

Application reference: 24/1599/HOT BARNES WARD

Date application received	Date made valid	Target report date	8 Week date
25.06.2024	25.06.2024	20.08.2024	20.08.2024

Site:

9 Cartwright Way, Barnes, London, SW13 8HD

Proposal:

Proposed garage conversion, single storey rear extensions, alterations to fenestration, two rear dormer roof extensions, provision of rooflights.

Status: Pending Decision (If status = HOLD please check that all is OK before you proceed any further with this application)

APPLICANT NAME

Mr and Mrs Dolan
9 Cartwright Way
Barnes
London
Richmond Upon Thames
SW13 8HD

AGENT NAME

Mr Leigh Bowen
The Hut
187 Kew Road
Richmond
TW9 2AZ
United Kingdom

DC Site Notice: printed on and posted on and due to expire on

Consultations:

Internal/External:

Consultee

Environment Agency
LBRuT Lead Local Flood Authority
LBRUT Transport

Expiry Date

19.07.2024
12.07.2024
12.07.2024

Neighbours:

41 Wyatt Drive, Barnes, London, SW13 8AL, - 28.06.2024
45 Wyatt Drive, Barnes, London, SW13 8AL, - 28.06.2024
43 Wyatt Drive, Barnes, London, SW13 8AL, -
11 Cartwright Way, Barnes, London, SW13 8HD, - 28.06.2024
7 Cartwright Way, Barnes, London, SW13 8HD, - 28.06.2024

History: Development Management, Appeals, Building Control, Enforcements:

Development Management

Status: PDE

Date:

Application: 24/1599/HOT

Proposed garage conversion, single storey rear extensions, alterations to fenestration, two rear dormer roof extensions, provision of rooflights.

Building Control

Deposit Date: 27.06.1995

Erection of 79 dwellings & associated works Cartwright Way, SW13 8HP: PLOT 101 = 2, PLOT 102 = 4, PLOT 103 = 6, PLOT 104 = 8. Cartwright Way, SW13 8HD PLOT 288 = 1, PLOT 289=3, PLOT 290=5, PLOT 291=7, PLOT 292=9, PLOT 293=11, PLOT 294=13. Devereux Lane. SW13 8DA PLOT 207= 18, PLOT 208 = 20, PLOT 217 = 16, PLOT 218 = 14, PLOT 219 = 12, PLOT 220 = 10, PLOT 221 = 8, PLOT 222 _ 6,

PLOT 223 _ 4 PLOT 224 _ 2. Wyatt Drive. SW13 8AA. PLOT 225 _ 32 ,
PLOT 226 _ 30, PLOT 227 _ 28, PLOT 228 _ 26, PLOT 229 _ 24, PLOT 230
_ 22, PLOT 231 _ 20, PLOT 232 _ 18, PLOT 233 _ 16 PLOT 234 _ 14,
PLOT 235 _ 12, PLOT 236 _ 10, PLOT 237 _ 8, PLOT 238 _ 6, PLOT 239 _
4, PLOT 240 _ 2. Harding House, 20 Trinity Church Road, Barnes. SW13
8EH PLOT 255_1, PLOT 256_2, PLOT 257_3, PLOT 258_4,PLOT
259_5,PLOT 260_6,PLOT 261_7,PLOT 262_8,PLOT263_9,PLOT
264_10,PLOT 265_11,PLOT 266_12. Wyatt Drive. SW13 8AL PLOT
267_11,PLOT 268_13,PLOT 269_15,PLOT 270_17,PLOT 271_19,PLOT
272_21,PLOT 273_23,PLOT 274_25,PLOT 275_27,PLOT 276_29,PLOT
277_31,PLOT 278_33,PLOT 279_35,PLOT 280_37,PLOT 281_39,PLOT
282_41,PLOT 283_43,PLOT 284_45,PLOT 285_47,PLOT 286_49,PLOT
287_51. Trinity Church Road, SW13 8EE. PLOT 327_38,
PLOT328_36,PLOT329_34,PLOT 330_32,PLOT 331_30,PLOT
332_28,PLOT 333_26,PLOT 334_24,PLOT 335_22.

Reference: 95/0710/FP

Building Control

Deposit Date: 15.11.2018 Install a gas-fired boiler

Reference: 18/FEN03840/GASAFE

Building Control

Deposit Date: 16.10.2019 Install an unvented hot water storage vessel

Reference: 19/FEN03468/GASAFE

Building Control

Deposit Date: 27.10.2021 Install replacement windows in a dwelling

Reference: 21/FEN01608/FENSA

Application Number	24/1599/HOT
Address	9 Cartwright Way Barnes London SW13 8HD
Proposal	Proposed garage conversion, single storey rear extensions, alterations to fenestration, two rear dormer roof extensions, provision of rooflights.
Contact Officer	Sukhdeep Jhooti
Target Determination Date	20.08.2024 EOT 23.08.2024

1. INTRODUCTION

This application is of a nature where the Council's Constitution delegates the authority to make the decision to Officers rather than it being determined by the Planning Committee.

