

Application reference: 24/2257/HOT HAMPTON NORTH WARD

Date application received	Date made valid	Target report date	8 Week date
09.09.2024	12.09.2024	07.11.2024	07.11.2024

Site:

197 Uxbridge Road, Hampton Hill, Hampton, TW12 1AU

Proposal:

Existing garage to be demolished and rebuilt with a Double storey side extension. New garage floor to be raised with car access to garage via ramp. Existing decking to be extended. 2x new skylights on roof.

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

APPLICANT NAME

Angela Moor
197 Uxbridge Road
Hampton Hill
Richmond Upon Thames
TW12 1AU

AGENT NAME

Miss Mackenzie Petcher
85 Uxbridge Road
Ealing Cross
London
W5 5BW
United Kingdom

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

Consultations:

Internal/External:

Consultee

LBRuT Trees Preservation Officer (North)

Expiry Date

08.11.2024

Neighbours:

Flat 9,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 8,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 7,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 6,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 5,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 4,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 3,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 2,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
Flat 1,Lothian Lodge,1B Queens Road,Hampton Hill,Hampton,TW12 1BS, - 13.09.2024
214 Uxbridge Road,Hampton Hill,Hampton,TW12 1AY, - 13.09.2024
1 Queens Road,Hampton Hill,Hampton,TW12 1DU, - 13.09.2024
11 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
9 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
7 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
5 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
3 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
1 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
199 Uxbridge Road,Hampton Hill,Hampton,TW12 1AU, - 13.09.2024
10 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
8 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
6 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
4 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024
2 Thirlestane House,Uxbridge Road,Hampton Hill,Hampton,TW12 1AX, - 13.09.2024

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

Development Management

Status: REF

Application:71/1700

Date:26/01/1972

Demolition of existing house and erection of a 3-storey block comprising 6 x 2 bedroom flats, and six car ports and formation of four parking spaces and new access.

Development Management

Status: GTD

Application:13/1760/HOT

Date:15/07/2013

Single storey rear extension including decking.

Development Management

Status: PDE

Application:24/2257/HOT

Date:

Existing garage to be demolished and rebuilt with a Double storey side extension. New garage floor to be raised with car access to garage via ramp. Existing decking to be extended. 2x new skylights on roof.

Building Control

Deposit Date: 18.09.2012

Lounge Dry Roomheater/Stove Dry System Only Twin Wall Flexible Liner
Updated Existing Hearth/Surround

Reference: 13/HET00008/HETAS

Building Control

Deposit Date:

Installed Stovax Ltd: View 3 Multifuel Model: VW-3MF

Reference: 13/HET00808/HETAS

Building Control

Deposit Date: 23.10.2013

Single storey rear extension and formation of ground floor shower room and office

Reference: 13/2220/BN

Building Control

Deposit Date: 10.09.2014

Install one or more new circuits Install a replacement consumer unit

Reference: 14/ELE00425/ELECSA

Application Number	24/2257/HOT
Address	197 Uxbridge Road, Hampton Hill Hampton TW12 1AU
Proposal	Existing garage to be demolished and rebuilt with a double storey side extension. New garage floor to be raised with car access to garage via ramp. Existing decking to be extended. 2x new skylights on roof.
Contact Officer	Phil Shipton
Target Determination Date	7 th November 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 consists of a two-storey stand-alone dwellinghouse, located on the western side of Uxbridge Road, immediately north of Thirlestane House. The dwellinghouse consists of a single garage attached to the northern side of the dwellinghouse; a utility room on the southern side of the dwellinghouse; and a single storey rear extension including decking (13/1760/HOT).

Such extensions and other changes are common on Uxbridge Road, particularly on the western side between Queens Road and the A312, where the street is characterised by mostly two-storey stand-alone dwellings, with varied history of side and rear extensions.

The application site is situated within Hampton Village and is designated as:

- Area Susceptible To Groundwater Flood - Environment Agency
- Article 4 Direction Basements
- Community Infrastructure Levy Band - Low
- Metropolitan Open Land - Site: Longford E & Schools - MOL - LP 13
- Risk of Flooding from Surface Water 1 in 100 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 1000 chance - Environment Agency
- Risk of Flooding from Surface Water 1 in 30 chance - Environment Agency
- Surface Water Flooding (Area Less Susceptible to) - Environment Agency
- Surface Water Flooding (Area Susceptible to) - Environment Agency
- Take Away Management Zone
- Throughflow Catchment Area (Throughflow and Groundwater Policy Zone)
- Village Character Area - Burtons Road - Area 1 Hampton Hill Village Planning Guidance
Page 17 CHARAREA10/01/01

3. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

The proposed development comprises a two-storey side extension in replacement of the existing garage on the northern side of the subject dwellinghouse. The side extension is proposed with a width of 3.1m and a length of 12.79m, extending from the existing garage frontage to the rear of the existing single storey rear extension. The proposed side extension will allow the retention of the existing garage space and include an office/gym space at the ground floor rear, two new bedrooms and separate en-suite associated with the existing but newly named 'Bedroom 1' on the first floor. Internal changes within the existing first floor also include creating a new hallway and enlarging two existing bedrooms.

