

Application reference: 24/2220/FUL
MORTLAKE AND BARNES COMMON WARD

Date application received	Date made valid	Target report date	8 Week date
04.09.2024	04.09.2024	30.10.2024	30.10.2024

Site:

76 White Hart Lane, Barnes, London, SW13 0PZ

Proposal:

Ground floor rear extension (as approved under planning application 24/1429/FUL) and first-floor infill extension. Insertion of an additional window. Enlargement of dormer windows. Installation of solar panels. Insertion of access door.

APPLICANT NAME

Mr & Mrs Richard and Deborah Good
76 White Hart Lane
Barnes
London
SW13 0PZ

AGENT NAME

Mr Matthew Withers
76 White Hart Lane
Barnes
London
SW13 0PZ

DC Site Notice: printed on 06.09.2024 and posted on 13.09.2024 and due to expire on 04.10.2024

Consultations:

Internal/External:

Consultee
14D Urban D

Expiry Date
20.09.2024

Neighbours:

- 85A White Hart Lane, Barnes, London, SW13 0PW, - 06.09.2024
- 85 White Hart Lane, Barnes, London, SW13 0PW, - 06.09.2024
- 67 First Avenue, Mortlake, London, SW14 8SP, - 06.09.2024
- 65 First Avenue, Mortlake, London, SW14 8SP, - 06.09.2024
- 78B White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- 70B White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- 70A White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- The China Chef, 78 White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- Flat 2, 76 White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- Flat 1, 76 White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- 70 White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024
- 78 White Hart Lane, Barnes, London, SW13 0PZ, - 06.09.2024

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

Development Management

Status: WDN Application: 00/0982
Date: 26/05/2000 Rear Mansard Roof Extension And Ground And First Floor Extensions At Rear

Development Management

Status: GTD Application: 00/1649
Date: 03/11/2000 Rear Dormer Extension.

Development Management

Status: GTD Application: 01/2673
Date: 16/11/2001 Part One Storey, Part Two Storey Rear Extension.

Development Management

Status: GTD Application: 83/1459/ADV
Date: 31/01/1984 For Advertisements.

Development Management

Status: GTD

Date:21/02/2008

Application:07/3644/FUL

Self-contained shop and flat with addition of single storey rear extension to form part of new residential unit.[SNN 76 White Hart Lane Barnes (shop unit) Flat 1 76 White Hart Lane Barnes Flat 2 76 White Hart Lane Barnes]

Development Management

Status: GTD

Date:10/12/2018

Application:18/3055/FUL

Change of Use from A1 to mixed use A1 and B1(a).

Development Management

Status: GTD

Date:09/08/2024

Application:24/1429/FUL

Single storey rear extension to ground floor residential unit. Extension to existing basement to Class E commercial unit.

Development Management

Status: PDE

Date:

Application:24/2220/FUL

Ground floor rear extension (as approved under planning application 24/1429/FUL) and first-floor infill extension. Insertion of an additional window. Enlargement of dormer windows. Installation of solar panels. Insertion of access door.

Building Control

Deposit Date: 03.10.2001

Part two storey, part single storey rear extension and second floor gallery (kitchen)

Reference: 01/1828/BN

Building Control

Deposit Date: 12.12.2007

Rear extension and internal alterations to create a ground floor self-contained 1 bedroom flat (76 (shop unit), Flat 1 and Flat 2, 76 White Hart Lane, Barnes SW13 0PZ)

Reference: 07/2645/FP

Building Control

Deposit Date: 11.02.2008

Rear extension and internal alterations to create a ground floor self-contained 1 bedroom flat

Reference: 07/2645/FP/1

Building Control

Deposit Date: 11.09.2008

1 Window 1 Door

Reference: 08/FEN02071/FENSA

Enforcement

Opened Date: 27.04.2018

Enforcement Enquiry

Reference: 18/0199/EN/UCU

Application Number	24/2220/FUL
Address	76 White Hart Lane, Barnes, London, SW13 0PZ
Proposal	Ground floor rear extension (as approved under planning application 24/1429/FUL) and first-floor infill extension. Insertion of an additional window. Enlargement of dormer windows. Installation of solar panels. Insertion of access door.
Contact Officer	Kerry McLaughlin

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 has 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 is taking into account 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 building is a typical Victorian terrace, with a shop occupying the ground and basement floors, a 1 bed flat to the rear of the ground floor, a two-bedroom flat on the first and mezzanine floors. The applicant is the only owner of the entire building of 76 White Hart Lane.

