

Location **70 Abercorn Road London NW7 1JT**

Reference: **19/6387/FUL** Received: 29th November 2019
Accepted: 10th December 2019

Ward: Mill Hill Expiry 4th February 2020

Applicant: Mr Jonny Simmons

Proposal: First floor front extension. Part single, part two storey rear extension. Roof extension, including, raising of the ridge height, rear balcony / terrace with window and balustrade, 1no. front dormer window and 3no. rooflights to each side roof slopes to facilitate 1no. self-contained flat to new roofspace. Insertion of new windows to each side elevations. Alterations to existing fenestration

Recommendation: Refuse

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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 proposed extensions by reason of their excessive and cumulative size, scale and incongruous design would result in disproportionate additions to the existing dwelling house which would not appear as subservient and which fail to respect the scale and design of the host property and street scene, to the detriment of the character and appearance of the surrounding area and contrary to Policies CS1 and CS5 of the LB Barnet: Local Plan (Core Strategy) DPD (2012), Policy DM01 of the LB Barnet: Local Plan (Development Management Policies) DPD (2012) and the Residential Design Guidance SPD (2016)

Informative(s):

- 1 The plans accompanying this application are:

Site Location Plan (received 19.02.20)

Existing Roof / Site Plan (received 19.02.20)

Longitudinal Section AA through Garden (received 29.11.19)

Block Plan (received 19.02.20)

Existing and Proposed North-West Elevation (received 19.02.20)
Existing and Proposed Ground Floor Plans (received 19.02.20)
Existing and Proposed First Floor Plans (received 19.02.20)
Proposed Second Floor Plan (received 12.06.20)
Existing Roof Plan (received 19.02.20)
Proposed Roof / Site Plan (received 19.02.20)
Existing and Proposed North-East Elevation (received 19.02.20)
Existing and Proposed South-East Elevation (received 19.02.20)
Existing and Proposed South-West Elevation (received 19.02.20)

Cycle store Details (received 12.06.20)
Flood Risk Assessment (received 29.11.19)

- 2 In accordance with paragraphs 38-57 of the NPPF, the Council takes a positive and proactive approach to development proposals, focused on solutions. To assist applicants in submitting development proposals, the Local Planning Authority (LPA) has produced planning policies and written guidance to guide applicants when submitting applications. These are all available on the Council's website. A pre-application advice service is also offered.

The applicant did not seek to engage with the LPA prior to the submission of this application through the established formal pre-application advice service. The LPA has discussed the proposal with the applicant/agent where necessary during the application process. Unfortunately the scheme is not considered to accord with the Development Plan. If the applicant wishes to submit a further application, the Council is willing to assist in identifying possible solutions through the pre-application advice service.

- 3 This is a reminder that should an application for appeal be allowed, then the proposed development would be deemed as 'chargeable development', defined as development of one or more additional units, and / or an increase to existing floor space of more than 100 sq m. Therefore the following information may be of interest and use to the developer and in relation to any future appeal process:

The Mayor of London adopted a Community Infrastructure Levy (CIL) charge on 1st April 2012 setting a rate of £60 per sq m on all forms of development in Barnet except for a £0 per sq m rate for education and health developments. This planning application was assessed as liable for payment under Mayoral CIL at this time.

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 were set at a rate of £0 per sq m. This planning application was assessed as liable for payment under Barnet CIL at this time.

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

Liability for CIL is recorded to the register of Local Land Charges as a legal charge upon a site, payable should development commence. The Mayoral CIL charge is 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.

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

The Community Infrastructure Levy becomes payable upon commencement of development. A 'Notice of Commencement' is required to be submitted to the Council's CIL Team prior to commencing on site; 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 any appeal being allowed, please contact us: 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 Extension: 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 www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil for further details on exemption and relief.

Officer's Assessment

This case has been called to the Committee at the request of Cllr Bokaei for the following reason:

I understand that the main reason for refusal of this application by the officers are their concern on the cumulative scale and design of the extensions being disproportionate to the existing dwelling and failing to respect the character and appearance of the street scene.

I believe the Committee members need to take all the factors of this application in to account and discuss and consider the street and the character of the houses nearby to decide whether this application should be refused or not.

1. Site Description

The application relates to a two storey detached property situated on the southern side of Abercorn Road. The existing dwelling has a distinctive single storey projection fronting Abercorn Rd, rising to two storeys behind (setback between 4.5 and 5.5 metres). The front garden features two existing car parking spaces and a vehicular crossover.