The proposed roof over the two-storey side extension has a hipped form at the front elevation and gable form at the rear elevation. The hipped roof at the front elevation has a 40-degree pitch, matching the roof pitch of the original dwellinghouse. The new ridgeline created by the proposed side extension sits 0.59m below that of the original and highest ridgeline of the dwellinghouse. The proposed roof over the two-storey side extension extends to the rear in a gable form, with lower ridgeline height, matching that of the existing gable ridgeline at the southern side of the dwellinghouse. The proposed rear gable end adopts a 40-degree roof pitch, matching that of the existing gable end at the southern side of the dwellinghouse.

Three rooflights are proposed, two on the new side elevation and one on the rear elevation. A row of two windows is proposed for the second story front elevation, in a style consistent with that of the existing bay windows. Two windows (of 0.9m length) are proposed for the northern side elevation, replacing two existing windows on the side elevation. Both windows are proposed to be obscured and non-openable below 1.7m. Two windows (of 1.8m length) are proposed for the southern side elevation of the second storey of the extension. A row of three windows is proposed for the second story rear elevation, in a style consistent with that of the existing rear facing windows. Double glass doors (of 1.95m height and 1.8m width) are proposed for the rear elevation of the ground floor extension.

The existing row of three rear (west) facing windows associated with the newly named 'Bedroom 2' is proposed to be replaced with a double window and separate single window in the same size and appearance.

All materials of the two-storey side extension are proposed to match the existing dwellinghouse, including brickwork, roof tiles, and windows. The existing chimney is proposed to be retained and integrated into the two-storey side extension.

One tree (labelled T3) is proposed to be removed in order to accommodate the side extension. Steps are proposed to wrap around from the existing deck to the proposed extension.

The proposed garage includes a new door, consisting of a 3 by 3 square grid design. The ramp up from the existing driveway to the garage floor level consists of a 0.15m rise over approximately 1.4m.

The comprehensive list of planning history can be found on the cover sheet however the most relevant planning history has been discussed in Section 2 above.

Amendments

The applicant submitted an amended proposal on the 28th October 2024, that involved changes to the internal layout and resultant fenestration changes. Such changes were considered minor and would not require re-consultation.

The applicant submitted a further amendment to the proposal on the 19th November 2024, that involved changes to the rear decking. The changes proposed steps that wrap around the existing deck to the proposed side extension, instead of extending the existing deck to the boundary with No.199. Such changes were considered minor and would not require re-consultation.

4. CONSULTATIONS CARRIED OUT

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

No letters of representation were received.

Councils Arboriculture Officer was consulted on the application and has recommended approval subject to condition of an Arboriculture Method Statement (AMS) to protect the retained trees on the site from all aspects of development activity and a condition requiring for appropriate on-site mitigation planting to offset the tree(s) to be removed.

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

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
- D6 Housing quality and standards
- D11 Safety, security and resilience to emergency
- D12 Fire Safety

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-
Trees, Woodlands and Landscape	LP16	Yes	No-
Impact on Flood Risk and Sustainable Drainage	LP21	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
Trees, Woodland and Landscape	42	Yes	No
Amenity and living conditions	46	Yes	No

These policies can be found at

https://www.richmond.gov.uk/media/16749/hpn_plan_2018_to_2033_january_2019.pdf

Supplementary Planning Documents

Design Quality

House Extension and External Alterations

Village Plan - Area 1 Burtons Road, Hampton Hill Village Planning Guidance

Trees

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

Community Infrastructure Levy

Strategic Flood Risk Assessment 2021

Biodiversity Net Gain

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.

6. EXPLANATION OF OFFICER RECOMMENDATION

The key issues for consideration are:

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

i Design and impact on local character

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.

The Council SPD relating to House Extensions and External Alterations ('SPD') 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.

