. The proposal is considered to be sympathetic to the adjacent residential use. The site has good local public transport directly to the town centre but is considered to be accessible by foot to the centre and ongoing commutes.

The details provided maintain the principles and design of the outline approval.

Facing Materials are submitted as follows.

lbstock Surrey Red Multi wire cut facing brick.

Durasid Vertical ANTHRACITE Grey cladding

K-Rend silicone render in off white.

Anthracite grey triple glazed windows with matching colour composite doors.

The proposed development would incorporate landscaping and amenity space to the rear with access from Newton Street.

The layout again follows the detail as approved in outline form, incorporating 2 no vehicle electric charging points and secure bicycle store facility. Secure bin store areas are similarly provided within the development. Access to the existing site is via Newton Street, this access will be maintained, and it mirrors the existing access to the adjacent Newton Court development.

We respectfully submit that all further details are provided on the submission plans that are consistent with the outline approval.