The application site is subject to the following planning constraints:

Archaeological Priority	Site: Richmond APA 2.3: Mortlake - Archaeological Priority Area - Tier II
Area of Mixed Use	White Hart lane
Area Susceptible to Groundwater Flood - Environment Agency	Superficial Deposits Flooding - >= 75% - SSA Pool ID: 1383
Article 4 Direction Basements	Article 4 Direction - Basements / Ref: ART4/BASEMENTS / Effective from: 18/04/2018
Conservation Area	CA33 Mortlake
Increased Potential Elevated Groundwater	GLA Drain London
Key Shop Frontage	36-78 WHITE HART LA NE
Protected View (Indicative Zone)	View 7 RICHMOND PARK TOWARDS ST PAULS CATHEDRAL
Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency	RoFSW Extent 1 In 1000 year chance - SSA Pool ID: 77133
Surface Water Flooding (Area Less Susceptible to) - Environment Agency	
Village	Barnes Village
Village Character Area	West of White Hart Lane - Character Area 2 Mortlake Village Planning Guidance Page 19 CHARAREA03/02/01
Ward	Mortlake and Barnes Common Ward

3. RELEVANT PLANNING HISTORY

The comprehensive list of planning history can be found above however the most relevant planning history is as follows:

Ref	Proposal	Decision
24/1429/FUL	Single storey rear extension to ground floor residential unit. Extension to existing basement to Class E commercial unit.	Granted Permission
18/3055/FUL	Change of Use from A1 to mixed use A1 and B1(a).	Granted Permission
07/3644/FUL	Self-contain shop and flat with addition of single storey rear extension to form part of new residential unit.[SNN 76 White Hart Lane Barnes (shop unit) Flat 1	Granted Permission

	76 White Hart Lane Barnes Flat 2 76 White Hart Lane Barnes]	
01/2673	Part One Storey, Part Two Storey Rear Extension.	Granted Permission
00/1649	Rear Dormer Extension.	Granted Permission

4. CONSULTATIONS CARRIED OUT

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

No letters of representation have been received.

5. AMENDMENTS

None.

6. 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
- 16 - Conserving and enhancing the historic environment

These policies can be found at:

https://assets.publishing.service.gov.uk/media/65819679fc07f3000d8d4495/NPPF_December_2023.pdf

London Plan (2021)

The main policies applying to the site are:

- D4 - Delivering good design
- D12 - Fire Safety
- HC1 - Heritage conservation and growth
- G7 - Trees and woodlands
- SI12 - Flood risk management

These policies can be found at: <https://www.london.gov.uk/what-we-do/planning/london-plan/new-london-plan/london-plan-2021>

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	Ne
Designated Heritage Assets	LP3	Yes	Ne
Views and Vistas	LP5	Yes	Ne
Archaeology	LP7	Yes	Ne
Amenity and Living Conditions	LP8	Yes	Ne
Trees, Woodland and Landscape	LP16	Yes	Ne
Flood Risk and Sustainable Drainage	LP21	Yes	Ne

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.

Where relevant to the application under consideration, this is addressed in more detail in the assessment below.

Issue	Local Plan Policy	Compliance	
Local Character and Design Quality	LP28	Yes	No
Designated Heritage Assets	LP29	Yes	No
Views and Vistas	LP31	Yes	No
Archaeology	LP33	Yes	No
Amenity and Living Conditions	LP46	Yes	No
Trees, Woodland and Landscape	LP42	Yes	No
Flood Risk and Sustainable Drainage	LP8	Yes	No

These policies can be found at https://www.richmond.gov.uk/draft_local_plan_publication_version

Supplementary Planning Documents

House Extension and External Alterations
Barnes Village Plan

These policies can be found at:

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

Other Local Strategies or Publications

Other strategies or publications material to the proposal are:
CA33 Mortlake Conservation Area Statement
CA33 Mortlake Conservation Area Study

Determining applications in a Conservation Area

In considering whether to grant planning permission with respect to any buildings or other land in a conservation area, Section 72 of the Planning (Listed buildings and Conservation Areas) Act 1990 requires that special attention shall be paid to the desirability of preserving or enhancing the character or appearance of the Conservation Area. In this context, "preserving", means doing no harm.

