



Delegated Report

Full Planning Application

Application No:	20220448
Location:	Side Garden Of 1 Elmfield Close, Gravesend, Kent, DA11 0LP
Description:	Demolition of existing one bedroom annexe and erection of a two bedroomed dwelling, with associated works.
Applicant:	Syon Asset Manangement
Site Visit:	N/A Desktop Assessment

Submitted Documents/Plans

Application Form - dated 22/04.2022;
Planning Statement - dated 06/04/2022;
Drawing no. 2022/10/01 - Site Location and Block Plan as Existing;
Drawing no. 2022/10/02 - Existing Ground Floor Plan;
Drawing no. 2022/10/03 - Existing First Floor Plan;
Drawing no. 2022/10/04 - Existing Second Floor Plan;
Drawing no. 2022/10/05 - Existing Elevations;
Drawing no. 2022/10/06 - Site Location and Block Plan as Proposed;
Drawing no. 2022/10/07 - Proposed Ground Floor Plan;
Drawing no. 2022/10/08 - Proposed First Floor Plan;
Drawing no. 2022/10/09 - Proposed Second Floor Plan;
Drawing no. 2022/10/10 - Proposed Elevations.

Relevant Planning History

Reference	Description	Decision	Decision Date
20210901	Demolition of existing one bedroom annexe and erection of a two bedroomed dwelling, with associated works.	REFUSED	14.09.2021
20190455	Erection of a two storey side extension and single storey rear extension.	REFUSED	05.08.2019
20181216	Demolition of existing annexe and construction of a four bedroom dwelling and association works.	REFUSED	16.01.2019
20060623	Continued use of garage as a habitable room; and retention of alterations to front elevation (Retrospective).	PERMITTED	22.01.2007

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 - Sustainable Development
- CS02 - Scale & Distribution of Development
- CS12 - Green Infrastructure
- CS14 - Housing Types and Sizes
- CS15 - Housing Density
- CS18 Climate Change
- CS19 - Development & Design Principles

Gravesham Local Plan: First Review (1994)

- P3 - Vehicle Parking Standards

Paragraph 33 of the NPPF (2021) sets out that 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 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 that a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) generally conform with the NPPF (2021), the Council will also seek to replace these.

National Planning Policy Framework (2021)

- Section 2 - Achieving Sustainable Development
- Section 12 - Achieving sustainable development and well-designed places
- Section 15 - Conserving and enhancing the natural environment

Supplementary Planning Guidance

- SPG 2 - Residential layout guidelines including Housing Standards Policy Statement October 2015 Adopted 1996 - amended June 2020;
- Technical Housing Standards - Nationally Described Space Standard (2015);
- SPG 4 - KCC Parking Standards (2006);
- Householder Extensions/Alterations Design Guide (2021).

Consultations, Publicity and Representations

External Consultees

KCC - Heritage - No comment received.

Local Ward Councillors - No comment received.

Internal Consultees

GBC - Highways Officer - If this proposal was for a new site, my recommendation would be for refusal given the proximity of the vehicular access to the junction, however it appears that at some stage between May 2014 and May 2018 the carriage crossover was extended. Having an access so close to a junction would now be considered to be hazardous, but as it is there, there is nothing I can do to restrict its use.

The proposal does not alter the ground floor footprint and as such should have no adverse impact on visibility for drivers using the access. With two vehicle parking spaces retained for the existing dwelling and one for the new dwelling I have no objections. Secure cycle parking for two cycles should be provided for

the new dwelling

GBC - Waste & Recycling Manager - No comment received.

Neighbouring properties

Twenty surrounding properties were consulted and five representations were received. All of the representations received objected to the proposed development, however three of the letters received were identical, even though they were from different addresses these were likely produced by one objector.

The objections have been separated into material and non-material planning considerations. Please note only the material planning considerations are relevant to this application.

Material Planning Considerations

- Overcrowded form of development
- Parking Impacts
- Loss of outlook
- Fear of conversion into HMO
- Impact to emergency vehicles
- Previously refused developments

Non-material Planning Considerations

- Right to air
- Property is currently rented and the new dwelling will be the same

The consultation period expired 18th May 2022.

