

Location **Woodlands Pine Grove London N20 8LB**

Reference: **17/5269/HSE** Received: 14th August 2017
Accepted: 5th September 2017

Ward: Totteridge Expiry 31st October 2017

Applicant: Mr Tejas Somaiya

Proposal: New basement extension under the existing footprint of the property

Recommendation: Approve subject to conditions

AND the Committee grants delegated authority to the Head of Development Management or Head of Strategic Planning to make any minor alterations, additions or deletions to the recommended conditions/obligations or reasons for refusal as set out in this report and addendum provided this authority shall be exercised after consultation with the Chairman (or in his absence the Vice- Chairman) of the Committee (who may request that such alterations, additions or deletions be first approved by the Committee)

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans: 050/A, 011 P2, 010 P2, 021 P1, 012 P2, 002 P1, 100/A P2, 100-1/A, 300/A, 200/A P1, 201/A, 001/P1, 020 P1, 013 P1, 030, 020 P1, 110/A, Basement Construction Method Statement, Arboricultural Survey, and Supplementary Letter Dated 16.11.2017.

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 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).

- 5 a) No development or site works shall take place on site until a 'Demolition & Construction Method Statement' has been submitted to and approved in writing by, the Local Planning Authority.

The Statement shall provide for: access to the site; the parking of vehicles for site operatives and visitors; hours of construction, including deliveries, loading and unloading of plant and materials; the storage of plant and materials used in the construction of the development; the erection of any means of temporary enclosure or security hoarding and measures to prevent mud and debris being carried on to the public highway and ways to minimise pollution; vibration monitoring including a detailed methodology.

b) The development shall thereafter be implemented in accordance with the measures detailed within the statement.

Reason: In the interests of highway safety and good air quality in accordance with Policies DM04 and DM17 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 5.21 of the London Plan (2015).

- 6 The level of noise emitted from the basement plant hereby approved shall be at least 5dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

If the noise emitted has a distinguishable, discrete continuous note (whine, hiss, screech, hum) and/or distinct impulse (bangs, clicks, clatters, thumps), then it shall be at least 10dB(A) below the background level, as measured from any point 1 metre outside the window of any room of a neighbouring residential property.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policies DM04 of the Development Management Policies DPD (adopted September 2012) and 7.15 of the London Plan 2015.

- 7 a) No development other than demolition works shall commence on site in connection with the development hereby approved until a report has been carried out by a competent acoustic consultant that assesses the likely noise impacts from the development of the ventilation/extraction plant, and mitigation measures for the development to reduce these noise impacts to acceptable levels, and has been submitted to and approved in writing by the Local Planning Authority.

The report shall include all calculations and baseline data, and be set out so that the Local Planning Authority can fully audit the report and critically analyse the content and recommendations.

b) The measures approved under this condition shall be implemented in their entirety prior to the commencement of the use/first occupation of the development and retained as such thereafter.

Reason: To ensure that the proposed development does not prejudice the amenities of occupiers of neighbouring properties in accordance with Policy DM04 of the Development Management Policies DPD (adopted September 2012), the Sustainable Design and Construction SPD (adopted April 2013) and Policy 7.15 of the London Plan 2015.

- 8 The excavation and construction works for the development hereby permitted shall be completed only in accordance with details submitted in the; Arboricultural Survey, supplementary letter dated 16/11/2017, Basement Construction Method Statement and Drawing No. 110/A

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 DPD (adopted September 2012) and Policy 7.21 of the London Plan 2016.

- 9 Provisions shall be made within the site to ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway.

Reason: To ensure that the development does not cause danger and inconvenience to users of the adjoining pavement and highway.

Informative(s):

- 1 In accordance with paragraphs 186-187, 188-195 and 196-198 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. A pre-application advice service is also offered and the Applicant engaged with this prior to the submissions of this application. 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 submitted Construction Method Statement shall include as a minimum details of:
- o Site hoarding

- o Wheel washing
- o Dust suppression methods and kit to be used
- o Site plan identifying location of site entrance, exit, wheel washing, hoarding, dust suppression, location of water supplies and location of nearest neighbouring receptors. Explain reasoning if not applicable.
- o Confirmation whether a mobile crusher will be used on site and if so, a copy of the permit and indented dates of operation.
- o Confirmation that an asbestos survey has been carried out.
- o Confirmation of the following: log book on site for complaints, work in accordance with British Standards BS 5228-1:2009+A1:2014 and best practicable means are employed; clear contact details on hoarding. Standard construction site hours are 8am-6pm Monday - Friday, 8am-1pm Saturday and not at all on Sundays and Bank Holidays. Bonfires are not permitted on site.
- o Detailed vibration monitoring during any demolition or piling with a full methodology submitted to the LA for approval prior to any works commencing in accordance with condition 5.

