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| Location | 16 Tretawn Gardens London NW7 4NR | | | | |
| Reference: | 16/3231/HSE | Received: 17th May 2016 | Accepted: 19th May 2016 | | |
| Ward: | Mill Hill | Expiry 14th July 2016 | | | |
| Applicant: | Mr L Gainsley | | | | |
| Proposal: | <p>Demolition of existing ground floor side and rear extension and erection of part single, part two storey side and rear extensions. Conversion of garage into habitable space. Construction of a new crown roof including increase in ridge height one dormer to each side elevation and 1no rooflight to the rear elevation. Creation of lower ground floor with insertion of high level windows to rear elevation to serve the lower ground floor</p> | | | | |

Recommendation: Approve subject to conditions

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: Planning Statement by Apcar Smith dated May 2016; Structural Design Philosophy by Coyle Kennedy Consulting Engineers; Design and Access Statement by Wolff Architects; Drawing no. 1516-PL-000; Drawing no. 1516-PL-001; Drawing no. 1516-PL-010; Drawing no. 1516-PL-011; Drawing no. 1516-PL-012; Drawing no. 1516-PL-013; Drawing no. 1516-PL-020; Drawing no. 1516-PL-022; Drawing no. 1516-PL-024; Drawing no. 1516-PL-030; Drawing no. 1516-PL-209; Drawing no. 1516-PL-210; Drawing no. 1516-PL-211; Drawing no. 1516-PL-212; Drawing no. 1516-PL-213; Drawing no. 1516-PL-220; Drawing no. 1516-PL-222; Drawing no. 1516-PL-224; Drawing no. 1516-PL-230; Drawing no. 1516-PL-240.

Reason: For the avoidance of doubt and in the interests of proper planning and so as to ensure that the development is carried out fully in accordance with the plans as assessed in accordance with Policies CS NPPF and CS1 of the Local Plan Core Strategy DPD (adopted September 2012) and Policy DM01 of the Local Plan Development Management Policies DPD (adopted September 2012).

- 2 This development must be begun within three years from the date of this permission.

Reason: To comply with Section 51 of the Planning and Compulsory Purchase Act 2004.

- 3 The materials to be used in the external surfaces of the building(s) shall match those used in the existing building(s).

Reason: To safeguard the visual amenities of the building and surrounding area in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012) and Policies CS NPPF and CS1 of the Local Plan Core Strategy (adopted September 2012).

- 4
 - a) Before the development hereby permitted is first occupied, details of privacy screens to be installed shall be submitted to and approved in writing by the Local Planning Authority.
 - b) The screens shall be installed in accordance with the details approved under this condition before first occupation or the use is commenced and retained as such thereafter.

Reason: To ensure that the development does not prejudice the amenity of future occupiers or the character of the area in accordance with policies DM01 and DM02 of the Development Management Policies DPD (adopted September 2012), the Residential Design Guidance SPD (adopted April 2013) and the Sustainable Design and Construction SPD (adopted April 2013).

- 5 Notwithstanding the provisions of any development order made under Section 59 of the Town and Country Planning Act 1990 (or any Order revoking and re-enacting that Order) no windows or doors, other than those expressly authorised by this permission, shall be placed at any time in the side elevation(s), of the extension(s) hereby approved, facing no.14 and no.18 Tretawn Gardens.

Reason: To safeguard the privacy and amenities of occupiers of adjoining residential properties in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 6 The roof of the extension hereby permitted shall only be used in connection with the repair and maintenance of the building and shall at no time be converted to or used as a balcony, roof garden or similar amenity or sitting out area.

Reason: To ensure that the amenities of the occupiers of adjoining properties are not prejudiced by overlooking in accordance with policy DM01 of the Development Management Policies DPD (adopted September 2012).

- 7 No construction work resulting from the planning permission shall be carried out on the premises at any time on Sundays, Bank or Public Holidays, before 8.00 am or after 1.00 pm on Saturdays, or before 8.00 am or after 6.00pm pm on other days.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of adjoining residential properties in accordance with policy DM04 of the Development Management Policies DPD (adopted September 2012).

