

**Location** 163 Sunny Gardens Road London NW4 1SG

**Reference:** 20/3282/HSE Received: 20th July 2020  
Accepted: 20th July 2020

Ward: Hendon Expiry 14th September 2020

**Case Officer:** John Sperling

Applicant: Mr M Freundlich

Proposal: Part single, part two storey side and rear extension following demolition of the existing garage. Excavation of a basement level and associated front and rear lightwells. Alterations to front bay windows. Associated alterations and extension to roof including 1no. side and 1no. rear dormer windows. New front porch/canopy (AMENDED PLANS AND DESCRIPTION)

### **OFFICER'S RECOMMENDATION**

Approve subject to conditions

AND the Committee grants delegated authority to the Service Director – Planning and Building Control 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 their 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:

063SG-A-01-001 Rev 2  
063SG-A-03-001 Rev 2  
063SG-A-03-002 Rev 2  
063SG-A-05-001 Rev 2  
063SG-A-06-001 Rev 2  
063SG-A-06-002 Rev 2  
063SG-A-9-001 Rev 2  
063SG-A-9-002 Rev 2  
063SG-A-03-100 Rev 2  
063SG-A-03-101 Rev 2  
063SG-A-03-102 Rev 2  
063SG-A-03-103 Rev 2  
063SG-A-03-104 Rev 2  
063SG-A-03-105 Rev 2

063SG-A-05-101 Rev 2  
063SG-A-05-102 Rev 2  
063SG-A-05-103 Rev 2  
063SG-A-06-101 Rev 2  
063SG-A-06-102 Rev 2  
063SG-A-9-101 Rev 2  
063SG-A-9-102 Rev 2  
063SG-A-9-103 Rev 2  
063SG-A-9-104 Rev 2  
063SG-A-9-105 Rev 2  
063SG-A-9-106 Rev 2  
063SG-A-9-107 Rev 2  
063SG-A-9-108 Rev 2  
063SG-A-9-109 Rev 2

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 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).

- 5 Before the building hereby permitted is first occupied the proposed side dormer window facing 165 Sunny Gardens Road shall be glazed with obscure glass only and shall be permanently retained as such thereafter and shall be permanently fixed shut with only a fanlight opening.

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) and the Residential Design Guidance SPD (adopted October 2016).

- 6 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 elevations of the extensions hereby approved, facing Nos 161 and 165 Sunny Gardens Road

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).

- 7 a) No development or site works shall take place on site until a 'Demolition and Construction Management and Logistics Plan' has been submitted to and approved in writing by the Local Planning Authority. The Demolition and Construction Management and Logistics Plan submitted shall include, but not be limited to, the following:

- 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 provisions for recycling of materials, the provision on site of a storage/delivery area for all plant, site huts, site facilities and materials;
- iv. 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;
- v. the methods to be used and the measures to be undertaken to control the emission of dust, noise and vibration arising from construction works;
- vi. 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;
- vii. noise mitigation measures for all plant and processors;
- viii. details of contractors compound and car parking arrangements;
- ix. details of interim car parking management arrangements for the duration of construction;
- x. details of a community liaison contact for the duration of all works associated with the development.

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

Reason: In the interests of highway safety, noise 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 October 2016) and Policies SI 1, SI 7, D14 and T7 of the London Plan (2021)

## **Informative(s):**

- 1 In accordance with paragraphs 38-57 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.

## **OFFICER'S ASSESSMENT**

### **1. Site Description**

The application site is located on the western side of Sunny Gardens Road, consisting of a two-storey detached dwellinghouse with front hardstanding and rear amenity space. The area surrounding the proposed site is primarily residential, consisting of similar two-storey detached residential dwellings with some in the local area benefitting from various extensions. The host dwelling benefits from a single storey side garage and outbuildings to the rear along the boundary with 161 Sunny Gardens Road.

The site is located within the Hendon ward. The site is not within a conservation area, nor is it a listed building.

### **2. Site History**

Reference: 19/4891/192

Address: 163 Sunny Gardens Road, London, NW4 1SG

Decision: Lawful

Decision Date: 3 October 2019

Description: Roof extension, including wrap around dormer. Single storey ground floor rear extension

Reference: 19/5387/HSE

Address: 163 Sunny Gardens Road, London, NW4 1SG

Decision: Approved subject to conditions

Decision Date: 27 December 2019

Description: Part single, part two storey rear and side extension

Reference: 20/0910/HSE

Address: 163 Sunny Gardens Road, London, NW4 1SG

Decision: Approved subject to conditions

Decision Date: 24 March 2020

Description: Part single, part two storey side and rear extension following demolition of existing garage. Loft extension involving side and rear dormer windows. New front porch.

