

Delegated Report

Householder Planning Application

Planning Application No: 20260233

Location: 54 Britannia Drive Gravesend Kent DA12 4RR

Description: Demolition of garage and erection of a self-build dwelling to the side of number 54 Britannia Drive with associated internal and external works.

Applicant: Mr Baljinder Lalli

Site Visit Date: 20.04.2026

Submitted Documents/Plans

- Application Form
- Drawing No: D02 (Existing Block Plan)
- Drawing No: D08 REV A (Existing/Proposed Street Scene)
- Drawing No: D06 REV A (Proposed Plans and Elevations)
- Drawing No: D04 (Existing Elevations)
- Drawing No: D03 (Existing Floor Plans)
- Drawing No: D07 REV A (Proposed Site Plan)
- Drawing No: D02-1 (Existing Site Plan)
- Drawing No: D05 A (Site Location Plan)
- Drawing No: D01 (Site Location Plan)

Supplementary Information

- Design and Access Statement
- Self Build Declaration

Relevant Planning History

Reference	Description	Outcome	Decision Date
20251238	Demolition of garage and erection of a double storey side/rear extension.	Application Refused	04.02.2026

Development Plan

Gravesham Local Plan Core Strategy September 2014:

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

Gravesham Local Plan First Review 1994:

- T1 – Impact of Development on the Highway Network
- T5 – Access to the Identified Highway Network
- P3 – Vehicle Parking Standards.

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 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

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)

Emerging Local Plan as a Material Consideration

Paragraph 48 of the Framework makes it clear that planning applications can only be determined in accordance with the development plan, unless material considerations indicate otherwise. An emerging Local Plan, does not form part of the Development. The Framework, at Paragraph 49 allows local planning authorities to give weight to relevant policies in emerging Local Plans, according to:

- The stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- The extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- The degree of consistency of the relevant policies in the emerging plan to the Framework, the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given to those policies.

West Oxfordshire District Council v Secretary of State for Housing, Communities and Local Government & Rosconn Strategic Land Ltd [2018] EWHC 3065 (Admin) is a High Court judgement that deals with the weight to be given to a Regulation 19 Local Plan. In this judgement the Court found that the weight to be given to an emerging Local Plan, was a matter of planning judgement, which had to be reached having fully considered the relevant part (Paragraph 49) of the Framework.

The Council's emerging Local Plan, is in the process of being consulted upon (it has reached Regulation 19 stage), the Council is not yet aware of whether third parties will support or object to specific policies within the Plan, or whether they will consider the policies with the emerging Local Plan to be broadly sound and consistent with the NPPF (2024). Taking this into consideration, one can only conclude that at this stage of the process, **limited (i.e. minimal) weight should be afforded to the emerging Regulation 19 Local Plan**. This position would only change once the emerging Local Plan has progressed towards submission and examination, with the Council being fully aware of policies that are subject to unresolved objections and with knowledge of policies that have had their soundness and conformity against the Framework challenged.

This approach accords with the approach taken in a separate High Court case, Gladman Developments Ltd v SSHCLG & Corby Borough Council; & Uttlesford DC [2020] EWHC 518 (Admin) and Court of Appeal [2021] EWCA Civ 104, which was also the subject of a Court of Appeal Ruling [2021] EWCA Civ 104.

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Environmental Protection Team

There is no objection to this application. The following is advised:

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

No archaeological measures are required.

KCC Fire and Rescue

Thank you for your email dated 9 March 2026. Following my assessment of Fire and Rescue Service emergency access provisions for application number 20260233 I would like to make the following observations.

Upon reviewing the available plans on the planning portal, I can confirm that on this occasion, it is 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.

Southern Water

Proposed soakaways

The Council's Building Control officers or technical staff should be asked to comment on the adequacy of soakaways to dispose of surface water from the proposed development. No new soakaways should be located within 5 metres of a public or adoptable gravity sewer, rising main or water main.

No Soakaways should be connected to the public surface water sewer.