- 8 Prior to the commencement of the development hereby approved a Construction Management and Logistics Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be implemented and constructed in full accordance with the details approved under this Plan. This Construction Management and Logistics Plan submitted shall include, but not be limited to, the following information:

- i. details of the routing of construction vehicles to the site, hours of access, access and egress arrangements within the site and security procedures;
- ii. site preparation and construction stages of the development;
- iii. details of the measures to be implemented to manage the construction and minimise the impact of this process on the amenities of neighbouring occupiers and ground and surface water conditions in the area.
- iv. details of provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- v. details showing how all vehicles associated with the construction works are properly washed and cleaned to prevent the passage to mud and dirt onto the adjoining highway;
- vi. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vii. a suitable and efficient means of suppressing dust, including the adequate containment of stored or accumulated material so as to prevent it becoming airborne at any time and giving rise to nuisance;
- viii. noise mitigation measures for all plant and processors;
- ix. details of contractors car parking arrangements; and
- x. details of interim car parking management arrangements for the duration of construction.

Reason: To ensure that the construction of the proposed development does not prejudice the amenities of occupiers of neighbouring properties and ground and surface water conditions in the area and in the interests of highway and pedestrian safety in accordance with policies CS9, CS13, CS14, DM01, DM04 and DM17 of the Barnet Local Plan and policies 5.3, 5.18, 7.14 and 7.15 of the London Plan.

- 9 Prior to the commencement of the development or any works associated with this consent starting on site full details (including details of the existing ground conditions and ground water levels) of the measures that the development would include to prevent the development resulting in unacceptable impacts on drainage and ground and surface water conditions in the area shall be submitted to and approved in writing by the Local Planning Authority. The development hereby consented shall be implemented in full accordance with the details approve under this condition prior to its being occupied or brought into use.

Reason: To ensure that the proposed development does not result in unacceptable impacts on drainage and ground and surface water conditions in the area and to comply with policies CS13, DM01 and DM04 of the Barnet Local Plan.

- 10 a) No site works (including any temporary enabling works, site clearance or demolition) or development shall take place until details of temporary tree protection measures to be implemented at the site have been submitted to and approved in writing by the Local Planning Authority.
- b) No site works (including any temporary enabling works, site clearance and demolition) or development shall take place until the temporary tree protection measures approved under this condition have been erected around existing trees in full accordance with the details approved under this condition. This protection shall remain in position until after the development works are completed and no material or soil shall be stored within these protected areas at any time.

Reason: To safeguard the health of existing trees which represent an important amenity feature in accordance with Policy DM01 of the Development Management Policies DPD (adopted September 2012), Policies CS5 and CS7 of the Local Plan Core Strategy (adopted September 2012) and Policy 7.21 of the London Plan 2015.

Informative(s):

- 1 In accordance with paragraphs 186 and 187 of the NPPF, the Local Planning Authority (LPA) takes a positive and proactive approach to development proposals, focused on solutions. The LPA has produced planning policies and written guidance to assist applicants when submitting applications. These are all available on the Council's website. The LPA has negotiated with the applicant/agent where necessary during the application process to ensure that the proposed development is in accordance with the Development Plan.
- 2 The Community Infrastructure Levy (CIL) applies to all 'chargeable development'. This is defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Details of how the calculations work are provided in guidance documents on the Planning Portal at www.planningportal.gov.uk/cil.

The Mayor of London adopted a CIL charge on 1st April 2012 setting a rate of £35 per sq m on all forms of development in Barnet except for education and health developments which are exempt from this charge. Your planning application has been assessed at this time as liable for a £4,665.50 payment under Mayoral CIL.

The London Borough of Barnet adopted a CIL charge on 1st May 2013 setting a rate of £135 per sq m on residential and retail development in its area of authority. All other uses and ancillary car parking are exempt from this charge. Your planning application has therefore been assessed at this time as liable for a £17,995.50 payment under Barnet CIL.

Please note that Indexation will be added in line with Regulation 40 of Community Infrastructure Levy.