To give effect to that duty, decisions of the court have confirmed that for development proposed to be carried out in a conservation area, a decision-maker should accord "considerable importance and weight" to the desirability of preserving or enhancing the character or appearance of the conservation area, when weighing this factor in the balance with other material considerations which have not been given this special statutory status. This creates a strong presumption against granting planning permission where harm to the character or appearance of a conservation area is identified. The presumption can be rebutted by material considerations powerful enough to do so.

In applications where the decision-maker is satisfied that there will be no harm to the character or appearance of a conservation area, the statutory presumption against granting planning permission described above falls away. In such cases the development should be permitted or refused in accordance with the policies of the development plan and other material considerations.

7. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

- i Design/Visual Amenity

- ii Neighbour Amenity
- iii Protected View
- iv Trees
- v Flood Risk
- vi Archaeology
- vii Biodiversity

Issue i - Design/Visual Amenity

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 LP3 of the Local Plan 2018 covers Designated Heritage Asset and states that proposals should conserve and take opportunity to make positive contribution to the historic environment such as retaining and preserving the original structure, layout, architectural features and materials or reinstatement of heritage assets. Appropriate materials and techniques should be used. There is a requirement to seek to avoid harm or justify for loss and demolition will be resisted. The significance of the asset is taken into consideration when assessing works proposed to a designated heritage asset.

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 SPD on House Extensions and External Alterations notes that the doors and windows are an integral part of the house which should be in keeping with its overall style, age and character. Windows are an important feature and an inappropriate choice can spoil an otherwise satisfactory design. The SPD states the following about doors and windows:

- *Full-length glass doors should be avoided.*
- *Windows should maintain existing detail and style with the main windows in the house.*
- *Avoid mixing window styles.*

76 White Hart Lane forms part of an early 20th century parade of shops, with residential accommodation to the rear and at first/second floor level. It is situated within the Mortlake Conservation Area and also within the Tier II Archaeological Priority Area (APA) of Mortlake. The building is two storeys in red brick under a slate roof. The ground floor has an original shopfront with features including a central recessed entrance, panelled stallrisers, and metal ventilation grille. To the first floor are a pair of sash windows with white-painted detailing. Above is a brick gable. The roofscape also features prominent chimneystacks and raised party walls. To the rear is a two-storey outrigger and rear dormer roof extension. The rear elevation is clearly visible in views from North Worple Way, alongside neighbouring properties.

No.76 sits at the end of a parade of shops (with residential above/to the rear) along the west side of White Hart Lane. This forms part of the late 19th/early 20th century development in Mortlake and Barnes on land between the railway line and Mortlake High Street. Many of the properties have been extended at roof level and to the rear.

No.76 makes a positive contribution to the character of the area. The significance of the Mortlake Conservation Area is defined by its close relationship with the River Thames, high concentration of fine 18th and 19th century buildings, and spatial character including survival of its extensive network of passages and footpaths reflecting the medieval settlement pattern.

The proposal does not amend the design of the ground floor rear extension as approved under 24/1429/FUL in any way, and therefore officer comments remain as per the previous assessment.

The proposed single-storey rear extension would be a subservient addition to no.76. The height will align with the neighbouring extension at No.78. It would have a simple, contemporary design and the use of brick would allow for visual integration with the main building. With regard to fenestration, the scheme proposes largely glazed windows and doors to the rear elevation. The proposed fenestration retains window hierarchy, as outlined in the 'House Extensions and External Alterations' SPD. The contemporary materials assist in reducing the visual bulk and contribute to helping the extension appear an obvious addition to the main dwellinghouse.

The amenity space in the rear garden would be reduced as a result of the proposal. However, the reduction will not be significant, when compared to the rear garden area and does not harm local character.