Before preparing this summary report the planning officer considered any relevant previous planning applications in relation to the development and considered any comments made by those interested in the application such as consultees with specialist knowledge and nearby residents.

By indicating that the development proposal complies with relevant Local Plan Policies, the planning officer has considered the information submitted with the application, any previous relevant applications, any comments received in connection with the application and any other case specific considerations which are material to the decision.

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

The subject site is a two-storey, semi-detached dwellinghouse within Barnes Village and is designated as follows:

- Area Benefitting Flood Defence – Environment Agency
- Flood Zone 2 [Tidal Models]
- Flood Zone 3a [Tidal Models]
- Increased Potential Elevated Groundwater [GLA Drain London]
- Village [Barnes Village]
- Village Character Area [Barnes Waterside and the London Westlands Centre – Character Area 3 Barnes Village Planning Guidance Page 25 CAHRAREA04/03/01]

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises proposed garage conversion, single-storey rear extensions, alterations to fenestration, two rear dormer roof extensions, provision of rooflights.

There is no relevant planning history associated with the site.

4. CONSULTATIONS CARRIED OUT

The list of neighbours notified of this application are listed above.

One letters of objection have been received and the comments can be summarised as follows:

- We live directly opposite direction to 9 Cartwright Way London SW13 8HD. We share the same garden fence. We live at 43 Wyatt Drive London SW13 8AL. We do not object their extension to the ground floor. BUT the two rear dormer extensions we strongly object to the proposal. We will have no privacy. If they have dormers, we have to keep our curtains close all the time. They can have rooflights but no dormers which will be looking at our back garden and the bedrooms and living rooms

Neighbour amenity considerations are assessed under Section 6 (impact on neighbour amenity) in the report below.

5. MAIN POLICIES RELEVANT TO THE DECISION

NPPF (2023)

The key chapters applying to the site are:

- 4. Decision-making
- 12. Achieving well-designed places

14. Meeting the challenge of climate change, flooding and coastal change
 15. Conserving and enhancing the natural environment

These policies can be found at:

<https://www.gov.uk/guidance/national-planning-policy-framework>

London Plan (2021)

The main policies applying to the site are:

D4 Delivering good design

D12 Fire Safety

T4 Assessing and mitigating transport impacts

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan>

Richmond Local Plan (2018)

The main planning considerations applying to the site and the associated Local Plan policies are:

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP1,	Yes	No
Impact on Amenity and Living Conditions	LP8	Yes	No
Impact on Biodiversity	LP15	Yes	No
Impact on Trees, Woodland and Landscape	LP16	Yes	No
Impact on Flood Risk and Sustainable Drainage	LP21	Yes	No
Sustainable Travel Choices	LP44	Yes	No
Parking Standards and Servicing	LP45	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/15935/adopted_local_plan_interim.pdf

Richmond Publication Local Plan (Regulation 19 version)

The Richmond Publication Version Local Plan (Regulation 19 version) was published on 9 June 2023 for public consultation which ended on 24 July 2023.

The Publication Version Local Plan, together with all the representations received during the representation period, the plan and its supporting documents were submitted to the Secretary of State for examination on 19 January 2024. The submission documents do not form part of the statutory development plan for the Borough, however, by publishing and submitting the Borough Local Plan for independent examination the Council has formally confirmed its intention to adopt the Publication Plan.

The Publication Version Local Plan, including its evidence base, are material considerations for decision-making. The weight to be given to each of the emerging policies and allocations will depend on an assessment against the criteria set out in paragraph 48 of the NPPF. As the Council considers the emerging Borough Local Plan to be sound and legally compliant, officers and Councillors should accord relevant policies and allocations significant weight in the determination of applications taking account of the extent to which there are unresolved objections to relevant policies. Therefore, the weight afforded to each policy at this stage will differ depending on the level and type of representation to that policy. This is addressed in more detail in the assessment below where it is relevant to the application.

Note that it was agreed by Full Council on 27 April, when the Publication Plan was approved, that no weight will be given to Policy 4 in relation to the increased carbon offset rate, and therefore the existing rate of £95 will continue to be used; in addition, no weight will be given to Policy 39 in relation to the 20% biodiversity net gain requirement; all other aspects and requirements of these policies will apply.