Specific to two-storey extensions, the SPD states that:

- *Two storey side and rear extensions should not be greater than half the width of the original building, to ensure the extension does not over-dominate the building's original scale and character.*
- *Where the extension is to be subordinate to the existing house it is usually desirable to set back the extension by at least 1 metre behind the front elevation.*
- *Development, which would result in the significant reduction of an existing important space or gap between neighbouring houses, is not normally acceptable. In conjunction with existing extensions to neighbouring buildings this can have a terracing effect on the street. Consequently, two storey side extensions should be sited 1m from the side boundary.*
- *It is generally desirable to use a pitched roof on all two storey, side or rear extensions and is especially important with those at road junctions or in corner locations.*
- *The eaves of two storey side and rear extensions should line up with those of the existing house, or be lower, and the pitch of the roof should also be similar.*
- *With pitched roofs the colour and shape of new tiles or slates should match those of the existing roof. Many older houses in the Borough have slate roofs that should be retained [and re-used] wherever possible.*
- *Try to retain all chimney-stacks and pots – Where necessary repair them in a style and material, which reflect the original.*

The proposed two-storey side extension has a width of 3.1m and therefore represents less than half the width of the original dwellinghouse being that excluding any extensions or utility/garage space (7.1m), equating to 3.55m.

The proposed side extension is setback 1.0m from the front elevation of the original dwellinghouse and aligns with the existing setback front elevation on the southern side.

The roof proposed over the two-storey side extension consists of hipped form at the front elevation, mirroring the pitch of the existing roof at the front elevation. The new roof ridgeline is kept subordinate to that of the existing roof ridge, sitting 0.59m below. The proposed eaves have a height consistent with that of the existing dwellinghouse. The proposed roof incorporates the existing chimney. At the rear elevation, the side extension is proposed with a gable roof form, with a pitch and eave height to match that of the existing roof form at the rear.

As such, the proposed two-storey side extension is considered to harmonise with the original appearance, as it is clearly subordinate to the original dwellinghouse, and integrates well with complementary roof form and retention of the existing chimney. Furthermore, fenestration and other materials proposed assist in ensuring the side extension appropriately integrates with the existing dwellinghouse. Consequently, the existing two-storey bay window feature and unique porch design remains the focus of the front elevation and retains the architectural integrity of the dwellinghouse at the front elevation.

The extension largely maintains the same setback from the northern side boundary as the existing garage, albeit an increased wall thickness, and therefore sits 0.87m and 0.6m from the northern side boundary, at the front and rear respectively. While this infringes the SPD required 1.0m setback, it is considered the proposed side extension does not close an important space or create a terracing effect, whereby the neighbouring dwellinghouse is setback 1.1m at the front and 1.5m at the rear from the shared boundary, thereby retaining a gap. At the second-storey, both the proposed roof at the subject site and existing neighbouring roof form pitch back to their respective original dwellinghouses, toward the centre of the site, and therefore at this level, retain a natural space between the buildings. Existing mature vegetation along the shared boundary also assists in delineating the boundary and space between the properties.

It is noted that one bedroom has only a side facing window which is to be obscure glazed (plus a rooflight). However it is also noted that there is an existing bedroom with only a side facing window (presumably not obscured). Whilst the outlook will not be good this is not seen as a reason for refusal.

In view of the above, the proposal complies with the aims and objectives of policy LP1 of the Local Plan and policy 28 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.

The SPD states that *'Extensions that create an unacceptable sense of enclosure or appear overbearing when seen from neighbouring gardens or rooms will not be permitted. This could be due to the height, footprint or proximity of the proposals to the surrounding area.'*

Overbearing & Sunlight/daylight

The proposed two-storey extension extends the bulk of the subject dwellinghouse 3.1m toward the boundary with No.199 for the full length of the existing dwellinghouse, and in particular introduces a second storey to the rear of the dwellinghouse, currently a single storey.

The dwellinghouse at No.199 consists of no side windows or other openings at the side elevation ground level; two small side elevation windows at the staircase and one side elevation window at the rear most bedroom as part of a square bay window design, on the first floor; and no side elevation windows at the loft space.

It is understood that the proposed side extension terminates approximately in line with the roof lantern of the single storey rear extension at No.199, leaving a significant proportion of the single storey rear extension at No.199 to project beyond the proposed side extension on the subject site. As such, the proposed side extension would not be readily visible from the ground floor living space of No.199, nor from the rear yard under a typical outlook.

Due to the relative positioning and separation distance between the two buildings, the side extension is considered to meet the BRE 45-degree tests, and maintain adequate sunlight/daylight exposure to the ground floor living space; first floor bedroom; and loft space bedroom.

