



Delegated Report

Full Planning Application

Planning Application No: 20241153

Location: 232 Singlewell Road Gravesend Kent DA11 7RE

Description: Demolition of existing dwelling and erection of a 4-bed chalet bungalow.

Applicant: Mr Dulai

Site Visit Date: 19.05.2025

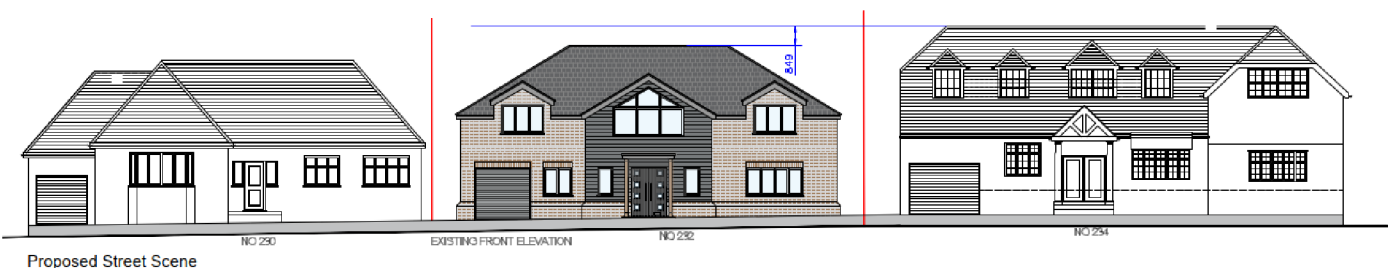
Preliminary Matters

The application as originally submitted was identified as not being policy compliant and in order to achieve a positive outcome negotiation took place to alter the design and achieve a positive outcome.

The original plans showed a higher roof which was not considered to sufficiently address the concerns raised by the planning inspector



The revised plans saw a reduced ridge height which provided a design which address previous concerns.



Submitted Documents/Plans

- Application Form
- Drawing No: 001 Revision C (Existing/Proposed Block Plan and Site Location Map)
- Drawing No: 007 Revision A (45 Degree Rule Calculations)
- Drawing No: 005 Revision B (Proposed Elevations)
- Drawing No: 006 Revision B (Existing/Proposed Streetscene)
- Drawing No: 004 Revision A (Proposed Floor Plans)
- Drawing No: 003 Revision A (Existing Elevations)
- Drawing No: 002 Revision A (Existing Floor Plans)

Superseded Plans

- ~~Drawing No: 006 Revision A (Existing/Proposed Streetscene)~~
- ~~Drawing No: 005 Revision A (Proposed Elevations)~~

Supplementary Information

- Planning Statement

Relevant Planning History

Reference	Description	Outcome	Decision Date
20240243	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Refused Appeal Dismissed	13.05.2024 12.11.2024
20231268	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Refused	06.02.2024
20231001	Demolition of existing bungalow and erection of two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden to form a gym, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.	Refused	30.11.2023

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale and Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS14 – Housing Type and Size
- CS15 – Housing Density
- CS18 – Climate Change
- CS19 – Design and Development Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards
- T5 - Impact of Development on Highway Network
- TC7 – Other Archaeological Sites

Paragraph 34 of the NPPF (2024) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and

Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 4 – Decision-making
- Section 5 – Delivering a sufficient supply of homes
- Section 8 – Promoting healthy and safe communities
- Section 9 – Promoting sustainable transport
- Section 11 – Making effective use of land
- Section 12 – Achieving well-designed and beautiful places
- Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)

Other Relevant Guidance

- Kent County Council Dropped Kerb Guidance and Self-Assessment (2023)
- Gravesham Driveway Dropped Kerb Guidance (Informal Guidance) (2023)
- Gravesham Front Driveway Design Guidance (Informal Guidance) (2023)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

GBC Waste

No comments received.

KCC Biodiversity

We have reviewed the information submitted by the applicant and advise that sufficient ecological/biodiversity net gain information has been provided for determination. Recommended condition/informative wording is provided below.

Protected Species

No ecological information has been submitted with this application. As a result of reviewing the data we have available to us, and the information submitted with the planning application, we advise that the proposed development has limited potential to result in significant ecological impacts.

The site consists of managed gardens and building which is to be demolished. We are satisfied that no ecological information is required as the garden is regularly managed limiting opportunities for protected/notable species to be established and images from Google Street View dated October 2024 show that the roof appears to be in good condition with no missing or lifted tiles, therefore we are satisfied that bat surveys are not required. As such, we are satisfied that there is no requirement for an ecological survey to be carried out at this time.

Breeding Birds

It is possible that breeding birds may be using the vegetation in the front and rear gardens. We advise that the following informative is included should planning permission be granted.

Breeding bird informative – suggested wording

The applicant is reminded that, under the Wildlife and Countryside Act 1981 (as amended), it is an offence to remove, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide a defence against prosecution under this Act.

Habitats are present on and around the site that provide opportunities for breeding birds. Any work to vegetation/structures that may provide suitable nesting habitats should be carried out outside of the bird breeding season (1st March to 31st August inclusive) to avoid destroying or damaging bird nests in use or being built. If vegetation/structures need to be removed during the breeding season, mitigation measures need to be implemented. This includes examination by a suitably qualified and experienced ecologist immediately prior to starting work. If any nesting birds are found, works must cease until after the birds have finished nesting.

Biodiversity Net Gain (BNG)

Under the Environment Act 2021 and the Town and Country Planning Act 1990 (as amended), all planning applications¹ for development (unless exempt^{2,3}) must deliver at least a 10% biodiversity net gain (BNG). Significant on-site gains, and all off-site gains will need to be secured for at least 30 years.