Issue	Publication Local Plan Policy	Compliance	
Flood risk and sustainable drainage	8	Yes	No
Local character and design quality	28	Yes	No
Biodiversity and Geodiversity	39	Yes	No
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No
Sustainable travel choices, Vehicular Parking, Cycle Parking, Servicing and Construction Logistics Management	47, 48	Yes	No

Supplementary Planning Documents

These policies can be found at:

https://www.richmond.gov.uk/services/planning/planning_policy/local_plan/supplementary_planning_documents_and_guidance

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design
- ii Impact on neighbour amenity
- iii Trees
- iv Flood Risk
- v Fire Safety

i Design

Policy LP1 of the Local Plan 2018 seeks to maintain and, where possible, enhance the high architectural and urban design quality which contributes to the character and heritage of the area. Proposals should demonstrate an understanding of the site and its context when considering the design including layout, siting and access and the compatibility of the works to the neighbouring uses. Policy 30 of the Publication Local Plan reiterates the same.

The Councils SPD relating to House Extensions and External Alterations states that the overall shape, size and position of side and rear extensions should not dominate the existing house or its neighbours. It should harmonise with the original appearance, either by integrating with the house or being made to appear as an obvious addition.

The Councils SPD relating to House Extensions and External Alterations states the following with regards to roof extensions:

- *Dormer windows and other roof extensions must not project above the ridgeline*
- *Roof extensions should not dominate the original roof*
- *Keep existing profiles*
- *Ensure sensitivity to character – Hipped or gabled dormers preferable.*
- *Match/use complementary materials*
- *Rooflights – excessive use of rooflights can appear visually disruptive.*

The Barnes Village SPD notes “The southern Wyatt Drive and Cartwright Way are wide, winding and green, with paved driveways and garages, attached to larger semi-detached or detached gabled brick houses.” Dominant materials and features of the locale include: Red brick, pale yellow brick and manufactured paving setts, railings, metal oriel balconies, car parking, paved driveways, garages, green verges, hedges and planted avenues

Threats from development include the predominance of cars in the area.



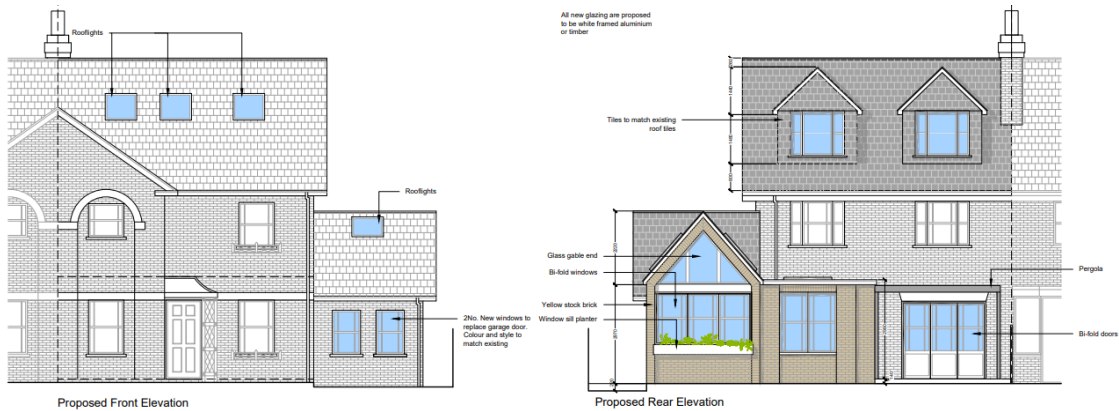


Figure 1 – Existing and proposed elevations



Figure 2 – Aerial imagery of the immediate locality

Rooflights

Aerial imagery of the immediate locality shows a number of properties benefitting from front rooflights. As such, the proposed front rooflights would not appear unusual when viewed from this context.

Rear dormer roof extensions

The proposed two rear dormer roof extensions would have a dual pitched roof to complement the pitch roof of the existing dwellinghouse. It would be built from complementary materials and would benefit from proportionate and well-positioned glazing. Dual pitched roof rear dormer roof extensions appear to now form part of the established character of the immediate locality as evidenced in the aerial photograph above. As such, the proposed rear dormer roof extensions would not appear unusual when viewed from this context.