When viewed in the context of the neighbouring additions, it is considered that the proposed development would not harm the character and appearance of the surrounding conservation area. The extension would be visible in views of no.76 from North Worple Way but would not form an overly dominant or detracting feature.

Infill Extension

No objections are raised regarding the proposed rear infill extension. There is an existing flat-roofed infill which sits alongside the outrigger. The proposed infill would bring this flush with the rear elevation and would integrate with the existing eaves line of the outrigger. This would have an impact on the appearance of the rear elevation, as viewed from Worple Road, but it would be a fairly modest addition which would not detract from the overall appearance of the building.

No objections are raised against the proposed exterior materials, which are to match that of the existing dwelling.

Windows to Rear Elevation

No objections are raised regarding the proposed new timber framed windows, which are of an appropriate design, scale, and material. The perforated brick panel would be a minor addition which would introduce an element of visual interest and would relate to the design of the ground floor extension.

Enlargement of Windows to Dormer

Whilst the proposed fenestration is not in strict conformity with SPD, which states "Dormer windows should be smaller than that of windows of the floor below." there are material considerations to balance against the strict application of policy guidance. Given the nature of the fenestration within existing dormers in close proximity it is not considered that the fenestration would further detriment the visual amenity of the area and is therefore acceptable in this instance, as it is in keeping with the changing character of the area. This also confirms that the proposal would not result in an incongruous addition to host dwelling or wider conservation area.

Solar Panels

No objections are raised regarding the solar panels to the roof of the outrigger and flat roof of the dormer. Both locations are appropriate as they would not be easily visible from either Worple Street or White Hart Lane. Further, policy LP22 supports the use of renewable energy on existing properties.

The proposed scheme is considered acceptable in terms of design/visual amenity. The proposal is not considered to detrimentally impact the character of the wider conservation area or host building and therefore, is in line with the aims and objectives of policies LP1 & LP3 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policies LP28 & LP29, and relevant supplementary planning documents. It also conforms to paragraph 205 of the NPPF (2023).

Issue ii - 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.

The SPD on House Extensions and External Alterations notes that generally an extension of 3m in depth for a terrace property will be acceptable. Where the proposed extension seeks a larger depth, the eaves should be reduced to 2.2m at the shared boundary to mitigate detrimental impact on neighbours such as sense of enclosure or overbearing. However, the final test of acceptability is dependent on the specific circumstances of the site which may justify greater rear projection.

The proposal does not amend the design of the ground floor rear extension as approved under 24/1429/FUL in any way, and therefore officer comments remain as per the previous assessment.

Both neighbouring property No's 70 & 78 benefit from single-storey rear extensions abutting the shared boundary line. The proposed extension would project no more than 3m beyond the rear elevation of these extensions, this is considered an acceptable projection which would satisfy the guidelines set out in the House Extensions and External Alterations SPD. It is considered that the proposed rear extension will not result in any undue overbearing, loss of light, visual intrusion or create a sense of enclosure to either of these properties.

As this element of the proposal is at ground level only the proposal does not raise any issues in terms of loss of privacy.

Infill Extension

The infill extension will not extend past the first-floor rear elevation of No.78 White Hart Lane and therefore will have a neutral impact upon neighbouring amenity.

Windows to Rear Elevation & Enlargement of Windows to Dormer

The proposal will not result in any new onerous viewing angles above that which can already be achieved through the existing fenestration. Thus, the proposal will not result in an increase in overlooking or raise any issues with regard to privacy on any neighbouring properties, subject to conditions. It is noted an access door is proposed to be concealed within the dormer. It is considered prudent to attach a condition restricting the use of the roof to maintenance only.

Solar Panels

Opportunities for micro-generation of renewable energy is supported in principle by the council's local plan policy, as it can contribute to a more sustainable borough. The policy acknowledges that the instillation of renewable energies should not be harmful to neighbouring occupiers' residential amenities.

The siting away from the roof sides would ensure that the solar panels would not appear unreasonably overbearing or visually intrusive to neighbouring occupiers.

The proposals would not cause an unreasonable loss of light to the habitable rooms or gardens of neighbouring properties and would not cause overshadowing.

Due to the proposed location of the solar panels they would not result in any unreasonable impacts to the neighbouring occupiers in relation to reflection and glare.