Hierarchy of Building Regulations H3 for disposal of surface water - not yet provided documentation proving compliance

If the applicant has not already provided documentation demonstrating compliance with the surface water hierarchy reflected in part H3 of the Building Regulations, as shown below, we will require this to be provided where surface water is being considered for discharge to our network. Whilst reuse does not strictly form part of this hierarchy, Southern Water would encourage the consideration of reuse for new developments.

- Reuse
- Infiltration
- Watercourse
- Storm Sewer
- Combined Sewer

Guidance on Building Regulations is here: <https://www.gov.uk/government/publications/drainage-and-waste-disposal-approved-document-h>

We would like to engage with you on the design for disposal of surface water for this development at the earliest opportunity and we recommend that civil engineers and landscape architects work together and with Southern Water. In many cases this may negate or reduce the need for network reinforcement and allow earlier completion of the development.

Where a surface water connection to the foul or combined sewer is being considered, this should be agreed by the Lead Local Flood Authority, in consultation with Southern Water.

Condition

We request that should this application receive planning approval, the following condition is attached to the consent: Construction of the development shall not commence until details of the proposed means of surface water run off disposal in accordance with Part H3 of Building Regulations hierarchy as well as acceptable discharge points, rates and volumes have been agreed by the Lead Local Flood Authority, in consultation with Southern Water.

Build over – close

The attached plan shows that the proposed development is being built over a public sewer or within 3m of a public sewer. An investigation of the sewer is required to confirm its size and depth, ascertain its condition, number of properties served and potential means of access before any decision can be made as to whether it would be acceptable for the proposed development to be built close to the sewer. If the sewer in question is found to be no greater than 225mm in diameter and no deeper than 3 meters, the development may be allowed, subject to the following conditions:

1. No construction works parallel to the sewer within 500mm (in plan).
2. Where within three metres, foundations depth to be taken down 150mm below the invert level of the sewer.

The works will be subject to approval under the 'Declaration of Works' self-certification process.

It appears that the developer is intending to build close to a public foul sewer which is crossing the site. Building over a "public sewer" is not normally permitted by Southern Water.

However, under certain circumstances building over a minor sewer may be allowed. The conditions and application associated with the build-over/close-to a public sewer are available at Southern Water's Get Connected service: <https://developerservices.southernwater.co.uk>.

Condition

In order to protect drainage apparatus, Southern Water requests that if consent is granted, the following condition is attached to the planning permission; prior to the commencement of development, the developer must advise the local authority, in consultation with Southern Water, of measures which will be undertaken to protect the public sewers.

Proposed works involve demolition.

In order to protect and safeguard the existing water supply apparatus, Southern Water requests formal notification of any proposed demolition works prior to such works being undertaken.

S106 Connection application

Any new connections to the public sewerage system will require a Section 106 connection application to be submitted and approved by Southern Water Services.

To make an application visit Southern Water's Get Connected service:

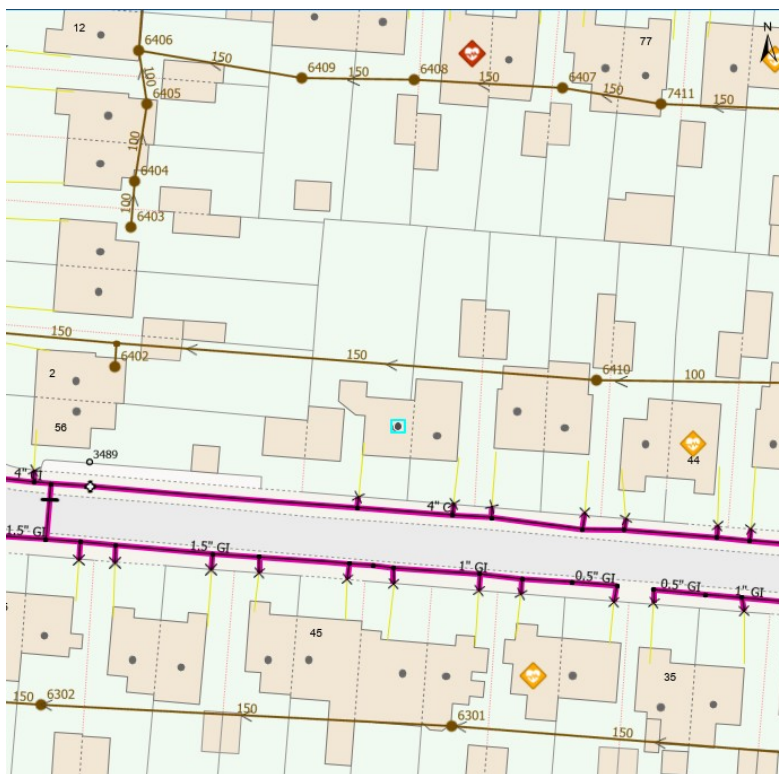
<https://developerservices.southernwater.co.uk> and please read our New Connections Charging Arrangements documents which are available on our website via the following link:

<https://www.southernwater.co.uk/developing-building/connection-charging-arrangements>

Please note that, where there are separate systems available Southern Water will not allow surface water to connect into the public foul sewer. If this is not possible, please provide evidence that all other options have been explored.

For further advice, please contact Southern Water, Southern House, Yeoman Road, Worthing, West Sussex, BN13 3NX (Tel: 0330 303 0119)

Website: southernwater.co.uk or by email at: SouthernWaterPlanning@southernwater.co.uk



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.

Environment Agency

Thank you for consulting us on the above application.

We have no comments to make on this planning application as it falls outside our remit as a statutory

planning consultee. Please refer to the attached 'When to consult the Environment Agency' document for guidance on when to consult us.

Non planning consents

Although we have no comments on this planning application, the applicant may be required to apply for other consents directly from us. The term 'consent' covers consents, permissions or licenses for different activities (such as water abstraction or discharging to a stream), and we have a regulatory role in issuing and monitoring them.

The applicant should contact 03708 506 506 or consult our website (<https://www.gov.uk/guidance/check-if-you-need-an-environmental-permit>) to establish whether a consent will be required.

If you feel we should assess this planning application in more detail due to local issues/opportunities please email KSLPLANNING@environment-agency.gov.uk.

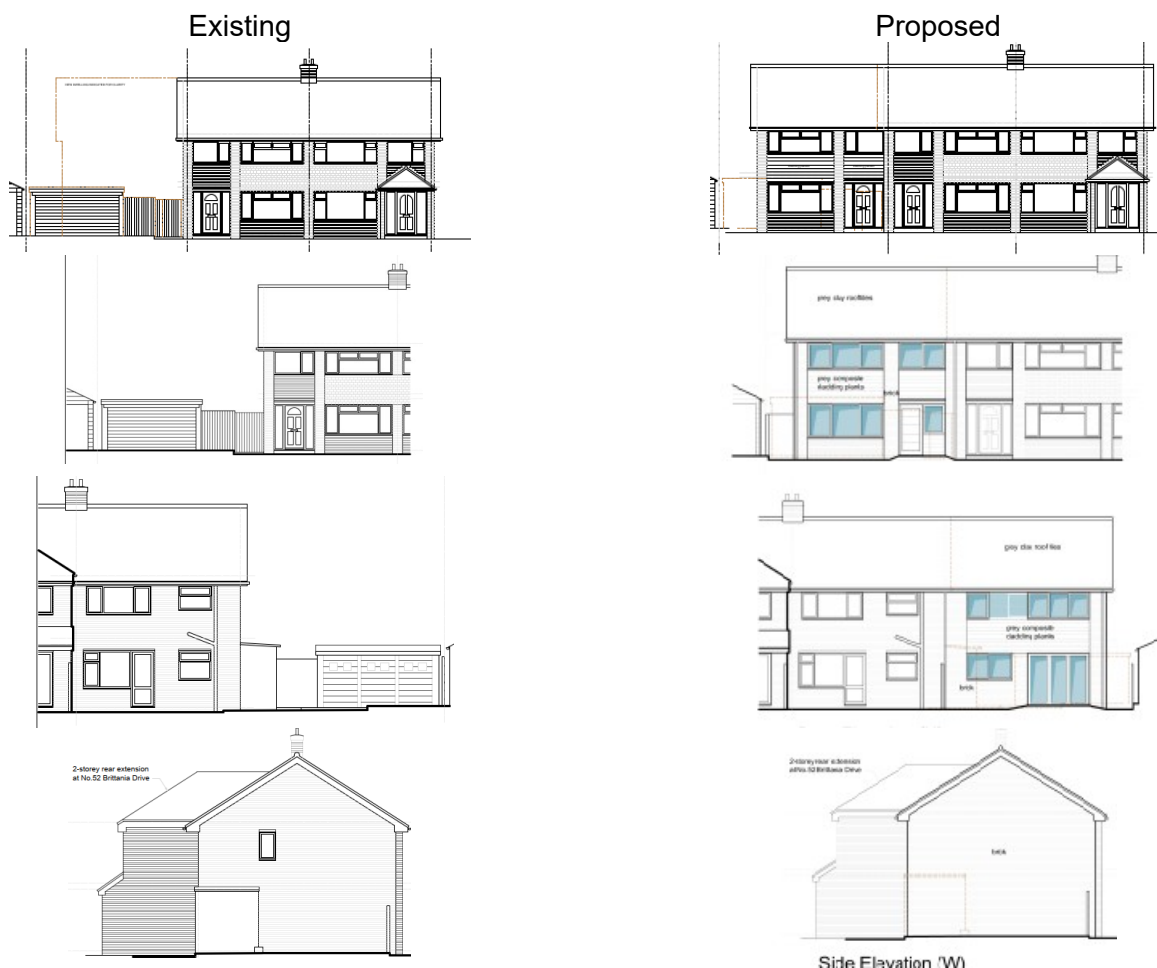
Neighbouring properties

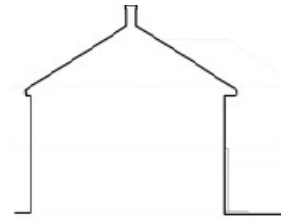
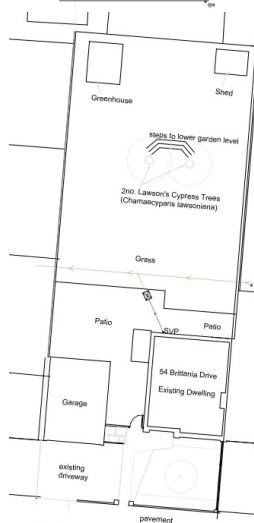
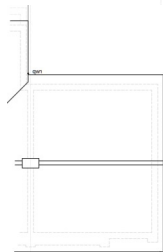
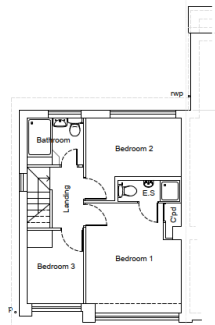
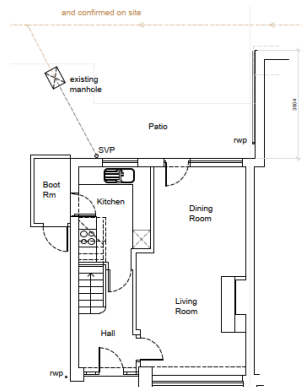
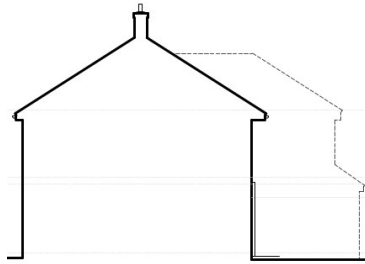
The application was advertised by way of letters to 10 surrounding properties. The consultation period expired on 30.03.2026 and no comments were received.