Liability for CIL will be recorded to the register of Local Land Charges as a legal charge upon your site payable should you commence development. Receipts of the Mayoral CIL charge are collected by the London Borough of Barnet on behalf of the Mayor of London; receipts are passed across to Transport for London to support Crossrail, London's highest infrastructure priority.

You will be sent a 'Liability Notice' that provides full details of the charge and to whom it has been apportioned for payment. If you wish to identify named parties other than the applicant for this permission as the liable party for paying this levy, please submit to the Council an 'Assumption of Liability' notice, which is also available from the Planning Portal website.

The CIL becomes payable upon commencement of development. You are required to submit a 'Notice of Commencement' to the Council's CIL Team prior to commencing on site, and failure to provide such information at the due date will incur both surcharges and penalty interest. There are various other charges and surcharges that may apply if you fail to meet other statutory requirements relating to CIL, such requirements will all be set out in the Liability Notice you will receive. You may wish to seek professional planning advice to ensure that you comply fully with the requirements of CIL Regulations.

If you have a specific question or matter you need to discuss with the CIL team, or you fail to receive a 'Liability Notice' from the Council within 1 month of this grant of planning permission, please email us at: cil@barnet.gov.uk.

Relief or Exemption from CIL:

If social housing or charitable relief applies to your development or your development falls within one of the following categories then this may reduce the final amount you are required to pay; such relief must be applied for prior to commencement of development using the 'Claiming Exemption or Relief' form available from the Planning Portal website: www.planningportal.gov.uk/cil.

You can apply for relief or exemption under the following categories:

1. Charity: If you are a charity, intend to use the development for social housing or feel that there are exception circumstances affecting your development, you may be eligible for a reduction (partial or entire) in this CIL Liability. Please see the documentation published by the Department for Communities and Local Government at https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/6314/19021101.pdf
2. Residential Annexes or Extensions: You can apply for exemption or relief to the collecting authority in accordance with Regulation 42(B) of Community Infrastructure Levy Regulations (2010), as amended before commencement of the chargeable development.
3. Self Build: Application can be made to the collecting authority provided you comply with the regulation as detailed in the legislation.gov.uk

Please visit
<http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>
for further details on exemption and relief.

Officer's Assessment

1. Site Description

The application site is a two storey detached dwelling located on the south eastern side of Tretawn Gardens within the Mill Hill ward. Due to the topography of the site, the properties are higher on the east. The change in ground levels is more evident from the front to the rear of the site, with the host property being sited at a higher level than the garden level.

2. Site History

Reference: W06052

Address: 16 Tretawn Gardens London NW7

Decision: Approved subject to conditions

Decision Date: 30 April 1979

Description: Single storey side/rear extension.

Reference: 15/07849/HSE

Address: 16 Tretawn Gardens London NW7 4NR

Decision: Refused

Decision Date: 04 February 2016

Description: Demolition of existing side and rear extension and erection of part single part two storey side and rear extension. Creation of basement level with rear access. Conversion of garage into habitable space. Roof extension including 2 no. side dormers and 1 no. rooflight to rear to facilitate crown roof loft conversion and increase in roof height.

Reason for refusal: The proposed extensions would, by reason of their design, size, scale, bulk and mass, collectively fail to represent subordinate additions to the host property that respect its original design and the proportions of the original building and which overly dominate the property and constitute an overdevelopment of the site, to the detriment of the character and appearance of the individual property and wider area.

Reference: 16/1444/HSE

Address: 16 Tretawn Gardens London NW7 4NR

Decision: Approved subject to conditions

Decision Date: 19 May 2016

Description: Demolition of existing ground floor side and rear extension and erection of part single, part two storey side and rear extensions. Conversion of garage into habitable space. Construction of a new crown roof including increase in ridge height one dormer to each side elevation and 1no rooflight to the rear elevation.

Reference: 16/4178/CON

Address: 16 Tretawn Gardens London NW7 4NR

Decision: Pending decision

Decision Date: N/A

Description: Discharge of conditions.