As such, it is considered the proposed two-storey side extension would not appear overbearing on No.199 and would maintain good daylight standards.

Privacy

The proposed northern side elevation windows on the first floor are to be obscure glazed and non-opening below 1.7m above floor level. As such, it is considered no new privacy issues are created by the proposal which impact No.199.

The proposed southern side elevation windows at the rear are considered of an appropriate size and location, being approximately 13.0m from the neighbouring building at No.195 (Thirlestane House). The northern side of Thirlestane House has no windows. The proposed southern side elevation windows are secondary to the primary windows providing a western (rear) outlook. The proposed windows are of a height and size, and distance from Thirlestane House, that they would not readily permit overlooking to the rear yard.

The proposed rear windows and glass doors are considered an appropriate size and location as to not introduce any overlooking or other privacy concern to any neighbour. It is noted the subject property backs onto the Longford River and Old Hamptonians Cricket Fields.

The proposal seeks to provide steps down from the existing deck and from the rear of the proposed side extension. As such, the deck is retained as existing and ensures no new privacy impacts are created or exacerbated at the boundary with No.199. Nevertheless, it is considered the retained T4 tree and existing tree vegetation within the side and rear yard of No.199 would be sufficient to provide screening and subsequent privacy for rear outdoor living area of No.199.

In view of the above, the proposal complies with the aims and objectives of policy LP8 of the Local Plan and policy 46 of the Publication Local Plan.

iii Trees

Policy LP16 of the Local Plan requires *'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.'*

To ensure development protects, respects, contributes to and enhances trees and landscapes, the Council, when assessing development proposals, will:

- *resist the loss of trees, including aged or veteran trees, unless the tree is dead, dying or dangerous; or the tree is causing significant damage to adjacent structures; or the tree has little or no amenity value...*
- *require, where practicable, an appropriate replacement for any tree that is felled...*
- *require 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).*

The proposal involves the removal of one tree labelled T3 on the Proposed Floor Plans. The proposed side extension will be constructed close to existing trees T1 and T2 within No.199; and tree T4 within the subject site.

Councils Arboriculture Officer has confirmed that site photographs provided by the applicant indicate that the tree(s) to be removed are not suitable for Tree Protection Order (TPO).

Councils Arboriculture Officer has reviewed the application and recommends a condition requiring an Arboricultural Method Statement (AMS) to protect the retained trees on the site from all aspects of development activity and a condition requiring the appropriate tree planting as mitigation to offset the tree(s) to be removed.

In view of the above, the proposal complies with the aims and objectives of policy LP16 of the Local Plan and policies 42 of the Publication Local Plan.

iv Flood Risk

Local Plan Policy LP21 states that 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. Unacceptable developments and land uses will be refused in line with national policy and guidance.

A Flood Risk Questionnaire has been submitted. No change of use is proposed by the application and the internal floor level will be the same as existing. The scheme is considered consistent with Policy LP21 of the Local Plan.

v Fire Safety

London Plan policy D12 requires the submission of a Fire Safety Statement on all planning applications. A Fire Safety Statement was received by the Council 9th September 2024. A condition will be included to ensure this is adhered to on an ongoing basis.

The materials proposed are to match existing and will need to be Building Regulations compliant. 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.

Overall, the scheme can therefore be considered consistent with this Policy D12 of the London Plan.

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.

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 | <input type="checkbox"/> |
| 2. | PERMISSION | <input checked="" type="checkbox"/> |
| 3. | FORWARD TO COMMITTEE | <input type="checkbox"/> |

This application is CIL liable

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete CIL tab in Uniform)	

This application requires a Legal Agreement

<input type="checkbox"/> YES*	<input checked="" type="checkbox"/> NO
(*If yes, complete Development Condition Monitoring in Uniform)	

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

<input checked="" type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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This application has representations on file

<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO
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Case Officer (Initials): PSH

Dated: 20/11/2024

I agree the recommendation: SGS

Senior Planner

Dated:21/11/2024.....

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:

Dated:

REASONS:
CONDITIONS:
INFORMATIVES:
UDP POLICIES:
OTHER POLICIES:

The following table will populate as a quick check by running the template once items have been entered into Uniform

SUMMARY OF CONDITIONS AND INFORMATIVES

CONDITIONS

INFORMATIVES

U0095814	Composite Informative
U0095815	NPPF APPROVAL - Para 48-52
BNG02	Biodiversity Gain Plan No Pre-Approval