The application form states the proposal is exempt from BNG under the de minimis exemption. For the application to be considered exempt⁴ under the de minimis exemption, the following must apply:

- The development will not impact any onsite priority habitat; AND
- The development will not impact more than 25 m² of onsite habitat with a biodiversity value greater than zero; AND
- The development will not impact more than 5 m of onsite linear habitat.

We note the existing property includes a paved area at the rear and existing and proposed measurements are provided for house, hardstanding and soft landscaping. These indicate that there will be no net loss of habitat. We consider that if the garden is retained and the new footprint does not impact greater than 25m² of vegetated garden or 5m of hedgerow, that this proposal likely meets the de minimis exemption criteria.

Enhancements

Under section 40 of the Natural Environment and Rural Communities (NERC) Act 2006 and paragraphs 187 and 193 of the National Planning Policy Framework (NPPF) 2024, biodiversity should be maintained and enhanced through the planning system. Enhancement refers to providing net benefits for biodiversity over and above requirements for BNG, avoidance, mitigation and compensation.

We note the proposed block plan includes soft landscaping to ensure there is no loss of area following the development. As per the NPPF we require an enhancement plan which includes a landscaping plan, with the planting of native and wildlife friendly species, which must be submitted as a condition of planning permission if planning permission is granted.

We advise that other enhancements are also incorporated into a plan within the red line boundary, including bat and bird bricks, hedgehog homes and holes in any close-board fencing, in addition to the native planting.

Suggested condition wording

Within three months of works commencing, a detailed plan showing how the development will enhance and maintain biodiversity will be submitted to, and approved in writing by, the local planning authority. This will include details of native and wildlife-friendly planting, durable bat and bird bricks, hedgehog homes and holes in any close-board fencing. The approved measures will be implemented and retained thereafter.

Environmental Protection

No objection to this application. The following conditions and informatives are recommended.

Watching Brief

The applicant shall undertake a watching brief during construction in case any contamination issue is encountered. If during development any contamination is found, the local planning authority should be informed as soon as practical and the work shall not continue until written agreement is provided by the LPA as to the appropriate measures to be taken to resolve the matter and they are satisfied that those measures have been carried out.

Code of Practice on Construction and Demolition

Please apply as appropriate to minimise the impact on nearby residential dwellings during the development.

Lighting

Artificial lighting can cause a statutory nuisance under the Environmental Protection Act 1990. It is important that the applicants are not permitted to install external lighting that illuminate anything other than the ground within the curtilage of the new properties in order to assist in preventing a nuisance from occurring (which would be most likely if the bedrooms on neighbouring properties are illuminated).

Smoke Control Informative

The proposed development is situated in a smoke control area. As such, only authorised smokeless fuels as listed in the Smoke Control Areas (Authorised Fuels) Regulations 1991 shall be burnt or fireplaces/appliances exempted by Smoke Control (Exempted Fireplaces) Orders shall be utilised. Exempt appliances are appliances (ovens including pizza and tandoori ovens, wood burners and stoves) which have been exempted by Statutory Instruments (Orders) under the Clean Air Act 1993. These have passed tests to confirm that they are capable of burning an unauthorised or inherently smoky solid fuel without emitting smoke. They must be fitted and used according to manufacturer's instructions and they can only be used for the fuel for which they are designed. When purchasing fuels and fireplaces the applicant should clarify with the vendor their suitability with respect to use in Smoke Control Areas. For further information, including confirmation that an appliance and/or fuel is suitable for use in a smoke control area, the applicant should contact the Council's Regulatory Services air.quality@gravesham.gov.uk

Drainage/sewerage informative

The foul sewage shall be removed by means of the mains drainage system and not by the use of non-mains

sewerage systems, unless connection to the drainage system is not reasonably practicable.

KCC Heritage

Thank you for consulting us on this application. The site lies within an area of multi-period archaeological potential. However, based on existing Historic Environment Record data for the area and the past development of the site, I consider it unlikely that these proposals would have a significant below-ground archaeological impact and have no further comments to make in this case.

KCC Flood and Water

As Lead Local Flood Authority, Kent County Council are required to provide technical advice and guidance on the surface water drainage strategies, designs and maintenance arrangement put forward by developers to any new major development. According to the Town and Country Planning (Development Management Procedure) (England) Order 2010, major development is defined in planning as any development involving any one or more of the following:

- a) The winning and working of minerals or the use of land for mineral-working deposits;
- b) Waste development;
- c) The provision of dwelling houses where:
 - i. The number of dwelling houses to be provided is ten or more; or
 - ii. The development is to be carried out on a site having an area of 0.5 hectares or more and it is not known whether the development falls within sub-paragraph (c) (i);
- d) The provision of a building or buildings where the floor space to be created by the development is 1,000 square metres or more; or
- e) Development carried out on a site having an area of one hectare or more.

The application under the above reference number therefore falls outside the definition of major development and also falls outside of KCC's remit as statutory consultee. Notwithstanding the above, please feel free to contact us again if you consider there to be local flood risk issues on this site that may require further consideration.

KCC Fire and Rescue

Thank you for your email dated 14 May 2025. Following my assessment of Fire and Rescue Service emergency access provisions for planning application; 20241153, I would like to make the following observations.

Upon reviewing the plans on the Gravesham BC planning portal, I can confirm that it is in my opinion, that the emergency access requirements under the above act appear to have been met at this stage.

Please be aware that should this proposal be successful it would then be subject to a Building Regulations consultation where the access arrangements would again be examined under section B5.