3. Proposal

The applicant seeks planning permission for the following development:

- Demolition of existing ground floor side and rear extension and erection of part single, part two storey side and rear extensions.
- Conversion of garage into habitable space.
- Construction of a new crown roof including increase in ridge height one dormer to each side elevation and 1no rooflight to the rear elevation.
- Creation of lower ground floor with insertion of high level windows to rear elevation to serve the lower ground floor

The majority of the works are identical to the extant application (16/1444/HSE) including the extensions at ground floor, first floor and roof level; the only change is the addition of the lower ground floor including insertion of the high level windows.

At ground floor, the extension would have a depth of approximately 7.2m across a width of 6.2m, near the boundary with no.18. At the other boundary the depth of the extension would be reduced by 3.7 m to match the existing rear elevation of no.14. The ground floor extension would have a flat roof with a height of 3.2m from the proposed raised terrace (SW elevation).

The proposed rear terrace would project a further 1.2m from the proposed rear elevation and set 2m from the boundary with no.18 and 2.15m from the boundary with no.14. The applicant proposes screens on either side of the terrace to limit overlooking.

The side extension at ground floor would be sited at the boundary with no.14. The extension would have a false pitch roof at the front and flat roof at the rear to match the proposed rear extension.

At first floor, the side extension would have a width of 1.7m and be sited 1m from the flank elevation of no.14 (measured from the chimney breast or 1.2m from the main wall). The roof of the main building would be increased by 0.2m and the roof of the side extension would match the height of the main roof.

The proposed first floor rear extension would have a depth of 1.6m and width of 4.1m. The first floor extension would be sited 1.2m from the flank elevation with no.18 Tretawn Gardens and 4.3m from the boundary with no.14 Tretawn Gardens. The roof of this extension would read as a subordinate addition given the lower ridge height.

At the front the applicant also proposes the re-levelling of the driveway by lowering it by approximately 0.2m. The proposed new brick wall will have a maximum height of 0.6m towards the property and 0.4m at the front of the site; this element would comply with the requirements of permitted development.

The lower ground floor would be sited beneath the footprint of the proposed ground floor rear extension and ground floor patio (both of which already benefit from consent) and would project between 7.2m and 8.45m (approximately) from the original rear elevation of the building, measured at the boundary with no.18. Two high levels windows will be inserted in the lower ground floor; one horizontal across the central section of the lower ground floor and one on the recessed wall of the lower ground floor near the boundary with no.18.

4. Public Consultation

Consultation letters were sent to 17 neighbouring properties.

19 responses have been received, comprising 14 letters of objection and 5 letters of support.

The objections received can be summarised as follows:

- Application similar to refused application in terms of design, scale, size, bulk and mass.
- Restoration of the lower ground floor contradicts the removal of it in the second application.
- First floor will reduce light to neighbours
- Approval at no.26 does not justify approval at the host property.
- The increase in lower ground floor space is excessive.
- Windows would be visible from the adjacent gardens.
- No change in excavation from refused application
- Loss of privacy
- Increased in depth of the terrace impacting amenity
- Noise from the gym activity
- Extension as approved breaches 50% of garden area limit/ loss of garden
- Manipulation of the planning system
- Set precedent
- Disturbances of waterflow and potential flooding to neighbouring properties
- No consultation carried out at Sunnyfield yet again
- Highly visible from Sunnyfield
- Basement excessively large
- Impact on the character of the area
- Too much habitable space
- Overdevelopment
- Damage to neighbouring property value

The letters received in support can be summarised as follows:

- Existing basement at no.28 and do not consider that the host property should be treated any differently
- Inclusion of high level window in a land contour following infill of lower ground floor is of no harm
- Approval at no.26 makes it impossible for the Council to refuse the application
- There are plenty of basements in the area and Mill Hill
- Windows will not be seen visible

5. Planning Considerations

5.1 Policy Context

National Planning Policy Framework and National Planning Practice Guidance

The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another.

The National Planning Policy Framework (NPPF) was published on 27 March 2012. This is a key part of the Governments reforms to make the planning system less complex and more accessible, and to promote sustainable growth.