### **3. Proposal**

The application seeks approval for a "Part single, part two storey side and rear extension following demolition of the existing garage. Excavation of a basement level and associated front and rear lightwells. Side and rear dormer and 1no side facing rooflight. New front porch/canopy. Internal reconfiguration (amended description)."

The current application incorporates elements of the previously approved development under planning reference number 20/0910/HSE. The elements involved include the part single, part two storey side and rear extension and the side and rear facing dormer.

The proposed part single, part two-storey rear extension measures 4 metres in depth from the existing rear wall of the dwelling and 5.23 metres in width, located on the side of the dwelling closest to No. 165. This element has a crown roof. At ground floor, the proposed extension protrudes an additional 2 metres rearwards from the rear wall at first floor. On the side closest to No. 161, the ground floor extension has a depth of 2.6 metres from the existing rear wall. The proposed two-storey side extension has a width of 1.5 metres from the existing flank wall. It has a pitched roof to match the existing roof form and is set down from the main roof ridge.

The current application seeks to include a parapet wall around the ground floor extensions.

The proposed loft extension includes 1no side dormer window and 1no rear dormer window. The side dormer window measures 2.2 metres in width and the rear dormer measures 2.5 metres in width. The current application seeks to include a roof window to the side dormer.

1no canopy would be included to the front elevation and would measure a maximum height of 2.4 metres, width of 2.1 metres and depth of 0.7 metre, which is flush with the front bay windows.

The current application includes a basement area measuring a depth of 17.8 metres and width of 9.7 metres. the space would accommodate for a party room, gym area, bathroom and lavatory facilities. Access steps to the rear garden would abut the boundary wall on the side of No.161 Sunny Gardens Road.

2no lightwells are proposed to the front elevation of the dwelling. They would measure a depth of 1 metre and width of 2.3 metres. 1no rooflight is included to the rear and would measure a depth of 2.5 metres and width of 1.5 metres.

#### **4. Public Consultation**

Consultation letters were sent to 5 neighbouring properties.  
6 objections were received during the lifetime of the application.

The objections may be summarised by the following:

- Third application at the site and each time the development gets totally oversized and out of proportion. This new application is entirely out of line with the character of any of the other properties in the road and contrary to Policy DM01.
- The adjoining property at 165 has an existing side/rear extension with a glazed roof and windows to the rear and side facades which are not appropriately indicated on 3D

visuals or plans. This is misleading as it implies that the sunlight would not be impacted at the ground level, not only will the sunlight be impacted, but so will our privacy as this rooms forms part of our living area and kitchen and we will be totally overlooked from the new second floor.

- The proposed extension would have an overbearing effect upon the amenities of the adjoining properties resulting in loss of light and outlook to the adjoining property, contrary to Local Plan Policies and National Planning Policy Framework.
- The drawings show two new, floor to ceiling height windows proposed to the north elevation on the first and second floor, even if these are to be of obscured glass will be indeed be intrusive to privacy.
- The new proposed first floor extension will overlook our landing window on our first floor and straight into the bedrooms.
- Additionally, the large glassed terrace, proposed on the first floor, would provide an opportunity for the occupants to utilise this as a terrace area.
- The proposed large basement conversion work will be disruptive, noisy, messy, problematic, and cause a great deal of stress and pollution.
- This proposed new development is overbearing, overshadowing, inappropriate and totally not in line with the character of the other properties on the road, and any such application would have a detrimental impact on the street.
- The proposed floor-to-ceiling windows at first floor would enable the flat roof to be used as a roof terrace, causing overlooking of neighbouring occupiers.
- The development would have a detrimental impact on our health, would permanently damage our foundation, devalue our property, block a massive part of the view we treasure along with natural light that is often leading to depressions.
- We, as are other neighbours, are indeed very concerned to the proposed large basement excavations coming right up to the boundaries of our properties and the risk of subsidence.
- The rear of their house leads down to Sunny Hill Park, a large area filled with trees, bushes and it is nature at its best. An excavation which will most certainly disturb the land will be of grave consequence to the beautiful green natural area that must be protected now and for the future.

It is noted that significant amendments throughout the lifetime of the application - the first floor rear terrace area was removed as well as material reductions to the scale of basement and above-ground extensions. With these amendments and within the context of the previous approval, the LPA considers the proposal in this current application to be acceptable, 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 Revised National Planning Policy Framework (NPPF) was published on 20 July 2021.

This is a key part of the Government's 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.

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.

### The Mayor's London Plan 2021

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 2041. 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, DM15

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.