Fire Service access and facility provisions are a requirement under B5 of the Building Regulations 2010 and must be complied with to the satisfaction of the Building Control Authority. A full plans submission should be made to the relevant building control body who have a statutory obligation to consult with the Fire and Rescue Service.

If you require any further advice, please contact this office using the details above. Please be aware that the Building Safety office hours are 09:00-17:00 Monday to Friday.

Neighbouring properties

Neighbouring Properties

The application was advertised by way of letters to 8 surrounding properties. The consultation period expired on 05.06.2025 and three objections were received.

The main points raised in the objections were:

- The proposal does not specify the overall size of the property – specifically the height
- Without information on the actual height and massing it is not possible to ascertain impact on neighbouring properties and surrounding area
- Should the application be permitted then it should be conditional to the retention of the evergreen tree in the back of the garden which is not shown on the plans as it serves as a privacy screen, supports local wildlife and maintains the natural aesthetic of the area
- The council has previously permitted the removal of several mature trees in the garden of 232 which should have been protected, the loss of these trees has diminished green space and disrupted the local ecosystem
- The streetview is misleading and does not show the topography of the land which makes the size of the bungalow imposing to neighbouring bungalows
- The property is in an elevation position from the kerbside

Some of the points raised are not material planning considerations. There are no records of protected trees at this site, and so any previously removed trees have been done so lawfully. The applicant has submitted revised plans which show the correct topography on the site.

Analysis

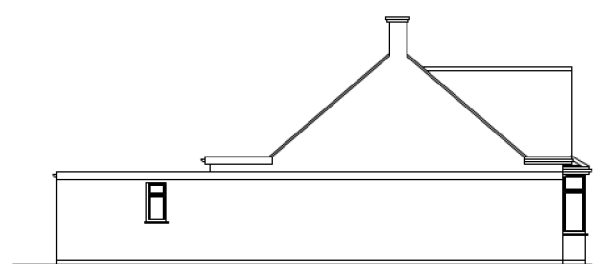
Proposal

The proposal seeks to demolish the existing bungalow and erect a replacement four bedroom chalet bungalow.

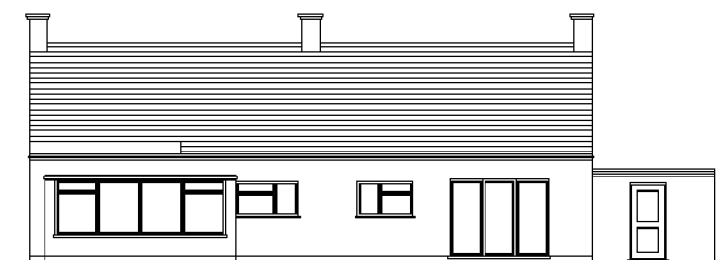
Existing Bungalow:



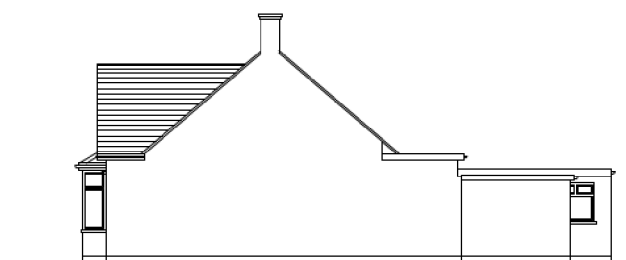
EXISTING FRONT ELEVATION



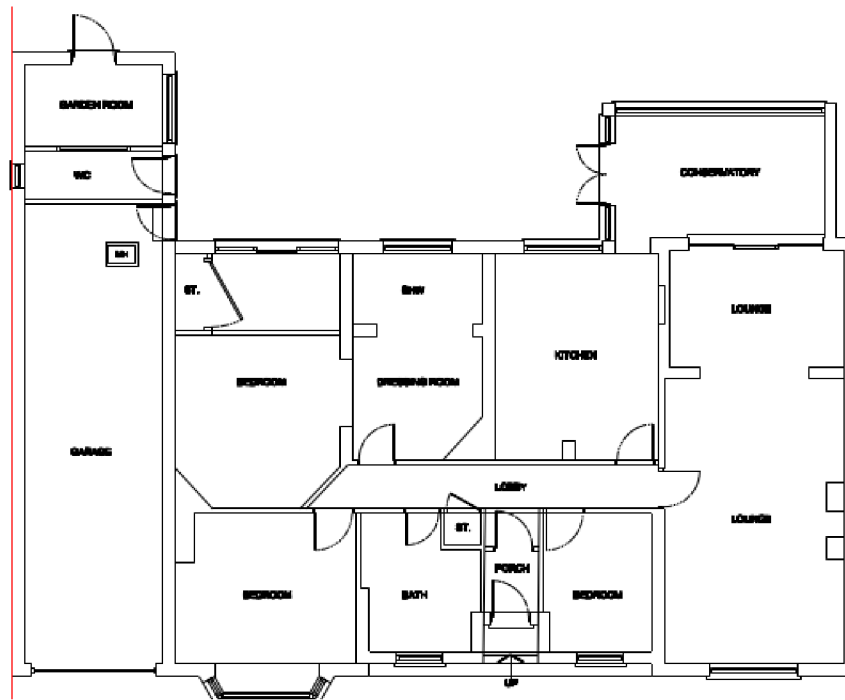
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



EXISTING SIDE ELEVATION



Proposed Chalet Bungalow:



Proposed Front Elevation (West)