The application property marks a transition in the building lines between 72 Abercorn Rd, where the main property is set forward along similar lines to no 70's single front extension, and 68 Abercorn Road, setback along similar lines as the main two-storey element of number 70. The windows on the neighbouring front flank wall at 72 Abercorn Rd appear to serve non-habitable rooms and are obscurely glazed.

Abercorn Road features a mixtures of housing typologies and detached and semi-detached housing styles, and an occasionally intermittent building line. There are a number of flat conversions of family dwelling within the wider area and the area could be characterised as mixed in terms of its housing types.

The rear garden area has an existing large covered pool and slopes gently downwards, away from the property. To the north-west, 68 Abercorn Road has a substantial single storey extension that extends past the application property, whilst 72 Abercorn Road extends approximately 1.3 metre less into the garden / south west than the current application property. This creates a slanting rear building line in this section of Abercorn Road.

There are a significant number of open green spaces in the surrounding area, including Dollis Valley Greenwalk, Hendon Cemetery and Windsor Open Space.

The application site falls within a controlled parking zone (CPZ); has a PTAL rating of 2 (low) and is within Flood Zone 3. It does not lie within a Conservation Area, nor is it subject to any other relevant planning designations.

2. Site History

19/3029/FUL - Creation of 1no self-contained flat at second floor level following roof extension involving side and rear dormer window with terrace area. Single storey rear extension. Changes to fenestration and creation of new openings. New side access.

Refusal on 15.08.2019 by reason of the excessive cumulative size, scale and design of the additions to the existing dwelling house; and impact of the scheme on the rear habitable windows at the ground floor and first floors of 72 Abercorn Road.

3. Proposal

Creation of 1no self-contained flat at second floor level following roof extension involving side and rear dormer window with terrace area. Single storey rear extension. Changes to fenestration and creation of new openings. New side access.

At the front of the property, the proposed first floor addition would fill in 1st floor level up to the existing front building line alongside alterations of the roof to a raised height mansard form (from 6.28 metres above ground level to 8.15 metres above ground level).

The two storey element of the rear extension would have approximate 3 metre additional depth over the existing house (opposing 68 Abercorn Rd), whilst the single storey element would add approximate 2.1 metre additional depth (adjacent to 72 Abercorn Rd).

Material are noted on the application to match existing with a new copper roof tin. The proposed outdoor balcony area features an approximately 600mm overhang from the main roof. There is also an extended rear patio area.

This is a heavily revised scheme with the applicant responding positively to a number of officer concerns raised over the lifetime of the application. Amendments include increased floorspace and privacy screening for the rear balcony; altered flank windows to prevent overlooking; reduced depth of the single storey rear extension; provision of front cycle parking via a Keter Grande Store Shed (2 spaces) and better clarity via a block plan.

These amendments sought to reduce the amenity impacts on no. 72 Abercorn Rd (sense of enclosure / overlooking) and no 68 (direct interaction between side windows). No consensus was reached via alterations to the front extension.

3.1 Additional Flat (second floor)

General Details - 2 bedroom / 3 person flat / 4 habitable (living room counts as double)/
Entrance located at side of property
Gross Internal Area - Approximately 85m²
Master Bedroom (double) - 13.8 m²
Bedroom 2 (single) - 9.5m²
Living Room / Kitchen - 48m²
Private Amenity Space - Rear Balcony 17.2m²

4. Public Consultation

Consultation letters were sent to 47no neighbouring properties, primarily along Abercorn Rd, and a general site notice. One objection was received, which is summarised below, from 72 Abercorn Rd.

1 - the proposed extension's first and second floor at the back will obstruct all the sunlight/light to my sitting room and the kitchen in the afternoon.

2 - the balconies on two top floors and number of side window looked straight into my sitting room, kitchen and my bathroom

3 - the extension in the front will obstruct the light and the view from my bedrooms and bathroom.

4- this section of Abercorn road is already overcrowded

The above issues are covered in the report's planning assessment. The two further listed below are not considered to be planning issues and are therefore outside of the scope of this report

5 - the size of this extension is so large that the whole view from my flat will be just the brick walls rather than sunlight/light and greens.