### Barnet's Local Plan (2012)

Barnet's Draft Local Plan Reg 19 - Publication was approved for consultation on 16th June 2021. The Reg 19 document sets out the Council's draft planning policy framework together with draft development proposals for 65 sites. It is Barnet's draft 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 the policies and site proposals in the draft Local Plan.

### Supplementary Planning Documents

## 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 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 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 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

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

Paragraph 131 of the NPPF states that 'in determining applications, local planning authorities should take account of the desirability of new development making positive contribution to local character and distinctiveness.' Thus, any proposal should respect the local character and either preserve or enhance it. This is compliant with policies DM01 and CS5 of the Local Plan DPD.

The proposed part single, part two storey side and rear extensions and dormer extensions have not materially changed from the development approved under planning reference number 20/0910/HSE. In that respect, the assessment was as follows:

*Many of the properties in the area surrounding the host dwelling benefit from substantial existing extensions. These include several two-storey extensions and extensions to the roof*

*including crown roofs and front dormer windows. This includes the neighbouring properties at Nos. 165 and 169 Sunny Gardens Road which benefit from two-storey rear extensions. Officers do not consider that a two-storey extension, subject to considerations of design, scale and appearance, would be contrary to the local character.*

The proposed two-storey rear extension has a depth of 4 metres from the existing rear wall. While this is slightly larger than the depth normally permitted for two-storey extensions as per the Residential Design Guidance SPD, officers note that the proposed extension would still be significantly forward of the existing two-storey extension to the adjacent property at No. 165. As such, the staggered building line on Sunny Gardens Road would be retained. Given the width of the proposed extension and the relatively large size of the plot and existing dwelling, it is not considered that the proposed extension appears as a disproportionate addition. Likewise, the additional protrusion of 2 metres at ground floor would still be significantly forward of the neighbouring rear wall. The extension of 2.6 metres on the side adjacent to No. 161 is in accordance with design guidance and would not be harmful to the appearance of the host dwelling or the local character.

The proposed two-storey side extension results in a relatively modest increase in width of 1.5 metres. The proposed extension is set down from the main roof ridge and set back from the front elevation. As such it appears as a subordinate element. The extension retains a separation of at least 2 metres to neighbouring flank walls so avoids any harmful terracing effect on the streetscene. Overall, it is considered that this element would have an acceptable impact on the appearance of the dwelling and the local character.

The proposed extensions to the roof include dormer windows to the north side and rear elevations. Side dormer windows are characteristic of the local area, including the neighbouring property at No. 165, which benefits from dormer windows to both sides and to the rear. As such, these elements would not be out of keeping with the local character. Officers note that the dormers have been amended to be reduced in scale through revisions to the scheme. Officers are satisfied that they would be proportionate in scale to the roof and would read as subordinate elements.

In regards to the basement extension, the originally proposed development incorporated extensive excavation resulting in a dominant visual manifestations in the form of its large lower ground floor elevation and terrace leading to the rear amenity space. Following numerous amendments, the basement would now extend a maximum depth of 6.4 metres from the rear wall and be largely concealed underground. The ground floor rear terrace area, flanked by smaller excavations providing for a lightwell and access steps, by reason of their considerably reduced scale, are considered to be proportionate additions to the character of the existing dwelling and wider area.

Lightwells situated to the front of the building, by reason of their limited scale and visual manifestation, are also considered to be a discreet intervention in the appearance of the dwelling. Furthermore, the property is situated approximately 6 metres from the front boundary and therefore the lightwells avoid having a dominant impact on the character of the streetscene.

The proposed front canopy was amended in the lifetime of the application to ensure to extended only in line with front bay windows. This is to ensure it did not appear overly bulky or prominent within the context of the existing dwelling not unacceptably extend beyond those other examples which already exist within the streetscene and wider locality. As such, in light of the elements subordinate and suitably scaled nature, the proposed front canopy area is considered acceptable on character grounds.

Taking all material considerations into account, the proposed development, is considered to have an acceptable impact on the appearance of the existing building, the local character and the streetscene, in accordance with planning policy DM01 of Barnet's Development Management Policies DPD.

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

Policy DM01 of the Local Plan states that any schemes must protect the amenity of neighbouring residents. It is necessary to assess the impact of all new development on neighbouring amenity, including impact on light, outlook, privacy and causing a feeling of overbearing.