Preliminary Matters

The application property has been subject to three planning refusals for developments (ref. 20181216 / 20190455 / 20210901).

20210901

The most recent application (ref. 20210901) proposed "*Demolition of existing one bedroom annexe and erection of a two bedroomed dwelling, with associated works*". This application proposed an almost identical development and was refused for the following reasons:

1. *The proposed dwelling will result in a cramped form of development that is harmful to the openness within the street scene and create a bulky appearance due to lack of subservience with the main dwelling contrary to the objectives of Policy CS19 (Development and Design Principles) of Gravesham's Local Plan: Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).*
2. *The proposed dwelling falls short of the Nationally Described Space Standards (2015) and Gravesham Residential Layout Guidelines (SPG2) (2020) in terms of substandard bedrooms and therefore will not offer sufficient space for future occupiers, contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan: Core Strategy (2014) and Section 12 of the National Planning Policy Framework (2021).*
3. *The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 15 (specifically paragraphs 174, 179, 180 and 181) of the National Planning Policy Framework (2021) and Policy CS12 (Green Infrastructure) of the Gravesham Local Plan: Core Strategy (2014).*

20190455

The 2019 refusal (ref. 20190455) proposed *“Erection of a two storey side extension and single storey rear extension”*. The Local Planning Authority considered in the report that *“Given that the plans show essentially a new dwelling with an interconnecting door which can be easily sealed shut, it is this Authority’s opinion that this application is for a new dwelling and the application has been dealt with as such”*. The Local Planning Authority refused the application on the following reasons:

- 1. The proposed extension that is essentially a new dwelling, due to its extent of projection to the side close to the boundary with Elmfield Close, will result in a dominant and harsh form of development which is out of scale with the main dwelling and detrimental to the open appearance of the surrounding area contrary to the objectives of Policy CS19 of the adopted Core Strategy and para. 127 of the National Planning Policy Framework.*
- 2. The proposed extension, which would be a dwelling in its own right, falls short of the National Housing Standards in terms of floor area and storage and, due to the number of outbuildings in the rear garden, will not offer sufficient amenity space for future occupiers contrary to the adopted Gravesham Residential Layout Guidelines (SPG2) and contrary to Policy CS19 of the Gravesham Local Plan Core Strategy and para. 127f of the National Planning Policy Framework (NPPF).*
- 3. The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 170, 175, 176 and 177) of the National Planning Policy Framework and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.*

It is acknowledged that this application was for a different extension to the existing side extension, however it was similarly for, what the Local Planning Authority considered a new dwelling. Therefore, the reasons for refusal are material considerations for the current application.

20181216

On the other hand, the application in 2018 (ref. 20181216) proposed the *“Demolition of existing annexe and construction of a four bedroom dwelling and association works.”* This application was similar to the current proposal whereby the proposed dwelling extended upwards above the existing side extension, however it also extended out to the side. This application was refused for the following reasons:

- 1. The proposed new dwelling due to its projection to the side close to the boundary with Elmfield Close, projection to the rear and lack of soft landscaping to the front will result in a dominant and harsh form of development detrimental to the open appearance of the surrounding area contrary to the objectives of Policy CS19 of the adopted Gravesham Local Plan Core Strategy and para. 127 of the National Planning Policy Framework (NPPF).*
- 2. The rear garden proposed fails to meet the criteria in terms of required area in order to ensure that the future residents of the proposed property have adequate amenity space that would be expected for a four bedroom property contrary to the Gravesham Residential Layout Guidelines (SPG2) and Policy CS19 of the Gravesham Local Plan Core Strategy and para. 127f of the National Planning Policy Framework (NPPF).*
- 3. The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 170, 175, 176 and 177) of the National Planning Policy Framework (NPPF) and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.*

Conclusion

All three of the previous refusals form material planning considerations in determining the current application. However, given that the most recent refusal was for an almost identical development, in order to be granted permission the Local Planning Authority must be satisfied that the reasons for refusal have been overcome.