Alterations to fenestration

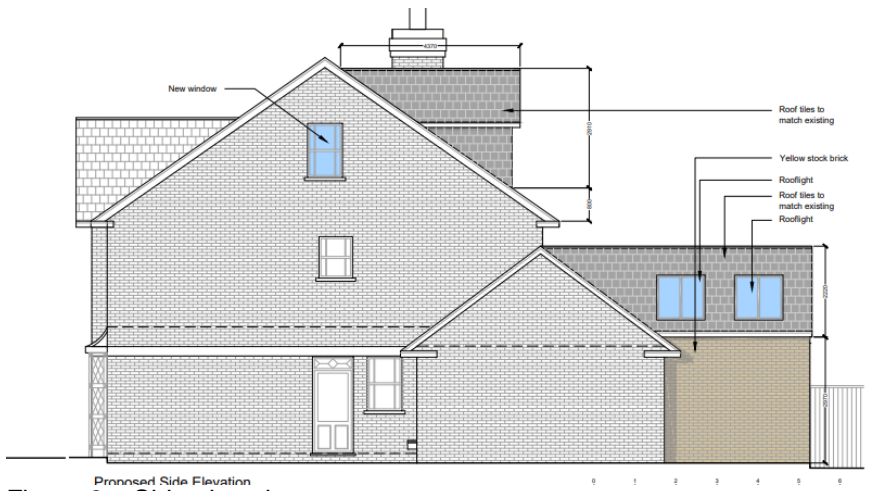


Figure 3 – Side elevation

The new second flank window as shown above, would be well-positioned and proportionate and would help break up the break façade to create visual interest.

Garage conversion into habitable room with glazing

The garage conversion requires planning permission as such works were restricted by way of a planning condition when the house was originally constructed. Similar works have been approved at No. 7, the adjoining semi-detached dwelling to which the site forms a pair with under decision reference: 21/1295/HOT. These works have since been implemented.



Figure 3 – Image of 7 Cartwright Way – adjoining semi to No. 9 [the application site]

As such, no objections are raised regarding the garage conversion as it would provide balance and symmetry with the adjoining semi-detached dwelling to which the site forms a pair with.

