

Audrey Brown

From: Andy Baxter
Sent: 13 May 2024 15:51
To: Audrey Brown
Cc: Paul Williamson; Christine McLaren;
Subject: RE: LRB correspondence - STL refusals

In relation to point ii) of your letters of the 19 April, the introduction of the Council's non-statutory guidance strengthens the justification for the refusal decisions for both 23/01079/FLL (4 Monart Road) and 23/01091/FLL (14 Monart Road).

The LRB will be aware that the location of proposed STL is the key considerations for new STLs, with the other 5 considerations listed on Pages 4 and 5 of the guidance also relevant.

Both these sites are located within a predominantly residential area that is not defined within the LDP2 as being within either the City Centre or Town Centre, and both proposals are located within flatted blocks where there would be concerns over the impact on other existing residential (flatted) properties - via shared entry and communal areas internally. The proposals, if approved would have an unacceptable on the local amenity and the (residential) character of the area, which is contrary to the requirements of the non-statutory guidance as well as the relevant parts of the Development Plan listed on the decision notices.

Hope this helps,

Andy