



## Introduction

Following a referral by a local commercial agent, Plan-A were approached by the owner of the garage to advise in respect of the site's potential for redevelopment following his impending retirement.

## The Site

The site is located on a corner plot within a predominantly residential area, although only a short distance from the town centre. Whilst it fell within the town's conservation area, the garage site was identified within the Council's Conservation Area Appraisal as a negative feature, with particular attention drawn to the poor proportioning and horizontal emphasis of the two large single storey buildings which occupied the site. In policy terms, its relatively central location within the town's built-up area meant that a residential based redevelopment scheme would be acceptable in principle. However, the detailed design and layout of any proposals would need to successfully address all other relevant planning considerations.

## Our Approach

Prior to our involvement, a formal pre-application enquiry had been submitted by the owner in respect of an apartment based scheme. Whilst the associated sketch proposals were considered to respect the scale and character of adjoining development, the Council advised that the submitted scheme would fail to preserve the character and appearance of the Conservation Area.

Following our appointment and assessment of the initial pre-application feedback, our approach was to recommend an alternative design approach, working in conjunction with one of our key architect contacts. This substituted the apartment block as initially proposed with three town houses, each of which featured a large gabled roof to the principal elevation. The supplementary pre-application advice we obtained in respect of this revised design solution was far more positive, although did require some further development of the design prior to both submission and determination of the planning application.

Due to the town's archaeological sensitivity, and the presence of underground fuel tanks relating to the garage use, we commissioned an archaeological appraisal and geo-environmental study on our client's behalf. A drainage engineer was also engaged to provide a Flood Risk Assessment and surface water drainage strategy to ensure that the proposed development did not increase off-site flood risk.



Having coordinated the resultant outputs from the various consultant disciplines involved with the scheme, we put together a robust planning application which addressed all relevant material considerations. As a consequence, no adverse consultation responses were received in respect of the proposed development and it was approved by the case officer under their delegated powers.

The site was subsequently sold with the benefit of planning permission. It was bought by a developer who made a number of minor revisions to the design of the development prior to building out the scheme and selling each of the 3 units.