The use of the property would remain as existing, as such an undue increase in noise or pollution would not occur as a result of the proposal.

The proposed scheme is considered acceptable in terms of neighbour amenity. The proposal is not considered to detrimentally impact the amenities of any neighbouring occupiers and therefore, is in line with policy LP8 of the Local Plan (2018) and relevant Supplementary Planning Documents/Guidance.

Issue iii - Protected View

Policy LP5 of the local plan states 'The council will protect the quality of the views, vistas, gaps and the skyline, all of which contribute significantly to the character, distinctiveness and quality of the local and wider area'.

Due to the nature and proposed height of the scheme being lower than that of the surrounding built form, it is considered this proposal will have a neutral impact on the Richmond Park towards St Pauls Cathedral protected view. Therefore, the scheme is compliant with the aims and objectives of LP5 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP31.

Issue iv - Trees

Policy LP16 of the Local Plan states 'The Council will require the protection of existing trees and the provision of new trees, shrubs and other vegetation of landscape significance that complement existing, or create new, high quality green areas, which deliver amenity and biodiversity benefits.'

The location of this proposal is sited within the CA33 Mortlake, Conservation Area which affords trees both within and adjacent to the site of the proposal, statutory protection. However, there are no recorded Tree Preservation Orders (TPO) within or adjacent to the site of the proposal.

There are no trees within close proximity to the development site and therefore the scheme will not result in any harm to the health and longevity of any statutory protected tree. As such, the scheme is in line with the aims and objectives of policy LP16 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP42.

Issue v - Flood Risk

Policy LP21 of the Local Plan states 'All developments should avoid or minimise, contributing to all sources of flooding, including fluvial, tidal, surface water, groundwater and flooding from sewers, taking account of climate change and without increasing flood risk elsewhere.'

The site is located within an area susceptible to surface water flooding.

No objections were previously raised against the proposed ground floor rear extension, under 24/1429/FUL, in relation to any potential flood risk impacts at the site or surrounding area. This current application seeks alterations above ground floor level only in addition to the ground floor extension. Therefore, no increase in flood risk is anticipated and the proposal is consistent with LP21 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP8.

Issue vi - Archaeology

Policy LP7 of the Local Plan states 'The Council will seek to protect, enhance and promote its archaeological heritage and will encourage its interpretation and presentation to the public.

The planning application lies in an area of archaeological interest (Archaeological Priority Area) APA 2.3: Mortlake.

Under the previous application (24/1429/FUL) 'The Greater London Archaeological Advisory Service' (GLAAS) were consulted and concluded that "the proposal is unlikely to have a significant effect on heritage assets of archaeological interest. No further assessment or conditions are therefore necessary."

This current application relates to further works above ground level only, and will have no further impact upon those assessed under the previous application. As such, the scheme is in line with the aims and objectives of policy LP7 of the Local Plan (2018), these policy objectives are taken forward in publication local plan policy LP33.

Issue vii - 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:

- The application was made before 2nd April 2024
- The development impacts habitat of an area below a 'de minimis' threshold of 25m² or 5m of linear habitat such as hedgerows, and does not impact an onsite priority habitat
- The development is for a small scale self-build or custom house building

Other Matters

Fire Safety

The applicant has submitted a 'Planning Fire Safety Strategy' as required under policy D12 of the London Plan (2021).

The applicant is advised that alterations to existing buildings should comply with the Building Regulations. This permission is NOT a consent under the Building Regulations for which a separate application should be made.

8. 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.

9. RECOMMENDATION

This recommendation is made following careful consideration of all the issues raised through the application process. In making this recommendation consideration has been had to the statutory duties imposed by the Planning (Listed Buildings and Conservation Areas) Act 1990 and the requirements set out in Chapter 16 of the NPPF.

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.

Grant planning permission with conditions

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 Uniform)

YES* NO
 (*If yes, complete Development Condition Monitoring in

This application has representations online (which are not on the file)

YES NO

This application has representations on file

YES NO

Case Officer (Initials): KM

Dated: 30/10/2024

I agree the recommendation:



~~Team Leader/Head of Development Management/Principal Planner~~

Dated: ...30/10/2024.....