- 3 The applicant is advised to engage a qualified acoustic consultant to advise on the scheme, including the specifications of any materials, construction, fittings and equipment necessary to achieve satisfactory internal noise levels in this location.

In addition to the noise control measures and details, the scheme needs to clearly set out the target noise levels for the habitable rooms, including for bedrooms at night, and the levels that the sound insulation scheme would achieve.

The Council's Sustainable Design and Construction Supplementary Planning Document requires that dwellings are designed and built to insulate against external noise so that the internal noise level in rooms does not exceed 30dB(A) expressed as an Leq between the hours of 11.00pm and 7.00am, nor 30dB(A) expressed as an Leq between the hours of 7.00am and 11.00pm (Guidelines for Community Noise, WHO). This needs to be considered in the context of room ventilation requirements.

The details of acoustic consultants can be obtained from the following contacts: a) Institute of Acoustics and b) Association of Noise Consultants.

The assessment and report on the noise impacts of a development should use methods of measurement, calculation, prediction and assessment of noise levels and impacts that comply with the following standards, where appropriate:

- 1) BS 7445(2003) Pt 1, BS7445 (1991) Pts 2 & 3 - Description and measurement of environmental noise;
- 2) BS 4142:2014 - Method for rating industrial noise affecting mixed residential and industrial areas;
- 3) BS 8223: 2014 - Guidance on sound insulation and noise reduction for buildings: code of practice;
- 4) Department of Transport: Calculation of road traffic noise (1988);
- 5) Department of Transport: Calculation of railway noise (1995);
- 6) National Planning Policy Framework (2012)/ National Planning Policy Guidance (2014).

Please note that in addition to the above, consultants should refer to the most relevant and up to date guidance and codes of practice if not already listed in the above list.

- 4 Consent from Barnet Council's Highways Department should be sought with regards to the on-street parking location for wait and load lorries in accommodating the excavation of spoil for the proposed basement level extension.

Officer's Assessment

1. Site Description

The application site contains a newly renovated semi-detached dwellinghouse. There are trees in and around the site which are subject to tree preservation orders. The site is not within an area of special archaeological interest. The site sits within flood zone 1. The property is not within is not listed, but sits within the Totteridge Conservation Area.

2. Site History

Reference: 15/05339/HSE

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Withdrawn

Decision Date: 21 October 2015

Description: Demotion and reconstruction of the side extension on the south elevation to form a detached house with a new access door to the rear, new garage to the ground floor front elevation, minor alterations to the front entrance and associated changes to fenestration to the front and rear elevations

Reference: 15/06661/HSE

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 23 December 2015

Description: Partial demolition and reconstruction of existing building to form a single detached dwelling. Conversion of habitable space into garage. Alterations to front entrance. Alterations to front and rear fenestration

Reference: 17/5923/HSE

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Alteration and extension to roof including replacement of existing front and rear dormer windows and insertion of an additional dormer window to rear and raising the ridge height of existing side roof projection. Alterations to the existing windows and doors including replacement of existing ground floor rear bay window. Creation of a new basement level. Alterations to existing terrace including new canopy and creation of a raised patio,

Reference: 17/6963/HSE

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Pending Consideration

Decision Date: No Decision Made.

Description: Extension to roof to facilitate a second floor side/rear extension including replacement of existing front and rear dormers with insertion of 1no additional dormer to rear elevation and removal of 1no existing dormer to front elevation and 1no rooflight to rear elevation. Raising the ridge height of existing side roof projection. First floor side/rear extension. Alterations and replacement of existing windows and doors including replacement of existing ground floor rear bay window and insertion of 1no additional chimney to side elevation. Excavation and creation of basement level with alterations to the existing rear terrace including a new canopy and creation of a raised patio

Reference: B/02800/11

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Finally Disposed Of

Decision Date: 9 March 2012

Description: Variation of condition 3 (Method Statement - demolition) of planning permission B/01663/10 dated 21/06/10 for 'Partial demolition, alteration, extension and partial reconstruction of existing dwelling house (CONSERVATION AREA CONSENT) to amend the wording of the condition as follows 'Prior to the occupation of the development hereby approved, a method statement outlining full details of the demolition process shall be submitted to and approved in writing by the Local Planning Authority'

Reference: B/02826/11

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Finally Disposed Of

Decision Date: 9 March 2012

Description: Variation of condition 16 (Method Statement - demolition) of planning permission B/01614/10 dated 21/06/10 for 'Partial demolition, alteration, extension and partial reconstruction of existing dwelling house to amend the wording of the condition as follows 'Prior to the occupation of the development hereby approved, a method statement outlining full details of the demolition process shall be submitted to and approved in writing by the Local Planning Authority'

Reference: B/03078/11

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved

Decision Date: 28 July 2011

Description: Submission of details of condition 3 - Materials (roof tile only) pursuant to planning permission Ref: B/01614/10 dated: 21/6/2010.