Single-storey rear extension

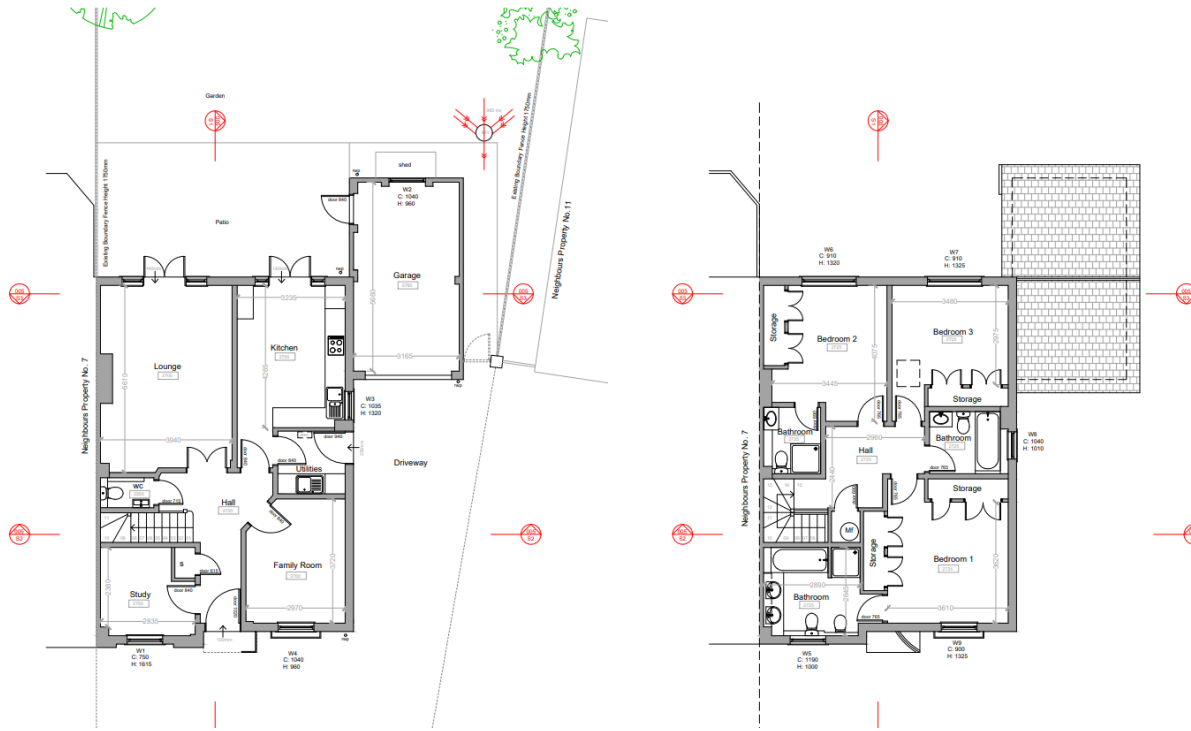


Fig 4 – Existing plans

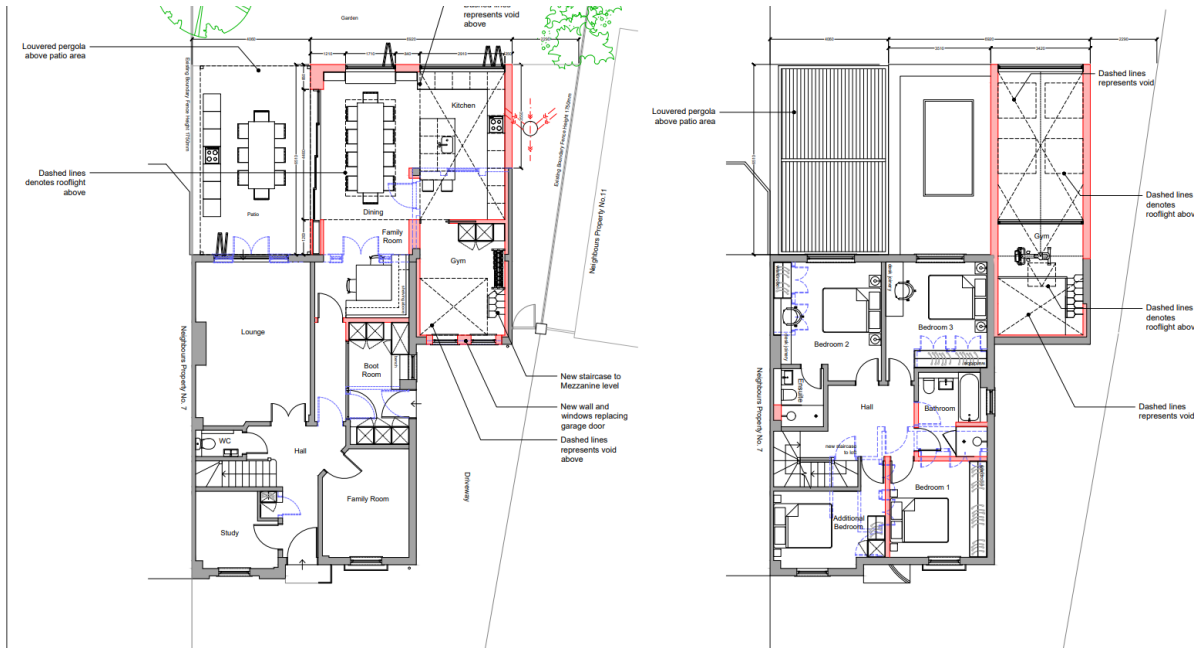


Figure 5 – Proposed plans

Ground floor rear extensions are evident in the immediate locality as shown on aerial photographs below:



Figure 6 – Aerial photographs of immediate locality

A ground floor rear extension has been approved at No. 7 Cartwright Way [adjoining semi] under decision reference: 21/1295/HOT.