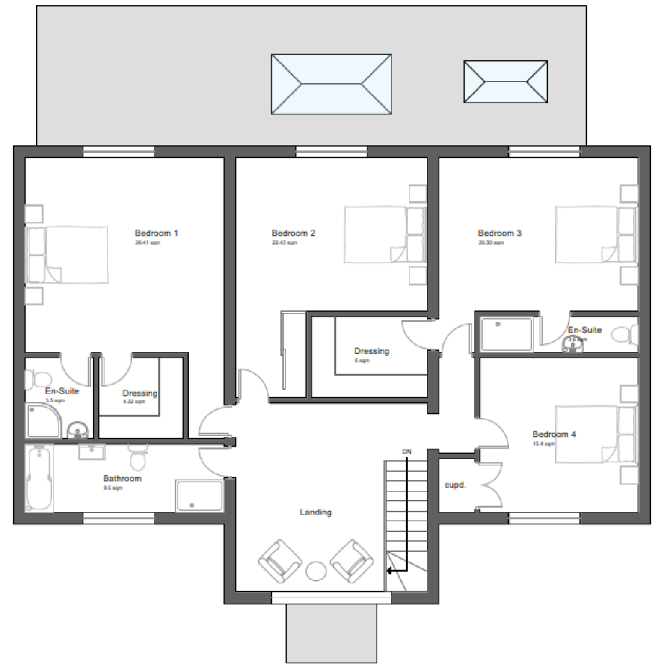
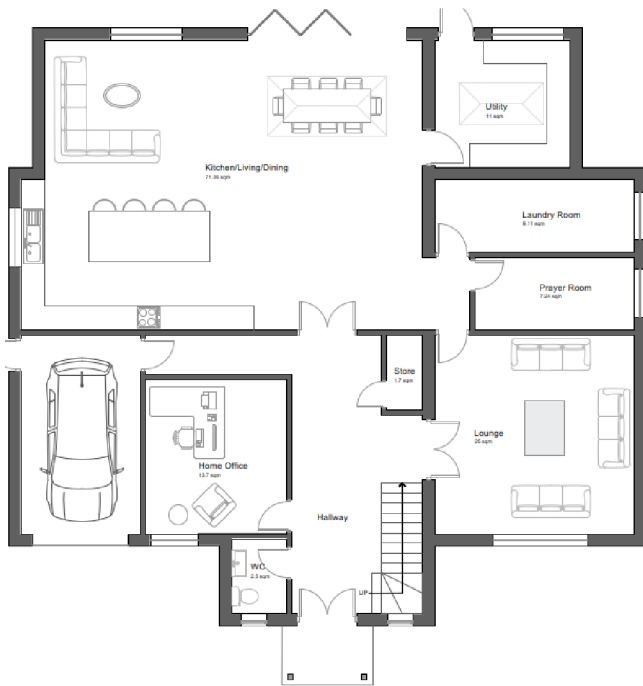
Proposed Side Elevation (South)



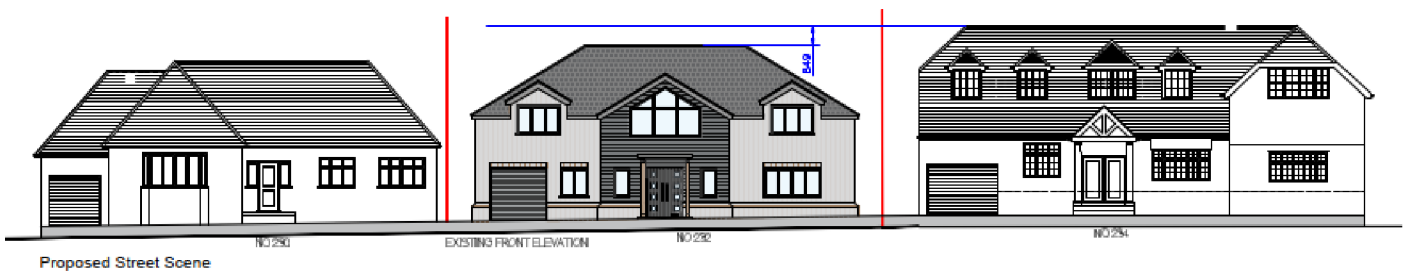
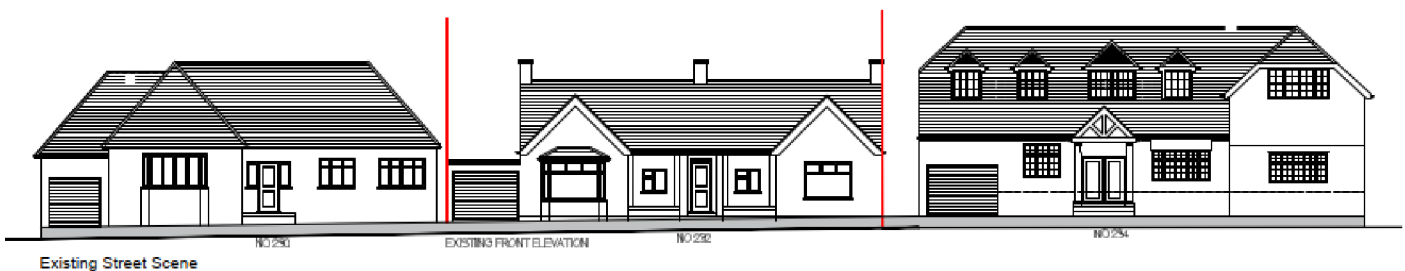
Proposed Rear Elevation (East)



Proposed Side Elevation (North)