Reference: B/03795/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Withdrawn

Decision Date: 30 November 2010

Description: Submission of Details of Condition 3 (Demolition Method Statement) pursuant to Conservation Area Consent: B/01663/10 dated 21/6/2010.

Reference: B/03793/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved

Decision Date: 9 December 2010

Description: Submission of details of Conditions 3 (Materials); 4 (Details of Windows); 12 (Construction Management Plan); 14 (Trees - Protective Fencing) and 15 (Method Statement) pursuant to Planning permission: B/01614/10 dated: 21/6/2010.

Reference: B/02521/08

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 10 September 2008

Description: Demolition of existing dwelling and erection of new single dwelling with rooms in roof space and basement.

Reference: N02012K/00

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 17 April 2000

Description: Erection of pitched roof with dormer windows to front and rear with second floor accommodation within roof space, front porch and elevational changes.

Reference: N02012L/05/TRE_B

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 5 December 2005

Description: Pine Tree - To Fell Pine Tree and Treat Stump. T91 of Tree Preservation Order

Reference: B/01663/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 21 June 2010

Description: Partial demolition, alteration, extension and partial reconstruction of existing dwelling house., , CONSERVATION AREA CONSENT

Reference: B/01614/10

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Approved subject to conditions

Decision Date: 21 June 2010

Description: Partial demolition, alteration, extension and partial reconstruction of existing dwelling house.

Reference: B/02057/09

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 4 August 2009

Description: Demolition of existing semi-detached house and erection of a new detached single family dwelling., Conservation Area Consent

Reference: B/02055/09

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Refused

Decision Date: 4 August 2009

Description: Demolition of existing semi-detached house and erection of a new detached two storey single family dwelling plus basement and rooms in roofspace.

Reference: N01882D/02/TRE_B

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Trees: Not to Make TPO

Decision Date: 8 August 2002

Description: 3 x Holly - fell

Reference: N01882C/02/TRE_B

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Exempt

Decision Date: 4 July 2002

Description: Pine(dead) - fell T80 of TPO - Cedar - remove hanging branches and torn limbs T83 of TPO. 10 x Stumps - grind T84, T85/T86, T87, T88, T89, T90, T92, T93 and T100

Reference: N01882B/02/TRE_B

Address: Woodlands, Pine Grove, London, N20 8LB

Decision: Exempt

Decision Date: 4 July 2002

Description: Laburnum(dead) - remove

3. Proposal

This application seeks planning permission for:

- A new basement level extension under the existing footprint of the property. The proposed basement would have a maximum excavation height of approximately 5.2 metres, a minimum excavation height of approximately 3.9 metres; it would have a maximum internal ceiling height of approximately 4.5 metres, and minimum internal ceiling height of approximately 2.8 metres. The proposed basement extension would have a width of approximately 22 metres; it would have a maximum depth of approximately 12 metres, and a minimum depth of approximately 11.8 metres. The proposed basement extension will contain a gym, a swimming pool area, a cinema, an AV room, a utility room, 2.no plant rooms, and 2.no toilets.

4. Consultation

Consultation letters were sent to 9 neighbouring properties, a site notice and press notice was posted on 14.09.2017, 6.no objections have been received, these can be summarised as:

- Construction noise disturbance
- Increase in traffic during construction
- The Basement Construction Method Statement makes no reference of infiltration and attenuation sustainable urban drainage systems.
- The Basement Construction Method Statement fails to provide sufficient detail on how noise will be monitored to achieve acceptable noise levels.
- The Basement Construction Method Statement fails to provide sufficient detail on how construction of the basement extension will be monitored to avoid structural damage to neighbouring properties.
- Concern over the building and neighbouring buildings being designed to support a basement level extension without causing significant structural damage.

The Totteridge Conservation Area Advisory Committee were consulted, they have requested that a Basement Impact Assessment Report should be provided to assess the hydrogeological and geotechnical impact of the proposed basement construction on the neighbouring properties. The applicant has provided a Basement Construction Method Statement, which provides sufficient assessment of the hydrogeological and geotechnical impact of the proposed basement level extension.

The council's arboricultural consultant was contacted with regard to the impact of the development on protected trees in and around the site. Following amendments to the applicants basement excavation method, they were satisfied that the proposed development would not harm the health of any trees subject to TPOs.