6- it will bring down the value of my property

4.1 Internal Consultations

The LBB transport section commented the following on 06.03.20:

The creation of a self-contained flat to the new roofspace is acceptable so long as the applicant agrees to enter into a s106 agreement with the council to deny occupants of the development the right to purchase CPZ to mitigate any potential parking displacement and provides two cycle parking spaces for the 2 bed self-contained flat.

The proposed building extension will involve some construction work and so a construction management plan is requested to minimise any disruption to neighbouring properties/residents.

5. Planning Considerations

5.1 Policy Context

The determination of planning applications 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.

o The Revised National Planning Policy Framework (NPPF) - Last updated June 2019

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.

Under paragraph 127, the NPPF further states that decisions should ensure that developments are sympathetic to the local character, while not preventing or discouraging appropriate innovation or change (such as increased densities); and, should maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live.

Existing policies in Barnet's Local Plan (2012) and the London Plan (2016) should not be considered out-of-date simply because they were adopted prior to the publication of the revised NPPF. Due weight should be given to them, according to their degree of consistency with the revised NPPF.

- o The Mayor's London Plan (2016)
Relevant Policies: 3.3, 3.4, 3.5, 3.8, 3.14, 5.3, 6.3, 6.13, 7.1, 7.4,
- o Draft Emerging Mayor's London Plan (2020)
- o Housing Supplementary Planning Guidance (March 2016)
- o Technical housing standards - nationally described space standard
- o Barnet's Local Plan (2012)
Relevant Core Strategy Policies: CS NPPF, CS1, CS3, CS4 CS5.

Core strategy policy CS3 seeks to encourage higher densities in order to meet the housing targets for the Borough. The policy identifies areas of growth that are appropriate for regeneration and higher densities of development, noting that these areas are either town centres or are accessible by public transport. The policy further states that whilst higher density can be encouraged as a means of meeting housing targets, it should not drive development, rather it is a factor to be considered alongside the local context, design, transport accessibility and infrastructure.

Core strategy policy CS4 seeks to provide a range of sizes and types of accommodation, including homes for those who need larger dwellings including families, as well as homes for smaller households such as single key workers or older and vulnerable people.

Core strategy policy CS5 sets out the LPAs objective to promote a sense of place throughout the Borough by responding to locally distinctive characteristics and patterns of development. The policy text goes further to state that the Core Strategy aims to address strategic needs for family accommodation. The main source of supply to meet demand is largely provided by our suburban housing stock. We therefore need to protect such housing within established residential streets which, because of their rhythm and cohesiveness, contribute to local character.

Relevant Development Management Policies: DM01, DM02, DM04 DM08, DM17

The Council's approach to development as set out in Policy DM01 is to minimise the 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.

Policy DM08 seeks to both maintain and increase the supply of family housing across the Borough, with a priority of 3-4 bedroom dwellinghouses.

Policy DM17 states that the council will ensure that the safety of all road users is taken into account when considering proposals, and will refuse proposals that unacceptably increase conflicting movements on the road network or increase the risk to vulnerable users. The

policy further states that a development of this scale would be expected to provide 1.5 to 1 vehicle parking space per dwelling.

Residential Design Guidance SPD (2016)

Sets out information for applicants to help them design developments which would receive favourable consideration by the Local Planning Authority. The Council is committed to protecting, and where possible enhancing the character of the borough's residential areas and retaining an attractive street scene. It states:

- developments 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 it states that developments 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 the 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 (2016)

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

Barnet's Local Plan (Reg 18) 2020

Barnet's Local Plan -Reg 18 Preferred Approach was approved for consultation on 6th January 2020. The Reg 18 document sets out the Council's preferred policy approach together with draft development proposals for 67 sites. It is Barnet's emerging Local Plan.

The Local Plan 2012 remains the statutory development plan for Barnet until such stage as the replacement plan is adopted and as such applications should continue to be determined in accordance with the 2012 Local Plan, while noting that account needs to be taken of emerging policies and draft site proposals

5.2 Main issues for consideration

The main issues for consideration in this case are:

- Whether the additional unit is acceptable in principle
- 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 amenity of future occupants;
- Whether harm would be caused to the living conditions of neighbouring residents.
- -Whether the proposal represents an acceptable form of development having regard to its flood zone location and the provisions of related planning guidance
- Whether harm would be caused in terms of traffic, highway safety and parking;

5.3 - Whether the additional unit is acceptable in principle;

DMPD policy DM01 (h) states that 'conversion of dwellings into flats in roads characterised by houses will not normally be appropriate' and that (i) 'loss of houses in roads characterised by houses will not normally be acceptable'.