The NPPF states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people'. The NPPF retains a presumption in favour of sustainable development. This applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

The Mayor's London Plan 2015

The London Development Plan is the overall strategic plan for London, and it sets out a fully integrated economic, environmental, transport and social framework for the development of the capital to 2050. It forms part of the development plan for Greater London and is recognised in the NPPF as part of the development plan.

The London Plan provides a unified framework for strategies that are designed to ensure that all Londoners benefit from sustainable improvements to their quality of life.

Barnet's Local Plan (2012)

Barnet's Local Plan is made up of a suite of documents including the Core Strategy and Development Management Policies Development Plan Documents. Both were adopted in September 2012.

- Relevant Core Strategy Policies: CS NPPF, CS1, CS5, CS9, CS13.
- Relevant Development Management Policies: DM01, DM02, DM04, DM17.

The Council's approach to extensions as set out in Policy DM01 is to minimise their impact on the local environment and to ensure that occupiers of new developments as well as neighbouring occupiers enjoy a high standard of amenity. Policy DM01 states that all development should represent high quality design and should be designed to allow for adequate daylight, sunlight, privacy and outlook for adjoining occupiers. Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and make a positive contribution to the Borough. The development standards set out in Policy DM02 are regarded as key for Barnet to deliver the highest standards of urban design.

Supplementary Planning Documents

Residential Design Guidance SPD (adopted April 2013)

- Sets out information for applicants to help them design an extension to their property which would receive favourable consideration by the Local Planning Authority and was the subject of separate public consultation. The SPD states that large areas of Barnet are characterised by relatively low density suburban housing with an attractive mixture of terrace, semi detached and detached houses. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene.
- States that extensions should normally be subordinate to the original house, respect the original building and should not be overly dominant. Extensions should normally be consistent in regard to the form, scale and architectural style of the original building which can be achieved through respecting the proportions of the existing house and using an appropriate roof form.
- In respect of amenity, states that extensions should not be overbearing or unduly obtrusive and care should be taken to ensure that they do not result in harmful loss of outlook, appear overbearing, or cause an increased sense of enclosure to adjoining properties. They should not reduce light to neighbouring windows to habitable rooms or cause significant overshadowing, and should not look out of place, overbearing or intrusive when viewed from surrounding areas.

Sustainable Design and Construction SPD (adopted April 2013)

- Provides detailed guidance that supplements policies in the adopted Local Plan, and sets out how sustainable development will be delivered in Barnet.

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality;
- Whether harm would be caused to the living conditions of neighbouring residents.

5.3 Assessment of proposals

In the interest of clarity, the report will explain the context of the proposal. A scheme at the host site was submitted and refused by the Planning Committee in February 2016 (originally the application was recommended for approval by case officers), and included a lower ground floor extension and larger upper floor extensions (reference 15/07849/HSE). The scheme was subsequently amended and approved by the Planning Committee in May 2016 under reference 16/1444/HSE, and included the removal of the lower ground floor, the reduction in the depth of the first floor rear extension, and reduction in the width of the first floor side extension from the originally refused scheme.

The current application is identical in so far as the size of the ground floor, first floor and roof extensions, conversion of the garage and alterations at the front to the proposed development recently approved and currently extant under reference 16/1444/HSE. The Local Planning Authority has therefore already assessed the impact of these elements in the previous application and it is not considered that circumstances have changed since the approval to now warrant refusal of these elements. The only matter to therefore consider is whether the addition of the lower ground floor would be detrimental to the amenities of neighbouring occupiers or the character of the Tretawn Gardens.

In the interest of clarity, the refused scheme including the lower ground floor had a gross internal area of 250.1sqm and the current proposal would provide a gross internal area of 239.6sqm. The lower ground floor has been reduced by 5.5sqm compared to the previously refused scheme (reference 15/07849/HSE) and the level of exposed lower ground floor is greatly reduced when viewed from the rear.