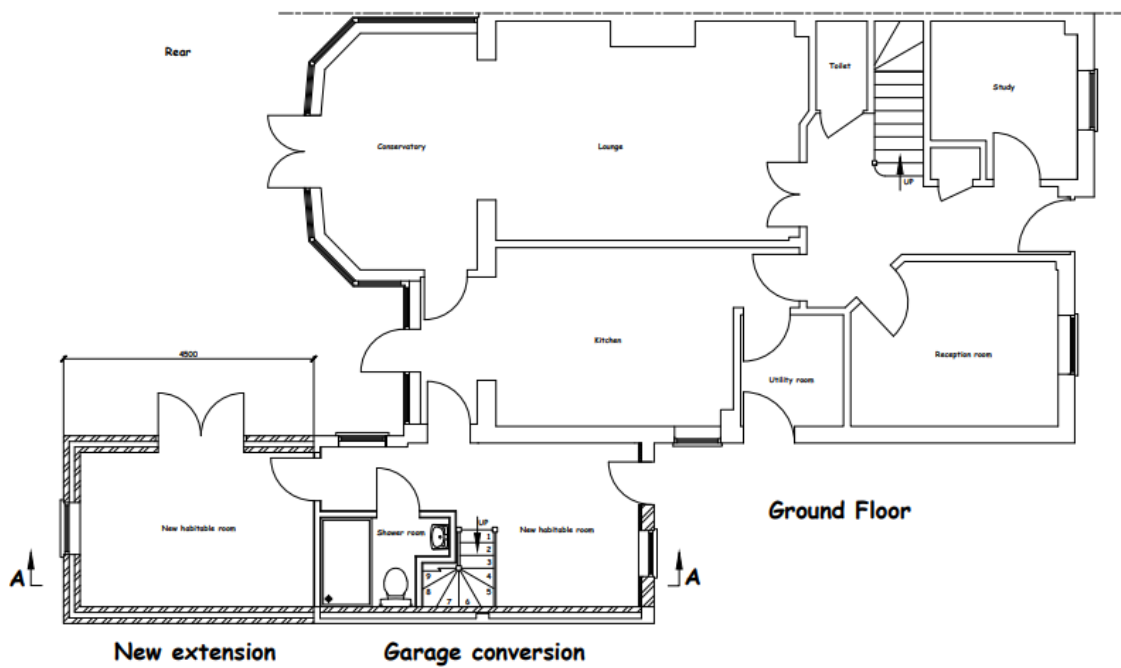


Figure 7 – Approved drawings for single-storey rear extension which was granted consent at No. 7 under decision reference: 21/1295/HOT.

Whilst the extensions would be generous in size, a significant tract of rear garden area would remain following the proposed development as witnessed in the proposed block plan below:



Fig 8 -Proposed block plan

The extension would be predominantly glazed to appear as an obvious addition. It would be built from complementary materials. The flat roof single storey rear extensions would be set below the cill height of the first-floor windows above to appear subordinate. The massing would be created by the gabled roof single storey rear extension would be broken up with the large format glazing to the rear and sides. The rooflights within the proposed rear additions would also help break up the massing and bulk created by the proposed rear extensions. The single storey rear extensions would be acceptable for reasons outlined above.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 30 of the Publication Local Plan.

ii Impact on neighbour amenity

Policy LP8 states that development must protect the amenity and living conditions of existing, adjoining and neighbouring occupants. Design must allow for good daylight standards, avoid overlooking or noise disturbance, avoid visual intrusion, overbearing impacts or harm to the reasonable enjoyment of the uses of buildings and gardens. Harm may arise from various impacts such as noise, air pollution, odours or vibration. Policy 46 of the Publication Local Plan states the same.

The SPD on House Extensions and External Alterations notes that generally an extension of 3.5m in depth for a semi-detached property will be acceptable. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

Single-storey rear extensions

Impact on No. 11 Cartwright Way [detached neighbouring property]

As shown on the proposed block plan, the extensions would be set back from No. 11 Cartwright Way and would have a neutral impact upon the amenities enjoyed by the inhabitants of this neighbouring property.

Impact on No. 7 Cartwright Way [adjoining semi]

The proposed extension would extend approximately 3.5m beyond the rear conservatory at No. 7 Cartwright Way. This is in line with the SPD guidance of 3.5m. The boundary treatment along the common boundary with this neighbouring property comprising of a closed timber boarded fence with a height of approx. 1.750m. The extensions adjacent to No. 7 would have a height of approx. 2.9m and it would comprise of a pergola i.e. an open style canopy addition. The solid brick-built extensions proposed at the subject property would be set more than 4.06m away from the common boundary No. 7 Cartwright Way. As such, the proposed extensions

would not result in a material loss of light, outlook or privacy when viewed from the habitable room windows and rear garden areas of this neighbouring property.

Impact on all other neighbouring properties

Due to the distance to properties along the rear at Wyatt Drive and on the opposite side of Cartwright Way, the proposed rear extensions would have a neutral impact on the amenities enjoyed by the inhabitants of these neighbouring properties.

Rooflights

The front rooflights would look onto the public realm and would not lead to undue loss of privacy compared with the existing situation.

The rooflights within the proposed rear extensions would be above 1.7m of finished floor level and would not lead to material increases in the levels of overlooking from linear or lateral views compared with the existing situation.

Alterations to fenestration

The proposed second floor level window would be conditioned to be obscure glazed and non-openable above 1.7m of finished floor level to restrict overlooking.

Proposed garage conversion into habitable room with glazing

The garage would be converted in a home gymnasium and kitchen. These uses are ancillary to the C3 [residential] use of the host dwellinghouse. As such, this would not lead to a material increase in the levels of noise, disturbance or activity compared with the existing situation to warrant refusal of planning permission. The proposed front and rear elevational glazing within the proposed garage conversion would not lead to material increases in the levels of overlooking compared the existing situation.

Two rear dormer roof extensions



Fig 9 – Aerial imagery of locale

Rear dormer roof extensions are commonplace in the immediate locale. There is already a degree of mutual overlooking from first and second floor rear glazing between properties along Cartwright Way and Wyatt Drive.

