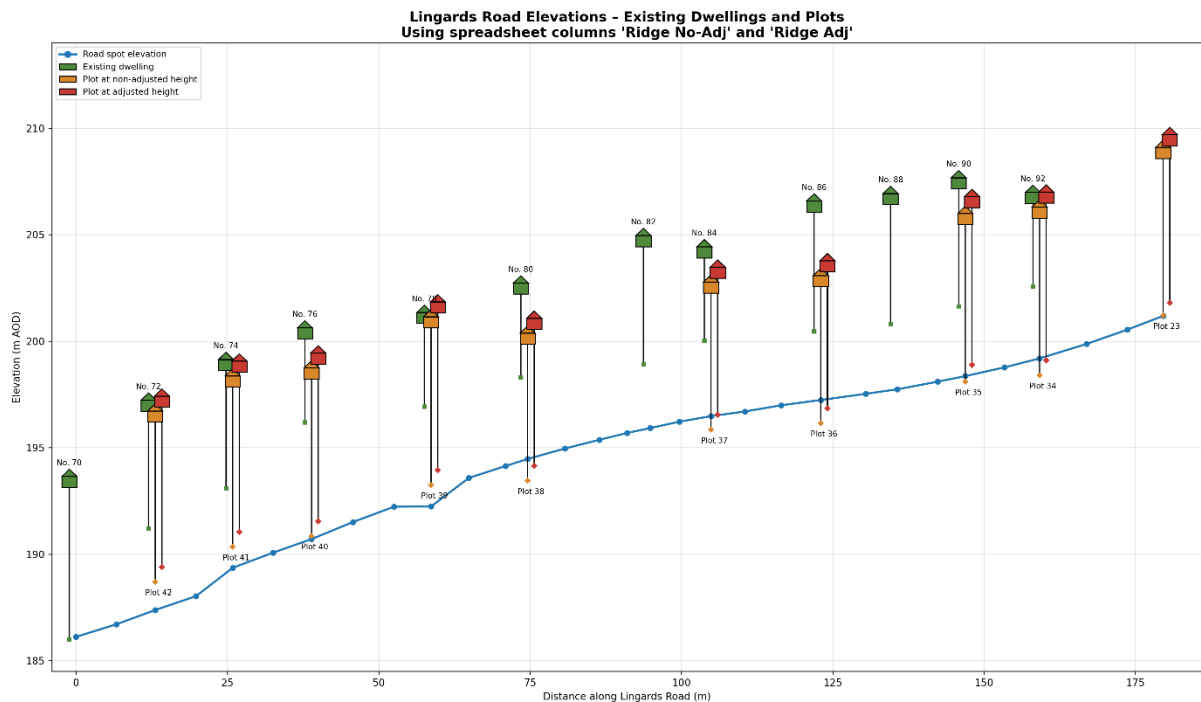


Plot 23 and the Potential Knock-On Effect Along the Lingards Road Frontage



The graph above illustrates the relationship between the ridge heights of the established dwellings on Lingards Road and the approved ridge heights of the development opposite. Existing dwellings are shown in green, the non-adjusted/approved plot ridges in orange, and an indicative adjusted scenario in red.

This is relevant to 2026/91657 and Plot 23 because the Council has now established that Plot 23 has been constructed above its permitted level. Plots 34 and 35, which continue the same frontage, are also being investigated in respect of their levels. If these first three dwellings are not corrected so as to comply with their respective permissions, there is a legitimate concern about the physical level from which the remaining, as yet unbuilt, Lingards Road plots may subsequently be set out.

That concern is particularly significant given the reasoning behind the original permission. The officer report expressly referred to “keeping the heights of units to a minimum” and to designing the roof forms so as to maintain a low profile and reduce their evident height. At the February 2023 Planning Committee there was also an explicit warning that engineering changes could have “a knock on impact on the height elements of the site.”

The graph illustrates what such a knock-on effect could mean in practice. It does not assert that the unbuilt plots are already too high, or that they will inevitably be constructed too high. For those plots, the red position is an indicative scenario applying an adjustment of approximately 0.697m, derived from the average elevation discrepancy presently indicated by Plots 23, 34 and 35.

What is noticeable is that the effect is not simply to move every new ridge upwards by a small amount. It changes some of the relationships which the approved scheme would otherwise have maintained between the new development and the established frontage opposite.

For example, on the approved figures Plot 42 has a ridge of approximately 197.06m AOD, below the 197.57m ridge of No.72. With the indicative adjustment, Plot 42 would rise to approximately 197.76m AOD, placing its ridge above No.72.

Similarly, Plot 39 has an approved ridge of approximately 201.49m AOD, below the 201.69m ridge of No.78. With the indicative adjustment it would rise to approximately 202.18m AOD, again reversing the intended relationship and placing the new dwelling above the ridge of the established property opposite.

This demonstrates why the treatment of Plot 23 cannot sensibly be viewed in isolation. Plot 23 is the first and most prominent part of this sequence of development along Lingards Road. If its excessive level is allowed to remain through 2026/91657, particularly if excessive levels at Plots 34 and 35 are also left uncorrected, those constructed dwellings risk establishing a different physical height relationship from the one authorised by the approved scheme.

Conversely, correcting Plot 23 to its permitted level, and correcting Plots 34 and 35 if their investigated levels are confirmed to be excessive, would restore the approved basis from which the remainder of the frontage can be constructed.

The graph therefore does not illustrate an unavoidable consequence of the approved development. It illustrates a potential knock-on consequence if the excessive levels of the first constructed plots are allowed to remain and influence what follows.

That would be difficult to reconcile with the original design objective of keeping the heights of units to a minimum, and is a further reason why the height and overall planning impact of Plot 23 should be given particular scrutiny when determining 2026/91657.