In terms of the impact on the character of the area, apart from the proposed windows to the lower ground floor, there would be no visible difference between the extant application and the proposed scheme; the projection at the rear and the scale of exposed building would be the same as approved and officers consider that lower ground floor to be acceptable. Furthermore, the fenestration would be of a similar style to that on the rest of the property. Whilst it is accepted that the refused application included a lower ground floor, this was far more exposed and visible than that proposed, which would be retained within the structure of the approved ground floor element. As such it is not considered that the lower ground floor would have a greater impact on the character of the area than the previously approved application on the host site. It must be noted that the recommendation from officers for the first application which was refused, was for approval due to the natural contours of the land being considered to facilitate lower ground floor accommodation.

In addition, insofar as the impact on the amenities of neighbouring occupiers, as with the assessment regarding the character, the building would look very similar to the approved scheme and it is not considered that the additional windows would result in a heightened

level of overlooking or detrimental impact on the amenities of neighbouring occupiers than previously considered to be acceptable.

For the reasons above, approval of the application is recommended.

5.4 Response to Public Consultation

Comments relating to the similarity between the applications have been addressed in the report above.

Comments relating to the impact of the other extensions other than the lower ground floor have been addressed in the report above, however these elements also benefit from an extant consent and therefore officers do not consider that refusal of these elements (other than the lower ground floor) are justified.

The approval at no.26 Tretawn Gardens (16/1947/HSE), although not constructed, included a lower ground floor, which due to the level of excavation was much more exposed than that proposed at the host property; notwithstanding this, every case is assessed on its own merits.

"Windows would be visible from the adjacent gardens"/ "Loss of privacy"- the site immediately backs on to an allotment and therefore visibility would be limited and no considered greater than the visibility from the ground floor projection and patio, which already has consent. The terrace will be sited away from both boundaries and there will be a privacy screen (details required as a part of a recommended condition); as such it is not considered that this would have adverse effect of the privacy of neighbouring occupiers. It is accepted that given the siting of the properties on this section of the road in relation to the gardens set at a lower level, there is likely to be some level of overlooking. The access steps although sited along the boundary would be sited at a higher level than the neighbours' garden however it is not considered that this would result in an unacceptable level of overlooking.

"No change in excavation from refused application"- as the footprint is remaining the same and the mass and bulk of extension which will be visible would be as approved, the level of exposed lower ground floor is considered to be significantly different to the refused scheme.

"Increased in depth of the terrace impacting amenity"- no changes are proposed to the approved terrace/ patio.

"Noise from the gym activity"- the property will remain as a residential dwelling; this use could be carried elsewhere in the property without planning consent and officers do not consider it reasonable to refuse the application on the basis of noise given that the residential use will remain as existing.

"Extension as approved breaches 50% of garden area limit/ loss of garden"- The reduction in the area of garden resulting from the proposal is not considered to be unacceptable and would not warrant a refusal of planning permission. In addition, there would be approximately 90sqm of garden space remaining.

"Set precedent"- Every case needs to be assessed on its individual merits and the proposal is found to be acceptable.

"Disturbances of waterflow and potential flooding to neighbouring properties" - The host does not lie within a Flood Risk zone (of any designation) or in a ground water protection zone in accordance with the Environment Agency maps. As such it is not considered that the development would increase the risk of flooding. Furthermore, with regards to the comments regarding subsidence this is not a planning consideration; Building Regulations seek to ensure that any development is structurally sound.

"No consultation carried out at Sunnyfield yet again"- the Council has carried out the consultation in accordance with the statutory requirements; the site backs on to an allotment and the properties on Sunnyfield do not immediately touch the site.

"Damage to neighbouring property value"- This is not a material planning consideration.

"Overdevelopment"- The proposed works, on balance, are not considered to result in an overdevelopment of the site.

It is considered that all the other comments raised by objectors have been addressed in the report above.

6. Equality and Diversity Issues

The proposal does not conflict with either Barnet Council's Equalities Policy or the commitments set in the Equality Scheme and supports the Council in meeting its statutory equality responsibilities.

7. Conclusion

Having taken all material considerations into account, it is considered that subject to compliance with the attached conditions, the proposed development would have an acceptable impact on the character and appearance of the application site, the street scene and the locality. The development is not considered to have an adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