Analysis

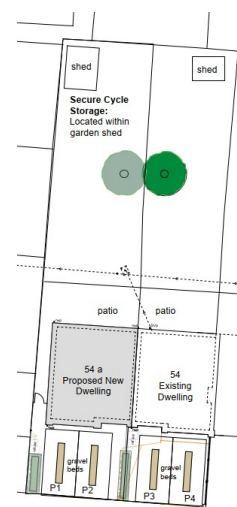
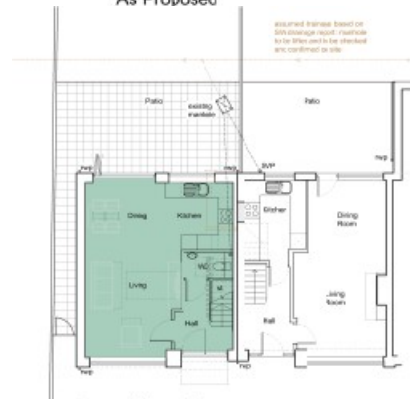
Proposal

The proposal seeks to demolish an existing garage and erect a two storey dwelling which will be attached to the existing dwelling at No 54 Britannia Drive with associated internal and external works.





**Side Elevation (E)
As Proposed**



Background

The application site has had a previous application refused under reference 20251238 for the demolition of garage and erection of a double storey side/rear extension. The application was refused due to the below grounds:

The proposal is not considered to be subservient to the scale of host dwelling and would result in the dwelling having an incongruous, bulky and overdeveloped appearance. As such the proposal is considered to be contrary to Policy CS19 of Gravesham's Local Plan Core Strategy (2014), SPD4 - Householder Alterations and Extensions Guidance (2021) and Section 12 of the National Planning Policy Framework (2024).

The submitted application is not comparable to the previous application as this proposes an independent dwelling and is not an extension to the existing. Therefore the above ground of refusal will not need to be overcome under this proposal.

Housing Need

In *Hopkins Homes Ltd v Secretary of State for Communities and Local Government* [2017] 1 W.L.R. 1865, Lord Carnwath reemphasised that the National Planning Policy Framework is only a material consideration in planning decisions and that planning applications should be determined in accordance with the development plan. Paragraph 12 of the NPPF expressly states that the starting point for decision-making is the development plan. Lord Carnwath as part of the Supreme Court decision stated,

"It is important, however, in assessing the effect of the Framework, not to overstate the scope of this policy-making role. The Framework itself makes clear that as respects the determination of planning applications (by contrast with plan-making in which it has statutory recognition), it is no more than "guidance" and as such a "material consideration" for the purposes of section 70(2) of the 1990 Act... It cannot, and does not purport to, displace the primacy given by the statute and policy to the statutory development plan. It must be exercised consistently with, and not so as to displace or distort, the statutory scheme."

It is a matter of law that all planning applications need to be considered in accordance with the legislation and relevant policy that applies at the point a decision is taken. The Council published a revised 5 year housing land supply statement in February 2025, it demonstrates that based on data up for the period 2024-2029, the Council can only demonstrate a land supply of 3 years.

Given the Council's current inability to demonstrate a 5-year housing land supply, and as the delivery of housing was substantially below (less than 75%) that required by the Housing Delivery Test, the housing delivery element of Gravesham's Local Plan Core Strategy (LPCS) (2014) Policy CS02 must be regarded to be out of date, as required by the Paragraph 11(d) of the National Planning Policy Framework (NPPF) (2024). This requires that, in regard to housing development, planning permission should be granted unless:

- i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
- ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.

In the Gravesham context, the policies referred to in paragraph 11(d)(i) above are those set out in the NPPF at footnote 7 (rather than those in development plans) relating to any of the following:

- Habitats sites (and those sites listed in paragraph 194) and/or designated as Sites of Special Scientific Interest;
- Land designated as Green Belt, Local Green Space, an Area of Outstanding Natural Beauty, a National Park (or within the Broads Authority) or defined as Heritage Coast; irreplaceable habitats; designated heritage assets (and other heritage assets of archaeological interest referred to in footnote

- 75);
- and areas at risk of flooding or coastal change.

In determining applications for planning permission involving housing, the Council will therefore apply a weighted balance in favour of granting planning permission in accordance with relevant case law and guidance, having regard to the acceptability or otherwise of the proposals when evaluated against development plan policy, the need to make efficient use of land (paragraph 130(c)) in context, the relative contribution the proposal makes towards the alleviation of any shortfall in housing delivery at that time and any other considerations material to the proposed development.