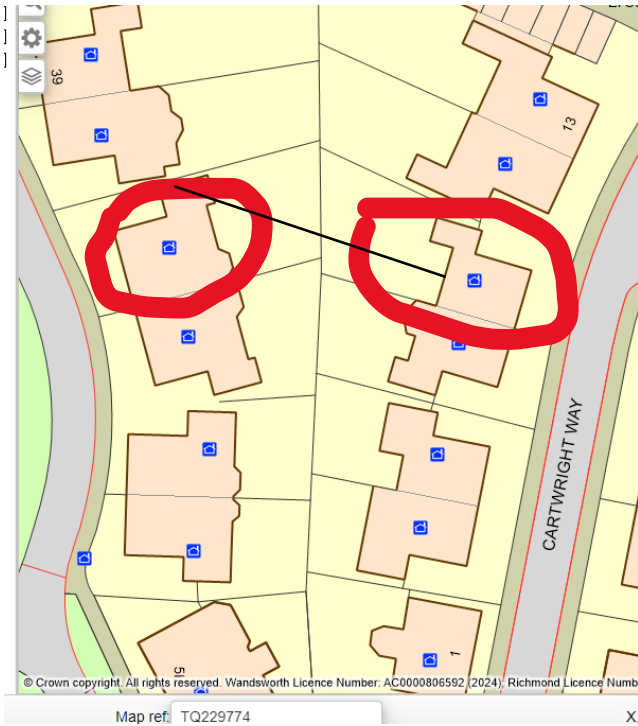


Figure 10 – Circled in red, No. 43 Wyatt Drive to the left and No. 9 Cartwright Way [application site] to the right. Black line is rough angle of where the dormer windows would face onto. The proposed rear dormer roof extensions would be approx. 30m from No. 43 Wyatt Drive to the rear.

Paragraph 4.8.8 of the Local Plan states the following: *“Whilst there will be some impact from any new development, the test is one of harm in relation to the impact on habitable rooms, which includes all separate living rooms and bedrooms, plus kitchens with a floor area of 13sqm or more. The minimum distance guideline of 20 metres between habitable rooms within residential development is for privacy reasons; a greater distance may be required for other reasons, or a lesser distance may be acceptable in some circumstances. These numerical guidelines should be assessed on a case by case basis, since privacy is only one of many factors in site layout design; where the established pattern of development in the area (layout and height) may favour lesser distances. The distance of 20 metres is generally accepted as the distance that will not result in unreasonable overlooking. Where principal windows face a wall that contains no windows or those that are occluded (e.g. bathrooms), separation distances can be reduced to 13.5 metres. Where the impact of a building is on another within the same development site, measures can also be applied to minimise overlooking, such as splays, angles of buildings, obscure glazing etc. A Supporting Planning Statement should set out justification for a reduction in these distances.”* Paragraph 22.41 of Policy 46 of the Publication Local Plan states the same.

Given the back-to-back distance from the rear dormer roof extensions to this property is more than 20m, the proposed rear dormer roof extensions would not lead to an unacceptable loss of privacy through linear and lateral views to warrant refusal of planning approval.

The subject dwelling and No. 43 Wyatt Drive are orientated in a manner where so there are more limited opportunities for direct overlooking between both the two properties than would otherwise be the case. This helps mitigate any perceived overlooking from the proposed rear dormer roof extensions.

Moreover, there are a number of existing dormer roof extensions along Cartwright Way and Wyatt Drive, comprising rear facing windows, it is considered that a mutual level of overlooking occurs within the immediate vicinity, and the construction of the proposed dormer and associated works will not result in any unreasonable amount more.

As such, the roof extensions would not lead to unacceptable loss of privacy afforded to the inhabitants of 43 Wyatt Drive or any other neighbouring properties.

Given siting, high vantage point and relationship to neighbouring habitable rooms and gardens, the proposed rear dormer roof extensions would not lead to an unacceptable sense of enclosure or appear overbearing, nor would there be any significant loss of daylight or sunlight to the habitable rooms of neighbouring properties.

Summary

In view of the above, the proposal would safeguard neighbour living conditions in line with Policy LP8 of the Local Plan and Policy 46 of the Publication Local Plan.

iii Trees

Policies LP15 and LP16 seek to protect biodiversity and health and longevity of trees, woodland and landscape in the borough. Local Plan policy LP16, subsection 5 requires;

"That trees are adequately protected throughout the course of development, in accordance with British Standard 5837 - Trees in relation to design, demolition and construction, Recommendations (2012)."

The site is not within a Conservation Area nor are there any TPO trees on or adjacent to the site. The development is set away from any trees. As such, the scheme is compliant with Policies LP15 and LP16 of the Local Plan as well as Policies 39 and 42 of the Publication Local Plan.

iv Transport

Policies LP44 and LP45 of the Local Plan concerns car parking, highway and pedestrian safety. Policies 47 and 48 of the Publication Local Plan concerns the same. The Council's Transport SPD [June 2020] is also a material consideration.