Officer’s Analysis

Site Description

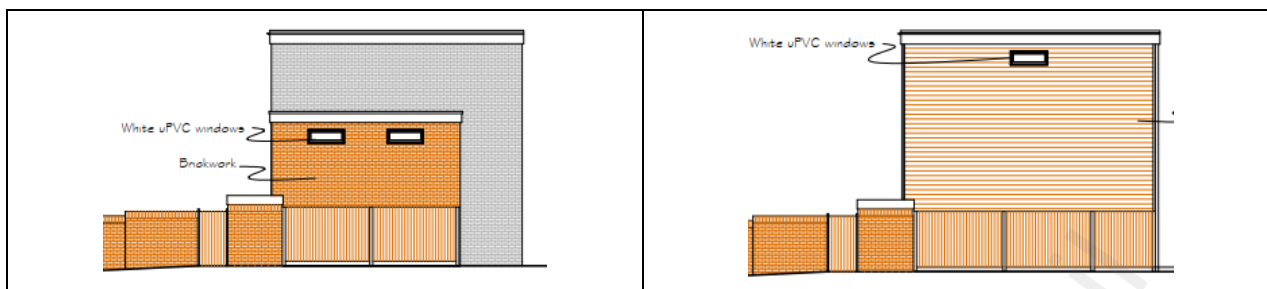
1 Elmfield Close is a three storey townhouse located on the southern side of the highway. The property has an existing two storey side extension, formerly a garage, which is used as an annexe. The frontage of the property is hard-paved and utilised for vehicular parking, its crossover has been extended closer to the junction.



Description of the Proposal

This application proposes the demolition of the existing annexe, and the erection of a two bedroom attached dwelling. The new dwelling will have a flat roof at three storeys with a maximum height of 7.8m, a depth of 8.2m and a width of 4.55m. The proposed dwelling has been designed with similar characteristics to other properties within the street scene, it is the same height as, and is flush with the front elevation of no. 1 Elmfield Close.

Existing Elevations	Proposed Elevations
	
	



The proposed dwelling will have two bedrooms and a bathroom at second floor. There will be a living room/study at first floor and an entrance hall, wc and kitchen/dining room at ground floor. On the front elevation of the new dwelling there will be a central window at first and second floors respectively, with the entrance and a small obscure glazed window at ground floor. Similarly, the rear elevation will have central windows on the first and second floors, but will have bifold doors out onto the garden. At the side there will be a high level window serving the family bathroom.

Room	Floor Area
Kitchen/Diner	18.8m ²
Living Room	28.4m ²
Bedroom 1 (master)	11.5m ²
Bedroom 2 (single)	9.6m ²
Family Bathroom	4.1m ²
W.C (ground)	2.2m ²
Garden	64m ²

Housing Need

Given Gravesham's current inability to demonstrate a 5 year housing land supply (a 3.27 year supply has most recently been calculated within the statement published here), 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) (2021). This requires that in regard to housing development, planning permission should be granted unless:

- 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
- 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 NPPF paragraph 182)
- Sites of Special Scientific Interest;
- Green Belt,
- Local Green Space,
- Areas of Outstanding Natural Beauty
- Irreplaceable habitats;
- Designated heritage assets (& other heritage assets of archaeological interest, see NPPF footnote 68); 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 125(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' residential units would offer a minimal but important contribution towards meeting this local need and, accordingly, officers considers that this should be accorded appropriate weight in support of the application. However, this has to be balanced against other requirements of the NPPF (2021) 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.

Principle of Development

The site is defined on the Policies Map of the Gravesham Local Plan Core Strategy (the Core Strategy) as lying within the urban area. Policy CS02 of the Core Strategy prioritises development in the urban area as a sustainable location for development. As such, there is no objection to the broad principle of residential development within this location subject to it meeting the detailed requirements of government and development plan policy.