Existing/Proposed Streetscene

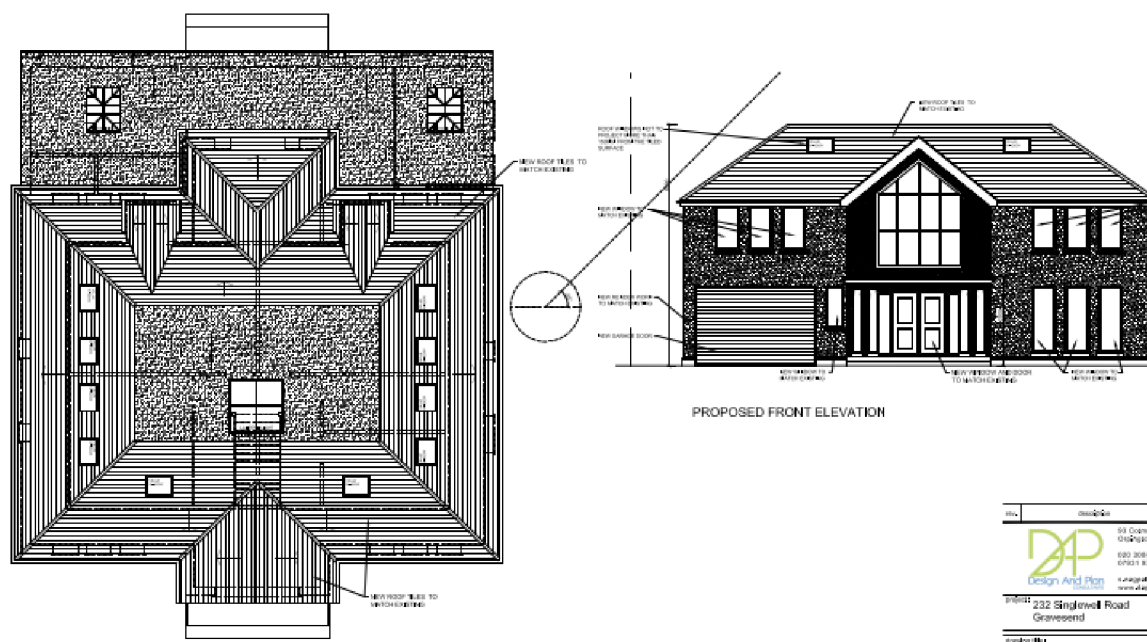


Background

The application site has had a number of previous applications which were refused. The most recent application was appealed and then dismissed at appeal.

The previously refused proposal sought to demolish the existing bungalow and erect a two storey dwelling with rooms in the roofspace, erection of outbuilding in rear of garden, erection of bin store to front, alteration of existing frontage to create hard standing for parking, new boundary including existing access.

As can be seen from the below screen grab of the previous application, it is evident the previous proposal sought to erect a large two storey dwelling with a large crown roof form.



The application was refused owing to the below grounds:

1. The proposed development by virtue of its scale, bulk, massing and design would be an overly dominant and incongruous form of development which would not be sympathetic to or in keeping with the immediate streetscene it is situated in. The positive contribution that the existing dwelling makes to the streetscene would be replaced with a development that would cause harm to the character and appearance of the streetscene. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and section 12 of the National Planning Policy Framework (2023).
2. The proposed dwelling by virtue of its scale, bulk, massing, design and proximity to neighbouring dwellings would cause overlooking, be overbearing and generally be an extremely unneighbourly form of development which would be overbearing, give rise to overlooking or at a minimum a perception of overlooking and would generally be an extremely unneighbourly form of development which would be harmful to the amenity and privacy of neighbouring properties. In this respect the proposal is contrary to Policy CS19 of the Gravesham Local Plan Core Strategy (2014) and paragraph 135(f) of the National Planning Policy Framework (2023).

This application was subsequently appealed under reference 2024/00025/REF. In the appeal report the inspector concluded:

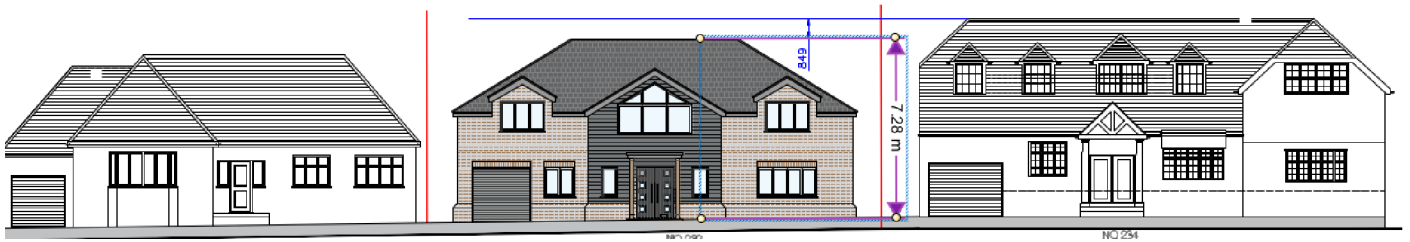
The proposal would be detrimental to the character and appearance of the existing dwelling and the local area. It would fail to meet Policy CS19 of the Gravesham Local Plan Core Strategy 2014 (CS), which seeks to secure new development of acceptable scale and appearance. It would also be inconsistent with the advice in the National Planning Policy Framework (the Framework), which states that good design is a key aspect of sustainable development.

The Inspector did not consider that the proposal would detrimentally affect neighbour amenity.