The loss of the garage requires planning permission as there is a condition restricting the loss of garages on this estate as part of the original consent for the housing development to which the site forms a part of.

The Council's Transport SPD [June 2020] states that a dimensions for new or re-built garages are 3.0 x 6.0m. The measurements are clear internal dimensions and would allow most vehicles to park and the doors to open sufficiently for passengers to alight. The current garage falls below such standards and is not suitable for the parking of a modern sized vehicle. The site benefits from off-street parking and this can accommodate up to 2 vehicles [x1 large and 1x smaller vehicle].



Figure 11 – Site frontage showing one vehicle parked on-site.

The loss of the garage is therefore acceptable and would not lead to overspill parking or increased parking stress.

A construction management plan is not deemed proportionate to the nature of the development proposed as such plans are required for works involving significant levels of disruption such as basement extensions or

new housing or office developments for example which require significant level of construction activity and road/footpath closures for extensive periods of time.

No alterations are proposed to the existing vehicular access or front boundary treatment.

NPPF Paragraph 115 states 'Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe'. In this instance, given the above, the scheme would not lead to any unacceptable impact on highway or pedestrian safety.

The proposal would comply with the aims and objectives of the Transport SPD [June 2020]; Policies LP 44 and 45 of the Local Plan and Policies 47 and 48 of the Publication Local Plan.

v Biodiversity

Biodiversity net gain became mandatory for minor developments on applications made from 2nd April 2024. This application is exempt from mandatory biodiversity net gain on the grounds that is a householder application.

vi Flood Risk

Policy LP21 of the Local Plan and Policy 8 of the Publication Local Plan requires all development to minimise and reduce flood risk and to not exacerbate flood risk elsewhere. The site is within flood zone 3a. It is also in an area of increased elevated groundwater flood risk according to local flood mapping data.

A flood risk assessment and therefore been submitted. It outlines a SUDs strategy which proposed the following two measures:

- 1) Permeable paving for the patio area to reduce surface run-off.
- 2) Water Butt[s] to capture and store rainwater from the new rear extension for reuse in garden irrigation.

Resilience measures including installing fixtures and fitting that minimise the damage caused during any future flooding. Other measures include proposing external walls are to be made of concrete blockwork or other masonry type with water resistant finishing externally so that, in the event of flood damage there is limited damage to the superstructure.

No basement or subterranean works are proposed which helps limit any impact in terms of groundwater flooding.

In view of the above, the scheme subject to measures in the flood risk assessment would not materially increase flood risk. It would satisfy Policy LP21 of the Local Plan and Policy 8 of the Publication Local Plan.

vii Fire safety

Policy D12 of the London Plan relates to fire safety. A fire safety statement has been submitted which meets the aims and objectives of Policy D12 of the London Plan. This does not override the need for the scheme to comply with the fire safety aspects of the building regulations. A condition would be imposed to ensure the scheme adheres to the submitted fire safety statement on an ongoing basis.

7. LOCAL FINANCE CONSIDERATIONS AND OTHER MATTERS

Section 70(2) of the Town and Country Planning Act 1990 (as amended) provides that a local planning authority must have regard to a local finance consideration as far as it is material. The weight to be attached to a local finance consideration remains a matter for the decision maker. The Mayor of London's CIL and Richmond CIL are therefore material considerations.

On initial assessment this development is not considered liable for the Mayoral or Richmond CIL however this is subject to confirmation by the CIL Administration Team

8. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process.

Grant planning permission

Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. For the reasons set out above, this application falls to be determined in accordance with the test under section 38(6) of the 2004 Act, the proposal is in general conformity with the Development Plan overall and there are no material considerations of sufficient weight to justify refusal.

Recommendation:

The determination of this application falls within the scope of Officer delegated powers - YES ~~NO~~

I therefore recommend the following:

- 1. REFUSAL
- 2. PERMISSION
- 3. FORWARD TO COMMITTEE

This application is CIL liable YES* NO
(*If yes, complete CIL tab in Uniform)

This application requires a Legal Agreement YES* NO
(*If yes, complete Development Condition Monitoring in Uniform)

This application has representations online (which are not on the file) YES NO

This application has representations on file YES NO

Case Officer (Initials): SJH Dated: ...23.08.2024

I agree the recommendation:

Team Leader/Head of Development Management/Principal Planner

Dated:

This application has been subject to representations that are contrary to the officer recommendation. The Head of Development Management has considered those representations and concluded that the application can be determined without reference to the Planning Committee in conjunction with existing delegated authority.

Head of Development Management:RDA.....

Dated:23/08/2024.....