As noted in the site description, this area displays a relatively healthy mixture of housing types and a single conversion that would retain the existing house would not radically shift this balance. As such, the principle of the proposed subdivision of the existing single dwellinghouse into two self-contained units, would be in character with the surrounding area and compliant with Policy DM01.

5.4 Whether harm would be caused to the character and appearance of the existing building, the street scene and the wider locality

Policy DM01 states that development proposals should be based on an understanding of local characteristics. Proposals should preserve or enhance local character and respect the appearance, scale, mass, height and pattern of surrounding buildings, spaces and streets.

Whilst there have been design improvements to the scheme over its past iterations, with a less monolithic design style, the proposals would still radically alter the design of the existing house and increase the massing of the property in a manner not commensurate with the context provided by other properties or the expectations of the Residential Design Guidance SPD.

The change in roof form not only introduces a visually more prominent and incongruous mansard form, it would increase the height of the property by 1.87 metres. When this atypical enlarged and re-designed roof form - required to provide space for the new flat in roof - is combined with the significant forward extension, it would result in an expansive addition to the dwelling on the site, harmful in terms of its top-heavy design, asymmetrical front dormer and overly deep flank wall.

Whether intentionally or not, the current property currently responds to the change in the front building line and massing at this point in Abercorn Rd, creating a staggered transition between the two neighbouring properties. The resultant building would do away with this, creating an abrupt, awkward relationship with 68 Abercorn Rd and exacerbating the already overbearing nature of its new flank wall (north-west elevation) on this side, which is consequently less shielded from the public realm by the adjoining property.

In light of the above, the scheme is considered to present unacceptable harm to the host property and to cause significant harm to the streetscene through overdevelopment of this narrow but visually prominent plot.

5.5 Whether harm would be caused to the amenity of future occupants;

Policy DM02 states that where appropriate, development will be expected to demonstrate compliance to minimum amenity standards and that development makes a positive contribution to the borough. Where appropriate, development will be expected to demonstrate compliance with national and London wide standards supported by the guidance set out in the council's suite of Supplementary Planning Documents. This includes

minimum floor space standards set out in London Plan Policy 3.5 and outdoor amenity space, set out in the Sustainable Design and Construction SPD.

The lower 'flat' retains most its existing characteristics, especially in terms of its ground floor, and the works are more akin to an extensive set of householder extensions. The rooms are either unchanged or would have access to natural light with rooms of differing aspects and the standard window configuration for a domestic property. It would retain access to the rear garden for private amenity space and easily meets the relevant space standards.

The new second floor flat is spacious with a gross internal area 85m, which would meet the minimum overall internal space standard requirement (61sqm) laid out in the London Plan / Nationally Described Space Standards in terms of gross internal accommodation; as well as ceiling height, minimum bedroom size and width and provision of internal storage. The proposed layout, access to natural light and stacking is considered acceptable.

Barnet's Sustainable Design and Construction SPD notes that flats should provide 5m² per of amenity space habitat room (see Section 2.3 Outdoor Amenity Space, pages 10-11). The glossary entry in the same document for Habitat Rooms (page 51) notes that rooms exceeding 20m² will be counted as two.

Flat 2 (upper floor flat) - 4 habitable rooms (the large living / kitchen room counts as double as its over 20 square metres)
Required 20m² / Proposed 17.2 m² (approximately 3.5m deep by 5 metres).

While the new flat is considered deficient in term of its provision of private amenity space, with no access to the rear garden, the roof terrace is still spacious and in excess of the requirements of the GLA Housing SPG pursuant to the London Plan. In conjunction with the large amount of publicly accessible outdoor space within walkable distance in the surrounding area, this relatively minor shortfall is considered, on balance, to be acceptable.

5.6 Whether harm would be caused to the living conditions of neighbouring residents.

It will be important that any scheme addresses the relevant development plan policies (for example policy DM01 of the Barnet Local Plan and policy 7.6 of the London Plan) in respect of the protection of the amenities of neighbouring occupiers. This will include taking a full account of all neighbouring sites.