The council's conservation and heritage officer were consulted and raised no objections to the proposed basement extension in principle, but suggested that the applicant should indicate flues on their proposed plans and elevation drawings given that there are numerous amounts of fixed plants associated with the proposed use of the basement. Furthermore, the conservation officer also suggested for the applicant to amend the existing and proposed elevations to provide an outline for the adjoining property at Northfield, as the relationship between the application property and Northfield would be an essential consideration in the development of the site. The applicant has indicated that the proposed basement level would accommodate 2.no boilers, one for heating the entire house, and one for heating the proposed swimming pool both of which would sit below the ground floor garage. The flues would be brought to a grille above the garage entrance door where all exhaust flues and air intake flues would be located, the grille would extend the full length of the garage door. The applicant has amended Drawing No. 100-A, and 200/A to better reflect this. On the basis that this application relates solely to the construction of a proposed basement extension, which would not be visible from, and in relation to Northfield, it is considered that the plans and elevations provided are satisfactory.

The council's Environmental Health department has been consulted on this application; they have raised no objection to the proposed basement extension subject to conditions.

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 2016 (MALP)

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 2031. 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.
- Relevant Development Management Policies: DM01, DM02.

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 2016)

- 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 2016)

- 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

Impact on Street scene, Existing Building and Character of the Area:

By virtue of the fact that it would sit within the footprint of the existing dwellinghouse, and the fact that it would not be visible from the exterior of the property, it is considered that the proposed basement extension would not detract from the esteemed character of the application property, and Totteridge Conservation Area. There are few examples of basement extension within this part of the Totteridge Conservation Area, it should be noted that Green Oaks, Pine Grove received planning permission for a basement extension. The proposed basement extension is to be accessed internally, it would not feature any light wells, and is to be artificially illuminated. Given that the proposed basement would not be used as a bedroom, the provision of skylights/light wells are not necessary. Given that the proposed basement level extension would not be externally visible, it is not considered to adversely impact the application property's relationship with the adjoining property, Northfield. The massing of the proposed basement level extension is not considered to be excessive, as it only covers the existing footprint of the host property. It is considered that it would respect the proportions of the existing dwellinghouse. It is considered that the proposed use of the basement would be ancillary to the use of the main dwellinghouse, it would not contrive from the property's use as a single family dwellinghouse.

Impact on Amenity:

Given the fact that the proposed basement level extension would not be visible from the exterior of the property, and does not feature any light wells, and skylights, it is not anticipated to unduly prejudice the residential amenity of any neighbouring occupants.

Impact on TPO Trees:

The council's arboricultural consultant was contacted with regard to the impact of the development on protected trees in and around the site. They identified the protected pine trees beside the highway to front of the site, as particularly susceptible to damage from lorries and large construction vehicles entering/exiting the site to transport and remove spoil to accommodate the excavation for the basement extension. In light of the comments from the arboricultural consultant, the applicant has amended their basement excavation method, adopting a conveyor belt system of moving spoil past the trees into waiting lorries. Timber hoardings are to be erected around trees T13 and T14 to protect their roots, as they sit closest the waiting/loading area for lorries. Upon reviewing the applicant's Arboricultural Survey, supplementary letter dated 16/11/2017, and Proposed Basement Excavation Site Plan (Drawing No. 110/A), they were satisfied that this method would ensure that the protected trees remain unaffected by the proposal.

5.4 Response to Consultation

'Construction noise disturbance' - This is not a material planning consideration

'Increase in traffic during construction' - This is not a material planning consideration

'The Basement Construction Method Statement makes no reference of infiltration and attenuation sustainable urban drainage systems' - Given that the site sits on flood zone 1 it is not anticipated that flooding will be an issue, therefore this is not considered to be necessary.

'The Basement Construction Method Statement fails to provide sufficient detail on how noise will be monitored to achieve acceptable noise levels' - A condition will be imposed to restrict noise from the plants, an additional condition will be imposed for the applicant to

provide details of the noise emissions from the plants. Furthermore, a condition will be imposed for the applicant to provide a demolition and construction method statement which will detail how noise emissions will be minimised during the demolition and construction stages.

'The Basement Construction Method Statement fails to provide sufficient detail on how construction of the basement extension will be monitored to avoid structural damage to neighbouring properties' - structural construction would fall under the remit of building control team

'Concern over the building and neighbouring buildings being designed to support a basement level extension without causing significant structural damage - This is not a material planning consideration' and falls under the remit of building control team

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 a significant adverse impact on the amenities of neighbouring occupiers. This application is therefore recommended for approval.