The proposed development for a net increase of 1 dwelling would offer a minimal contribution towards meeting this local need and, accordingly, officers consider that this should be accorded **Minimum weight** in support of the application. However, this has to be balanced against other requirements of the Development Plan and material considerations such as the NPPF (2024), which requires new development to contribute positively to the overall quality of the area, be visually attractive, sympathetic to local character and create acceptable amenity for future occupiers.

Notwithstanding the Council's shortages in housing delivery and the consequent weight to be given in favour of the proposed development, it is necessary to assess the proposals against the policies in the National Planning Policy Framework (NPPF) and established local planning policy taken as a whole.

Principle of Development

The application site lies within the urban area. The Local Plan Core Strategy Policy CS02 (Scale and Distribution of Development) prioritises development in the urban area as a sustainable location for development. This will be achieved by '*promoting regeneration by prioritising the redevelopment and recycling of underused, derelict and previously developed land in the urban area*'. The core strategy also identifies Gravesend as the most sustainable part of the Borough, along with Northfleet and Ebbsfleet as first tier in settlement hierarchy.

In terms of density of the proposed development, policy CS15 (Housing Density) of the Gravesham Local Plan Core Strategy, 2014 states:

"All new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Subject to this overriding consideration: Within the urban area, new residential development will be expected to achieve a minimum density of 40 dwellings per hectare (dph)"

The density of the proposed development is slightly greater than the density found in the immediate area. However, this increased density is not so great that the proposal is considered to compromise the distinctive character of the area in which it is situated. The proposed development equates to 44.5dph and is considered to meet the objective of policy CS15 (Housing Density) of the Gravesham Local Plan Core Strategy 2014

Overall it is considered that that proposal is broadly in line with the referenced policies and the NPPF in this regard.

Character and Appearance

Britannia Drive and surrounding Roads in Riverview Park have a very distinct character which comprises semi-detached dwellings located on similar sized plots. In addition, there is a broad uniformity in terms of the spaces between dwellings.

The proposed development does deviate from this character in that it would introduce an additional dwelling which would be attached to an existing semi thus resulting in a small terrace of three dwellings.

The width of the proposed dwelling is marginally wider than the existing property, the width of the existing dwelling measures approx. 6.2m and whereas the width of the proposed dwelling would measure circa 6.42m. This marginal increase is not likely to be noticeable to the extent that it would cause any meaningful harm to the character of the area.

The proposed new dwelling is of a good quality design which reflects the general appearance, scale and height of the existing and surrounding dwellings in Britannia Drive as well as the character of the immediate locality. The proposed use of materials shows grey shiplap cladding to the property frontage, the agent was advised to revise the plans to show matching materials however it was agreed that matching materials would be secured by way of an appropriate condition. Given that there is a suitable condition in place it is considered that the proposed design reflect the surroundings which enables the new dwelling merge into its surroundings.

As a result of the loss of the existing garage and driveway, replacement on-site parking would need to be provided for the existing dwelling. In addition, on-site parking would need to be provided for the proposed dwelling

Paragraph 10.21 of the Council's Householder Extensions/Alterations Design Guide Supplementary Planning Document (2021) relates to front gardens and parking. This document contains the following useful image which confirms the requirement that paving over a significant amount of the forecourt should be avoided. Instead, a soft landscaped planted border should be provided in all spaces not specifically defined as parking or turning spaces:



Hardstanding should be proportionate to the size of the dwelling and the relevant car parking standards and avoid paving over a significant amount of the forecourt.



Soft landscaped planted border along all boundaries should be provided in all spaces not specifically defined as parking or turning spaces. Introduce permeable paving to new areas of hardstanding to minimise rainwater run-off issues, as per the requirements of Permitted Development.

The proposed plans show the frontage to have some hard paving to accommodate off road parking provision and some soft landscaping, the soft landscaping contributes positively to the character and appearance of the area therefore it is important that a condition is imposed which ensures that this is planted and retained.