This approach is echoed under Policies CS5, DM01, DM02 DM04 of the Barnet Council Development Plan Document. These policies seek to manage the impact of new developments and ensure that there is not an excessive loss of amenity in terms daylight/sunlight, outlook and privacy for existing residential occupiers or gardens.

The majority of the extension are located to the front of the property and have corresponding development to either side to reduce their impacts. As noted in the site description, the closest flank window at no. 72 is obscurely glazed and apparently serves a non-habitat room, significantly reducing any impact on its outlook.

The works to the rear of the property are within the existing building lines and the single storey element adjacent to 72 has been reduced to a cumulative 3.5 metres to lessen its impact on this property, bringing it well within the Barnet Residential Design Guidelines and the standard fallback position permitted development for a detached dwelling. This helps address the previous reason for refusal with regard to this neighbouring property.

The existing development adjacent to the shared boundary and offset building lines with 68 Abercorn Road helps reduce the impacts on the opposite side. There are no vulnerable windows at this property that would fail the 45 degree outlook test in relation to the rear two storey element.

The privacy concerns expressed in the objection have been dealt with by the imposition of screening to either side balcony, which in the event of an approval, could be conditioned to be erected and maintained thereafter. The windows in the flank windows facing 68 Abercorn Road have proposed purpose-built enclosures to restrict lines of sight into neighbouring properties, which could be likewise conditioned.

If approved, the extended deck to the rear of the site would require a revised standard boundary treatment to be conditioned, in order to prevent a slightly increased sense of overlooking due to the relative ground levels.

The area to front of the property designated for waste and recycling is considered large enough to accommodate the correct bins for both dwellings (see ground floor plan), but further details of an appropriate enclosure for screening purposes would be necessary if the scheme were to be approved.

As such, subject to the relevant conditions, the proposals are considered to have only relatively small impact in terms of residential amenity and is therefore acceptable in this regard

5.7 Whether the proposal represents an acceptable form of development having regard to its flood zone location and the provisions of related planning guidance-

The site is located within flood zone 3 which means it is at a higher risk of flooding. As such, the application is accompanied by a Flood Risk Assessment formulated with consultation from the Environment Agency.

The position of the new unit at second floor level would be well above any potential flood levels and not require any further flood resilience measure.

The extension to the existing property would be classed minor development and would therefore be acceptable if the Environment Agency standing advice is followed. This approach mirrors that taken during the last application.

If approved, the flood resilience measures outlined in the accompanying Flood Risk Assessment would require conditioning to ensure implementation.

5.8 Whether harm would be caused in terms of traffic, highway safety and parking;

The London Plan 2016 states that all developments in areas of good public transport accessibility (in all parts of London) should aim for significantly less than 1 space per unit. In outer London areas with low PTAL (generally PTALs 0-1), boroughs should consider higher levels of provision, especially to address 'overspill' parking pressures.

The maximum parking standards in the Local Plan - as set out in Policy DM17- expect development to provide parking as follows:

2 bed unit - 1no to 1.5no spaces

4 bed unit - 1.5no to 2no spaces

As such, the total demand would be 2.5-3.5no spaces

No change to the current parking / access situation at the property is proposed under the current scheme and it would continue to provide 2no spaces - a shortfall of 0.5 - 1.5no spaces.

On that basis, the Local Highway Authority have recommended approval subject to a s106 Agreement to restrict future permit access to occupiers of the newly formed 2-bed flat.

Notwithstanding that fact however, the proposal would be consistent with the strategic expectations laid down in the London Plan. It is also notable that the previous application (19/3029/FUL) - which considered the same substantive proposal - did not seek to impose any obligation. In addition to transport links and proximity to shops and services, it was considered that site observation demonstrated that potential overspill parking can be accommodated on this and surrounding roads.

Based on London Plan standards, a minimum of 2 cycle parking spaces are required, as per a new 2-bedroom dwelling. Cycle parking has shown on the submitted drawings and acceptable details supplied regarding their enclosure (Keter Grande Store Shed) to ensure covered, secure and accessible provision.

On balance, the development is acceptable on highway grounds.

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

Extensive negotiation has occurred regarding this scheme, both to eliminate other potential reasons for refusal and to find an acceptable design for the site context, However, given the extent of proposed changes and their resultant design impacts on the host property and surrounding area, the scheme is considered not to accord with the requirements of the Development Plan and is therefore recommended for REFUSAL.