Character and Appearance

The application site comprises a bungalow situated within Singlewell Road in use as a single family dwelling. The current bungalow is located in between a chalet bungalow and a single level bungalow. The chalet bungalow is located to the south which is on higher ground, the traditional bungalow is located to the north and situated on land which is slightly below the existing;

Current Proposal



It is important to note the comments of the appeal inspector in which he stated:

The cumulative impact of the mass and bulk at first floor level, together with the boxy, deep plan form - which would be visible from the public highway over the front garden of no. 230 - and extent of crown roof, would appear dominant and obtrusive. Overall, the scale and design of the proposals would lack architectural subtlety and the scheme would result in a harsh intrusion into the pleasant residential setting.

It is considered that the reduction in terms of the scale of the development and subsequent lowering of the roof height has adequately addressed the concerns of the appeal inspector. Furthermore the remodelling of the bungalow into a chalet is far more appropriate in this setting, given that the bungalow is between two existing bungalows. The revised design allows the ridge heights of the dwellings to follow the natural gradient of the Road which means the proposed development appears appropriate in its setting.

The current bungalow is not architecturally distinguished and so a replacement would not result in the loss of a significant structure. Singlewell Road does not have a strong character and comprises dwellings of different types and sizes, however the scale of the dwellings tend to reflect that of the adjacent properties and in this instance a chalet bungalow is deemed to be an appropriate addition in this setting.



The front glazed apex is a popular style which can be seen along different dwellings in the vicinity, this is reflective of modern-day design, the apex will be finished with an anthracite grey cladding. The proposed use of red/brown facing brick is generously used around the dwelling and will contrast well with the anthracite grey fenestration and dark grey roof tiles.

The frontage will comprise an open porch which will have a flat roof canopy, and the main roof will utilise a hipped roof form which will reduce massing, the dormer windows at first floor are acceptable and necessary in the proposed design in order to achieve the required space in the first floor rooms.

The single storey rear extension is of an appropriate scale and as can be seen from the below block plans the footprint of the dwelling will only be marginally above that of the existing. Furthermore the dwelling will be set in from the sides, thus highlighting its detached nature and reducing its cramped appearance in the streetscene.



Existing Block Plan
1:500



Proposed Block Plan
1:500

Sit
1:1

Existing	
Existing House Footprint -	204 sqm
Existing Soft Landscaping -	582 sqm
Existing Hard Standing -	116.6 sqm

The soft landscaping will largely be retained in both the front and rear gardens, with only a marginal increase to the hardstanding the front to accommodate parking.

CS19 of the Local Plan Core Strategy 2014 states:

New development will be visually attractive, fit for purpose and locally distinctive. It will conserve and enhance the character of the local built, historic and natural environment, integrate well with the surrounding local area.

Paragraph 135(b) of the National Planning Policy Framework (2024) States:

Planning policies and decisions should ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

It is considered that the current proposal will enhance the appearance of Singlewell Road by introducing a well design and well positioned bungalow. The proposal is therefore compliant with the requirements of CS19 Local Plan Core Strategy 2014, SPD4- Householder Alterations and Extensions Guidance 2021 and Section 12 of the National Planning Policy Framework 2024.

Amenity of Future Occupiers

	Floor Size
Bedroom 1	24.41sqm
Bedroom 2	22.43sqm
Bedroom 3	20.30sqm
Bedroom 4	15.4sqm

The proposal will have a resultant garden space of approx 430sqm which is compliant with the Councils Technical Standards. Internally the rooms are also compliant in terms of size and so the proposal is

considered to safeguard the amenity of future occupiers in accordance with CS19 of the Local Plan Core Strategy 2014, Nationally Described Space Standards 2015 and SPG2 Residential Layout Guidelines 2020.

Neighbouring Amenity

Proposals for new development need to ensure that there would be no undue harm to the amenity and living conditions of neighbouring properties with regards overshadowing, loss of light, loss of outlook, overlooking etc. Policies CS19 Local Plan Core Strategy 2014 and SPG2 Residential Layout Guidelines (2020) should be followed with regards to privacy distances and overshadowing to ensure compliance. It is important to reiterate that the Planning Inspector did not consider that the previous scheme cause any impact on neighbour amenity, and the current proposal is a lesser scheme.