The proposal is considered to comply with Policy CS14, CS15 and CS19 of the Core Strategy 2014 and para. 129 of the National Planning Policy Framework 2024 which states that "*Planning policies and decisions should support development that makes efficient use of land*".

Amenity of Future Occupiers

The proposed dwelling will have a floor area of approx. 80.7sqm which slightly exceeds the requirement of the Nationally Described Space Standard that requires 79sqm internal floor space for a two bedroom, 4



person dwelling. All the bedrooms shown on the amended plans comply with the internal floor areas stated in the Space Standard.

Garden

No 54:

The remaining rear garden will be approx. 21m in length and will have a total area of approx. 127sqm which is compliant with the requirements of SPG2 Residential Layout Guidance 2021.

No 54A (New Dwelling):

The proposed dwelling will have a garden area of approximately 21.3m and a total area of approximately 156.1sqm which is compliant with the requirements of SPG2 Residential Layout Guidance 2021.

The proposal is therefore compliant with SPG2 Residential Layout Guidance 2020.

Neighbouring Amenity

The main aspect of the windows, within the proposed dwelling are towards the front of the property and towards the rear garden area, therefore there will not be any impacts in terms of window to window overlooking or loss of privacy to neighbouring private amenity areas.

Furthermore, due to the design, scale, location and orientation of the dwelling there will not be a significant loss of sunlight/daylight or outlook to the occupiers of neighbouring properties.

The existing property known as No.54 Britannia Drive will be adjoined to the new dwelling and will not experience any detrimental loss of amenities.

The new dwelling will be located at the foot of the plots of No's 56 Britannia Drive and No.2 Latona Drive, there will be no windows facing into the garden areas of these plots and given the distance from the main dwellings there will be no harmful effects in terms of loss of light or outlook.



In order to safeguard amenity a condition will be imposed which will prohibit any alterations to the fenestrations and a condition to obscure any windows serving a w.c will be imposed.

Parking and Highways



The proposed dwelling would have 2 bedrooms; the proposed block plan shows the front garden would also have space for 2 vehicles. The adopted standards in SPG4 – KCC Parking Standards 2006 state that for a property with two or more bedrooms there should be a maximum of two parking space the standards also states that a parking space should be 5m deep x 2.5m wide. The proposal demonstrates sufficient amounts of off-street parking which are also acceptable in terms of their size.

However, it is noted that two new dropped kerbs will be required as the existing access would not be sufficient for the new dwelling and the existing dwelling would require an entirely new dropped kerb. A condition will be imposed to ensure a dropped kerb is installed and 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 are installed prior to occupation of the dwelling.



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

Ecology and Biodiversity

As the application site is within 6km of the North Kent Marshes SPA/Ramsar Sites, the proposed development is likely to have a significant effect, either alone or in-combination, on the coastal North Kent Special Protection Areas (SPAs)/Ramsar sites from recreational disturbance on the over-wintering bird interest. Natural England has advised that an appropriate tariff of £350.16 per dwelling (excluding legal costs) should be collected to fund strategic measures across the Thames, Medway and Swale Estuaries.

The applicant has paid this contribution. The development therefore complies with the requirements of the Habitat Regulations and Section 14 of the National Planning Policy Framework 2024 and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.

Biodiversity Net Gain

Under the statutory framework for biodiversity net there are exceptions for self build projects which are exempt from Biodiversity Net Gain (BNG) requirements due to their typically small scale and personal occupancy nature which minimizes ecological impact.

Under the proposed scheme there are plans to implement the following enhancements:

- 4x bat boxes
- 6x bird boxes
- 1x insect hotel
- 1x log store

The proposal includes the retention and future protection of existing trees and vegetation and surrounding soft landscaping.

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 site plan shows the location of the proposed bin stores which would be in the area to the front of the dwellings alongside the Western boundaries. In respect of refuse the proposal is therefore considered compliant with Policy CS19 Local Plan Core Strategy 2014.

Conclusion & Recommendation

The proposal is recommended for permission subject to conditions.

(For detailed conditions and informatives, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Richard Hart
Signed:		Signed:	<i>R Hart</i>
Dated:	21.04.2026	Dated:	28th April 2026