The principle considerations in the assessment of this application are:

- Design, Character and Appearance
- Amenity of Future Occupiers
- Neighbouring Amenity
- Parking and Highways
- Any Other Material Planning Considerations

Design, Character and Appearance

Policy CS19 of the Gravesham Local Plan Core Strategy (2014) states that new development will be visually attractive, fit for purpose and locally distinctive. It also seeks to conserve and enhance the character of the local built, historic and natural environment and integrate well with the surrounding local area, whilst ensuring that the design, layout and form of new development will be derived from a robust analysis of local context and character and make a positive contribution to the street scene, the quality of the public realm and the character of the area.

The proposed development is not materially different to the previously refused application (ref. 20210901), with the exception of slightly different materials on the front elevation. Therefore, the concerns raised in the previous delegated report remain relevant (attached as Appendix 1).

Further to the concerns raised in the previous report, Gravesham has adopted a new Householder Design SPD (2021). The SPD sets out the key principles for new development and states that proposals should reflect, respect and respond to the original character, however subservience and set-back from the building line are preferred. Furthermore, the SPD states that extensions to corner plots are highly visible and should respect established building lines and not dominate the street corner.

The proposed dwelling will increase the build form of develop a corner plot, by raising the height of the extension and would dominate the corner of the street scene. Originally, the building line was established to create a sense of openness when turning into the street, forming part of its open character, which has already been eroded by the extension, but would be exacerbated by the proposed dwelling. It is acknowledged that the planning statement highlights that a new build similar to that being proposed was constructed on the side of no.34 Elmfield Close, however this is not a new consideration and has been addressed in previous delegated reports, such as in the exert below from 20190455:

'It is noted that a new dwelling was built opposite the application site which is now 34A Elmfield Close which was granted permission under reference 20130630 and originally under reference 20120073.

Number 34 had a large area of side garden and was able to accommodate a dwelling whilst also leaving a space to the side of over 3m. Within the report for this application significant weight was given to the openness of the Close which this application retained an element of. It was also noted that two storey side extension at no. 1 served to demonstrate how new development could be built without compromising the open space to the side. This current proposed application seeks permission to build even further to the side of 1 Elmfield Close' (ref. 20190455)

The proposed development has not satisfactorily overcome the design concerns from the previous refusal (ref. 20210901) and therefore the first ground of refusal remains relevant. The proposed dwelling will be a cramped form of development on a prevalent corner plot, which by virtue of height is harmful to the openness within the street scene and adds notable bulk to the end of the terrace, lacking subservience. Therefore, the proposed development is contrary to Policy CS19 (Development and Design Principles) of Gravesham's Local Plan Core Strategy (LPCS) and Section 12 of the National Planning Policy Framework (NPPF) (2021).

Amenity of Future Occupiers

Policy CS19 (LPCS) requires that all development should be 'fit for purpose' and be 'adaptable to allow changes to meet the need of users' and that 'the design and layout of new residential development, including conversion, will accord with the adopted Residential Layout Guidelines' (RLG) (2020). Moreover, on 25 March 2015 the Government issued a written ministerial statement, which introduced new technical housing standards in England and set out how these would be applied through planning policy. These standards came into effect on 1 October 2015.

The Nationally Described Space Standards (2015) require a three storey dwelling, with different floor areas depending on the number of occupants. For a three person dwelling, the floor area should have a minimum 70m², with built in storage space of 2.5m². Given that the proposed dwelling has gross internal floor area of 94.05m², the proposed dwellings accord with the recommendations within the Nationally Described Space Standards (2015).

Notwithstanding this, Gravesham's RLG breaks down the measurements further, recommending minimum floor areas for specific rooms as shown in the table below. These recommended minimum floor areas have been compared to the proposed room sizes within the property for comparison.

	RLG (minimum floor area)	Proposed Room Size
Kitchen/Diner	12m ²	18.8m ²
Living Room	13.2m ²	28.4m ²
Double Bedroom	11.2m ²	11.5m ²
Single Bedroom	6.5m ²	9.6m ²
Bathroom	3.6m ²	4.1m ²
WC	1.3m ²	2.2m ²

The table demonstrates that the rooms provided within the dwellings are in accordance with the RLG. As such the proposed dwelling is considered to provide acceptable amenity for future occupiers, and will be adequate in relation to the RLG and National Space Standards. Therefore, the application is considered to have addressed reason for refusal 2 attached to the previous refusal (ref. 202109019), by creating a single bedroom.