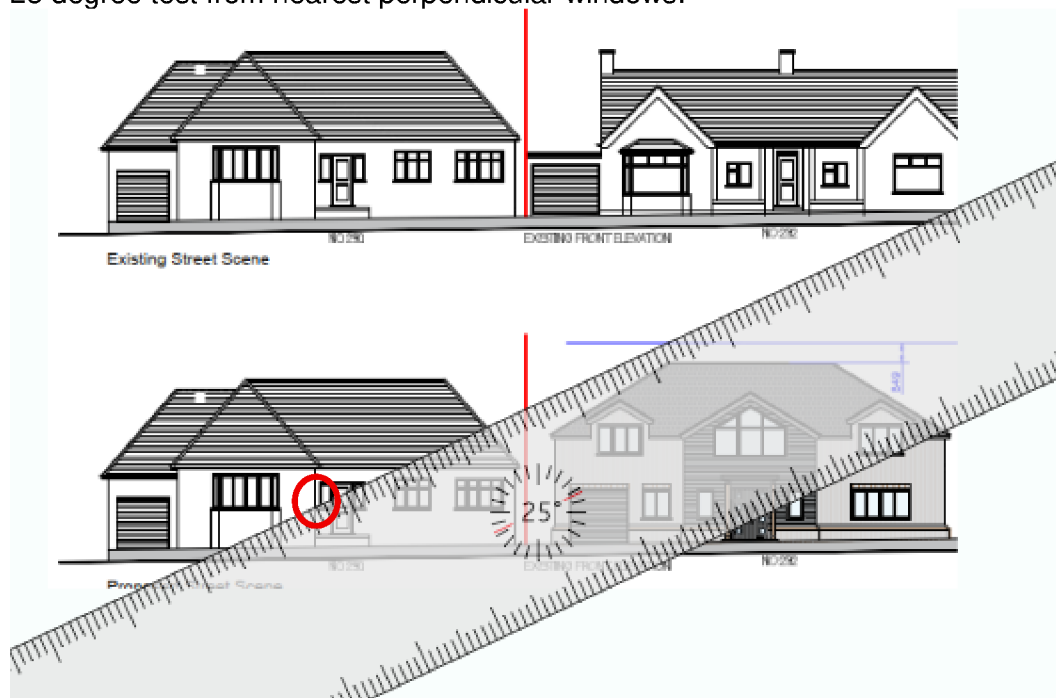
No. 230 Singlewell Road

This is the bungalow to the north of the application site. It has an irregular shaped plan form so that part of its front elevation sits further back than the other half of its front elevation. The 45 degree and 25 degree tests have been carried out as follows:

45 degree tests from nearest front and rear windows:

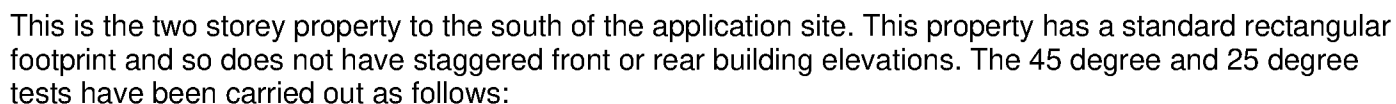


25 degree test from nearest perpendicular windows:

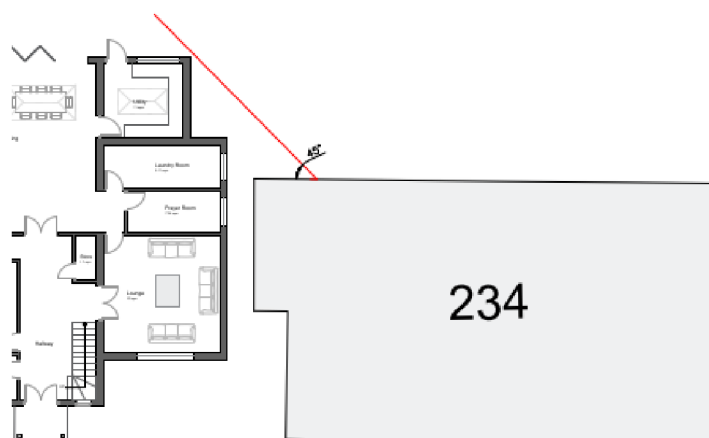


As can be seen the proposed dwelling would not project beyond the 45 degree line from the nearest rear and front windows on both plan and elevation thereby denoting that the proposed dwelling would not cause actual overshadowing or loss of light to the nearest front and rear windows of No. 230.

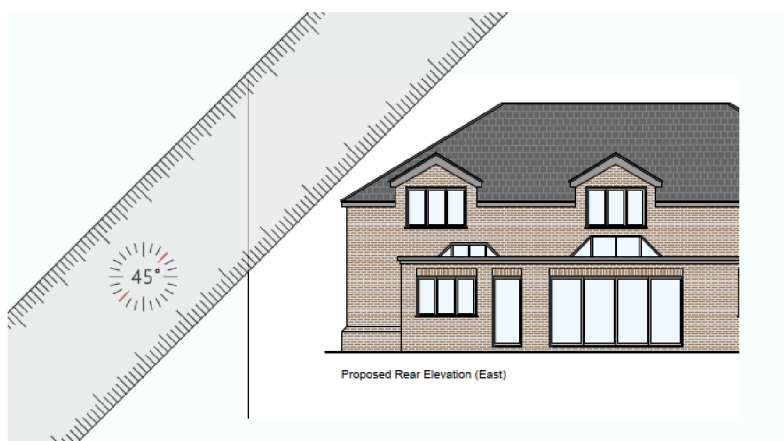
In terms of overlooking there is a window and a door at ground floor level which will face towards No.230 In the flank elevation, these will serve as a secondary kitchen window and a garage door. These are not considered to cause any detrimental impact, and any potential concerns can be adequately overcome by boundary treatment which is permitted up to a height of 1.8m.



45 degree test on plan from nearest rear window:



45 degree test on elevation from nearest rear window:



As can be seen the proposed dwelling would not project beyond the 45 degree line and there are no perpendicular windows so the 25 degree test is not relevant.

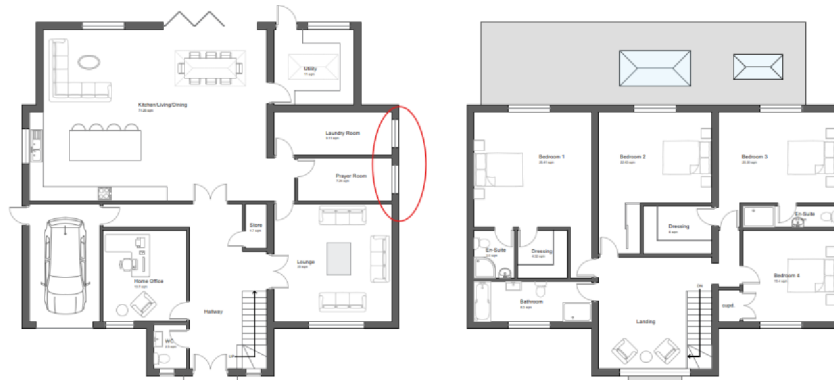
Due to the depth and height of the large expanse of brick boundary wall on the north flank of no. 234 there would not be overlooking or perception of overlooking from the nearest habitable room windows in the rear elevation at first and second floors to no. 234 as would be the case with no. 230.