In regards to the proposed part single, part two storey side and rear extensions and dormer extensions, these have not materially changed from the development approved under planning reference number 20/0910/HSE. In that respect, the assessment was as follows:

*As noted above, the building line on this section of Sunny Gardens Road is staggered such that the properties to the north generally protrude further to the rear than those further south. In keeping with this, the neighbouring property at 165 Sunny Gardens Road, which also benefits from an existing two-storey rear extension along the side closest to the host property, protrudes approximately 8 metres beyond the existing rear wall of the host property. Following the proposed extensions, the neighbouring property will still protrude 4 metres beyond the host property's rear wall at first floor and 2 metres at ground floor. As such, officers do not consider that they would result in any material loss of light, outlook or overbearing to the neighbouring occupiers at No. 165. Regarding overlooking, there are no new windows on the side elevation facing No. 165 at ground floor or first floor. A condition is recommended to ensure the proposed side dormer window is obscure glazed. Subject to this, officers are satisfied that the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers at 165 Sunny Gardens Road.*

The proposed two-storey extension is sited on the northern side of the dwelling. There is considered to be sufficient distance to the neighbouring property to the south at No. 161 that it would not result in material harm. The property at No. 161 benefits from an existing single storey rear extension. Although due to the staggered building line, the property is set further forward than the host dwelling, the existing extension protrudes approximately in line with the rear wall of the host dwelling. The proposed ground floor extension with a depth of 2.6 metres is considered to be an acceptable depth of protrusion beyond the rear wall of the neighbouring extension. The proposed two-storey side extension does not protrude beyond the existing rear wall on this side of the property and maintains a separation of at least 2 metres to the neighbouring flank wall. There are no new windows on the side elevation facing No. 161 at ground floor or first floor. Subject to this, officers are satisfied that the proposal would have an acceptable impact on the residential amenities of the neighbouring occupiers at 161 Sunny Gardens Road.

The proposed front canopy, by reason of its scale, depth and distance from neighbouring properties, is not considered to result in a materially harmful impact to the neighbouring resident by reason of loss of outlook and sense of enclosure and is thus considered acceptable in this regard.

The proposed basement extensions and associated lightwells, by reason of their largely concealed nature and limited visual manifestation, are not considered to result in undue

detriment to the neighbouring residents in respect of their visual amenity or light pollution.

Therefore, the proposal is considered to remain acceptable in respect of its impact on the neighbouring residential amenity. As such, the proposed development is considered to accord with the policies and expectations outlined in Policy DM01.

#### **5.4 Response to Public Consultation**

- Third application at the site and each time the development gets totally oversized and out of proportion. This new application is entirely out of line with the character of any of the other properties in the road and contrary to Policy DM01.

The proposed development is considered acceptable on character grounds. Please see the main body of the report for further details.

- The proposed extension would have an overbearing and overshadowing effect upon the amenities of the adjoining properties resulting in loss of light and outlook to the adjoining property, contrary to Local Plan Policies and National Planning Policy Framework.

- The development would have a detrimental impact on our health, would permanently damage our foundation, devalue our property, block a massive part of the view we treasure along with natural light that is often leading to depressions.

- The new proposed first floor extension will overlook our landing window on our first floor and straight into the bedrooms.

- The adjoining property at 165 has an existing side/rear extension with a glazed roof and windows to the rear and side facades which are not appropriately indicated on 3D visuals or plans. This is misleading as it implies that the sunlight would not be impacted at the ground level, not only will the sunlight be impacted, but so will our privacy as this rooms forms part of our living area and kitchen and we will be totally overlooked from the new second floor.

The proposed development is considered acceptable on amenity grounds. Please see the main body of the report for further details. Property values are not considered to be a material consideration in this matter. The drawings are considered accurate and were used alongside site photographs.

- The drawings show two new, floor to ceiling height windows proposed to the north elevation on the first and second floor, even if these are to be of obscured glass will be indeed be intrusive to privacy.

Obscure glazing to the side facing No.165 Sunny Gardens Road has been noted and secured by way of condition.

- The large glassed terrace, proposed on the first floor, would provide an opportunity for the occupants to utilise this as a terrace area.

The use of this area has not been authorised as such and will be remain as such by condition attached to the decision notice.

- The proposed large basement conversion work will be disruptive, noisy, messy,

problematic, and cause a great deal of stress and pollution.

This is not a material consideration in the assessment of the proposed development.

- We, as are other neighbours, are indeed very concerned to the proposed large basement excavations coming right up to the boundaries of our properties and the risk of subsidence.

The amended dimensions of the basement are considered acceptable. Details relating to the construction of the basement will be secured via a Demolition and Construction Management and Logistics Plan.

- The rear of their house leads down to Sunny Hill Park, a large area filled with trees, bushes and it is nature at its best. An excavation which will most certainly disturb the land will be of grave consequence to the beautiful green natural area that must be protected now and for the future.

The proposed works and the amended drawings therein are not seen to affect existing trees.

## **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, subject to conditions.