Further to the room sizes, the RLG states that new developments should provide acceptable private amenity space. The garden area for the proposed dwellings include cycle store/shed, which reduce the size of the private amenity space. The RLG states that a garden area for a two bedroom property should have a minimum depth of 7.6m and a minimum area of 37.2m². The garden of the proposed dwelling would exceed the guidance, with the area of 64m² (excluding cycle and bin storage) and the shallowest with a depth of 12.9m. Therefore, the amenity space provided is in accordance with the RLG. Lastly, the

garden area of the existing dwelling will have an area of 67.6m² and a minimum depth of 12.9m which accords with the RLG for a three bedroom property.

In addition, the new property will not be overlooked or overshadowed.

The dwellings proposed will provide acceptable living conditions for future occupiers, sufficient private amenity space as well as good levels of natural lighting and ventilation. As such, the development is considered to safeguard the amenity of future occupiers and is in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Neighbouring Amenity

There will be no impact on the amenity of adjoining properties in terms of loss of light, overlooking, sense of enclosure or loss of outlook.

The new dwelling will not extend beyond either the front or rear elevations of the host dwelling and will not cause any issues with overshadowing. The windows on the new dwelling exceed the privacy distances within the RLG and the development is not considered to cause any issues with overlooking. Although the rear windows will overlook no.1 Elmfield Rd, the private amenity space of this property is already overlooked by the annexe and no. 3 Elmfield Rd, and is therefore not considered to impact on privacy. Lastly, the new dwelling will not impact on the outlook or result in a sense of enclosure for any neighbouring properties.

A number of representations were received from neighbouring properties which raised some material planning considerations. The matter of loss of light has been addressed above, and given that the proposed dwelling does not project beyond either the front or rear elevation of no.1 Elmfield Close the amenity of neighbours would not be detrimentally impacted.

In terms of parking this matter will be addressed in the section below and the oppressive form of development within the street scene has been addressed in the Character and Appearance section above and it is considered that the development would dominate the corner plot.

The concerns regarding the property being separated into a HMO (house of multiple occupation) this is would require planning consent and is not large enough to warrant a division as such. It is noted that no.10 Elmfield Drive has been granted a HMO licence, however as this application does not propose division into a HMO this is speculative, and not a reason to refuse the proposal.

Overall, the proposal is considered to safeguard the amenity of neighbouring properties in accordance with Policy CS19 (LPCS) and Section 12 (NPPF).

Parking and Highways

There are no parking or highway issues related to this proposal. The existing driveway will be separated into two parking areas, with two spaces serving no.1 Elmfield Close and one serving the proposed dwelling, which accords with adopted parking standards (SPG 4) (2006). Although there are concerns with the proximity of the crossover to the junction, the Highway Officer has not raised this as a reason to refuse the application by virtue of the development being complete and in use. Therefore, the proposed development is considered acceptable in terms of highway policy.

A representation was received that expressed concern with the development impacting on sightlines for vehicles turning into the close. The dwelling is set-back from the corner by 8.75m and is therefore not considered to reduce the sightlines sufficiently to refuse the application.

Any Other Material Planning Considerations

Refuse - Policy CS19 (LPCS) requires new development to incorporate appropriate facilities for the storage

and recycling of waste.

The plans submitted show an allocated refuse area within the garden with adequate space for bins. The future occupiers would be required to place their refuse containers out towards the highways on collection day, and return them to the property following collection. This is the same strategy for other properties within the surrounding area. As such, with regard to the refuse arrangements, the strategy complies with Policy CS19 (LPCS).