Image denoting large Brick Flank Wall belonging to No.234

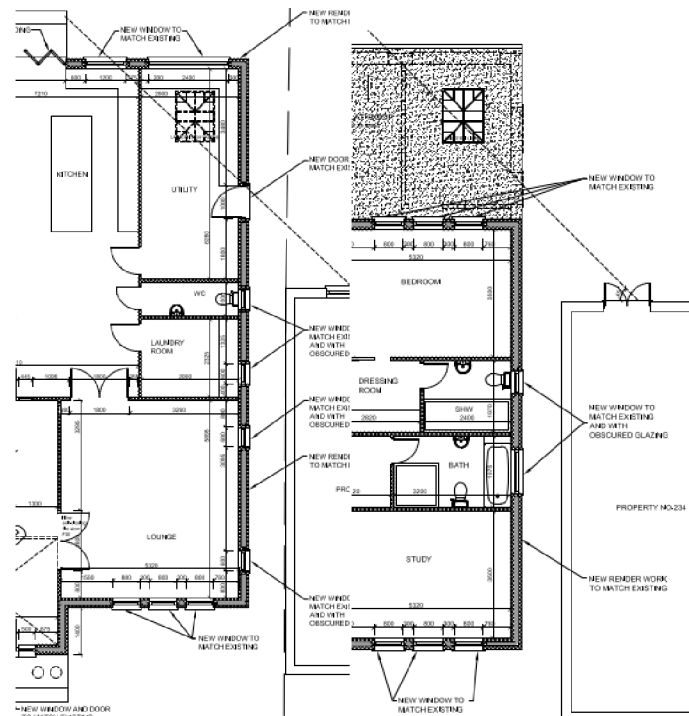


In terms of windows in the flank elevation facing no. 234 there would be a utility room and a prayer room at ground floor level and no windows at first floor level. The prayer room could be considered as a habitable room but in any case all windows at ground floor could be screened by a boundary treatment to mitigate any overlooking concerns.

Proposed Floor Plans



Previously Refused Plans



Properties to the rear in Windsor Road

Due to the distance between the rear elevation of the proposed dwelling and the rear elevations of the nearest properties bordering the site in Windsor Road (nos. 20, 22 & 24) which as a minimum would be some 52m there would be no impact from the proposed dwelling in respect overshadowing, loss of light or overlooking.

The dwelling has been further reduced in height (from 8m to 7.3m), set further back and reduced in scale by way of massing and footprint. This is considered to have mitigated previous concerns relating to bulk, massing, design and overlooking.

In order to further safeguard neighbouring amenity conditions will be imposed to ensure all w.c windows are obscure glazed and no further openings are created within any flank elevation without prior planning permission.

The proposed development is now deemed to adequately safeguard neighbouring amenity in line with the requirements of CS19 Local Plan Core Strategy 2014, SPG2 Residential Layout Guidelines and Paragraph 135(f) of the National Planning Policy Framework 2024.

Parking and Highways

The proposed dwelling would have 4 bedrooms; the proposed block plan shows the front garden would have space for 2 vehicles however it is evidence there is space for more than this. SPG4 (2006) states that for a property with four or more bedrooms there should be a maximum of three parking spaces; as such the proposal would provide sufficient off-street parking. The existing access to the site will be retained which is adequate and there would also be cycle storage for 4 bikes.

A condition will be imposed to ensure parking areas are formed, surfaced and drained prior to first occupation of the dwelling. A further condition will also be imposed to ensure the hardstanding area is not extended beyond the areas shown on the permitted plans.

In respect of parking and highway safety the proposal is considered compliant with SPG4 KCC Parking Standards 2006

The Thames Estuary and Marshes Special Protection Area and Ramsar site

The application site falls within 6km of the Thames Estuary and Marshes Special Protection Area (SPA) however, there would be no net addition of dwellings on the site therefore there is no requirement for the SAMMS tariff to be paid.

In summary, the proposal would be compliant with Policy CS12 Local Plan Core Strategy 2014 and paragraph 178 of the National Planning Policy Framework (2024).

Land Contamination

Policy CS19 Local Plan Core Strategy 2014 sets out that new development shall be located, designed and constructed to avoid adverse environmental impacts from amongst other things, land contamination. Paragraph 187(e) of the National Planning Policy Framework (2024) states that planning decisions should ensure a site is suitable for its proposed use taking account of ground conditions and any risks from land instability and land contamination.

GBC Environmental Protection advise that a condition to secure the applicant undertaking a watching brief during construction would be sufficient to ensure that the proposed development does not take place on contaminated land. In this respect subject to condition should permission be forthcoming the proposal is considered acceptable in respect of land contamination and compliant with Policy CS19 Local Plan Core Strategy 2014.

Refuse

Policy CS19 Local Plan Core Strategy 2014 requires new development to incorporate appropriate facilities for the storage and recycling of waste. Paragraph 8 of the National Planning Policy Framework (2024) states that waste and pollution should be minimised.

The proposed block plan shows the location of the proposed bin store which would be in the area to the front of the dwelling alongside the Northern boundary. In respect of refuse the proposal is therefore considered compliant with Policy CS19 Local Plan Core Strategy 2014.

Conclusion & Recommendation

The proposal has been fully considered and is recommended for permission subject to conditions. It has overcome the previous grounds of refusal.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	17.06.2025	Dated:	27 June 2025