Ecology and Biodiversity (Bird Mitigation) - The Thames Estuary and Marshes Ramsar site and Special Protection Area (SPA) are internationally important for nature conservation as the area is a wetland and supports important numbers of wintering water birds and migrating birds. There has been a decline in the number of birds using these sites in recent years. Studies show that this could be due to people using the estuary and marshes for recreation purposes. The North Kent Bird Disturbance Report concludes that all new housing development within 6km of the North Kent Ramsar Sites or Special Protection Areas (including the Thames Estuary and Marshes) and larger housing development beyond 6km from the sites could have an adverse impact on them. This is because new housing development is likely to lead to further increases in recreational use of the sites, which means that further declines in the bird population cannot be ruled out. Possible mitigation measures are set out in the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring Strategy. Having considered a number of options, the Council have decided to impose a tariff on new housing development. Developers will need to pay £275.88 for every new dwelling provided within 6km of the Ramsar site and SPA and for larger housing developments beyond 6km from them. The money raised will be used to pay for schemes to avoid the adverse impacts of new housing development on the birds.

In this instance, the proposed development would result in the creation of an additional residential property and as such, additional recreational activity would result. Therefore, it is considered that there would be an adverse impact to the Thames Estuary and Marshes Ramsar Buffer Zone, which should be mitigated in line with Policy CS12 (LPCS). In such cases the Borough Council has adopted a tariff that is payable for each new dwelling unit within 6km of the SPA/Ramsar site of £ 275.88 per new dwelling unit.

The applicant has acknowledged the SAMMS Mitigation Contribution Agreement, but the fee has not been paid. Therefore fails to comply with the requirements of the Habitat Regulations, as well as Section 15 (specifically paragraphs 180 and 181) of the NPPF and Policy CS12 (LPCS).

Impact on Biodiversity - the development will not significantly reduce the biodiversity on site, as the new dwelling will occupy a similar footprint to the existing extension and build over the hard standing at the front. Section 15 of the NPPF states that development should result in a biodiversity net gain. As the application will not reduce the biodiversity on the site, it will not result in a net gain and be contrary to Section 15 (NPPF). However, given that there is no loss of biodiversity as a result of the development, it is not considered sufficient grounds to refuse the application.

Conclusion

The application has been fully considered and is contrary to local and national planning policy.

As aforementioned in this report, an almost identical planning application was refused in 2021 (ref. 20210901). The proposal was refused on three grounds, which were as follows:

- 1. The proposed new dwelling due to its projection to the side close to the boundary with Elmfield Close, projection to the rear and lack of soft landscaping to the front will result in a dominant and harsh form of development detrimental to the open appearance of the surrounding area contrary to the objectives of Policy CS19 of the adopted Gravesham Local Plan Core Strategy and para. 127 of the National Planning Policy Framework (NPPF).*

The design of the proposal has not been materially changed from the previous refusal and as such reason for refusal 1 remains relevant.

2. *The rear garden proposed fails to meet the criteria in terms of required area in order to ensure that the future residents of the proposed property have adequate amenity space that would be expected for a four bedroom property contrary to the Gravesham Residential Layout Guidelines (SPG2) and Policy CS19 of the Gravesham Local Plan Core Strategy and para. 127f of the National Planning Policy Framework (NPPF).*

The internal layout has been changed with the number of bedrooms reduced and a single bedroom replacing a double, which has overcome reason for refusal 2.

3. *The proposal fails to secure a contribution towards strategic mitigation measures within Special Protection Areas, and in the absence of this contribution or adequate information to inform an Appropriate Assessment, the development fails to comply with the requirements of the Habitat Regulations and Section 14 (specifically paragraphs 170, 175, 176 and 177) of the National Planning Policy Framework (NPPF) and Policy CS12 of the Gravesham Local Plan Core Strategy 2014.*

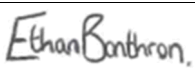
The mitigation payment for the Special Protection Area has not been made and therefore reason for refusal 3 remains relevant.

To conclude, the proposed development is inherently similar to the previously refused application has failed to overcome the reasons for refusal. Therefore, it is recommended that planning permission is refused.

Recommendation

Refusal

(For detailed reasons for refusal and informatives, see draft Decision)

Case Officer:	Mr Ethan Bonthron	Team Leader:	Miss Faye Hobbs
Signed:		Signed:	
Dated:	16 th June 2022	Dated:	17 June 2022