

Application reference number	2025/0930
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Application Type	Variation of Condition
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Proposal Description:	Variation of condition 2, in relation to application 2020/1387 "Residential development of 7no. dwellings and associated works" to allow for amendments to house type D.
Location:	14 Roughbircworth Lane, Oxspring, Sheffield

Applicant	Vickers
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Number of Third Party Reps	1 st consultation – original proposal 2 objections received 2 nd consultation – amendments to the design 2 Objections and 2 comments received	Parish:	Oxspring
		Ward:	Penistone East

SUMMARY

The application proposes a variation of condition 2, in relation to application 2020/1387 "Residential development of 7no. dwellings and associated works" to allow for amendments to house type D at 14 Roughbircworth Lane, Oxspring, Sheffield. The proposal is recommended for approval subject to conditions.

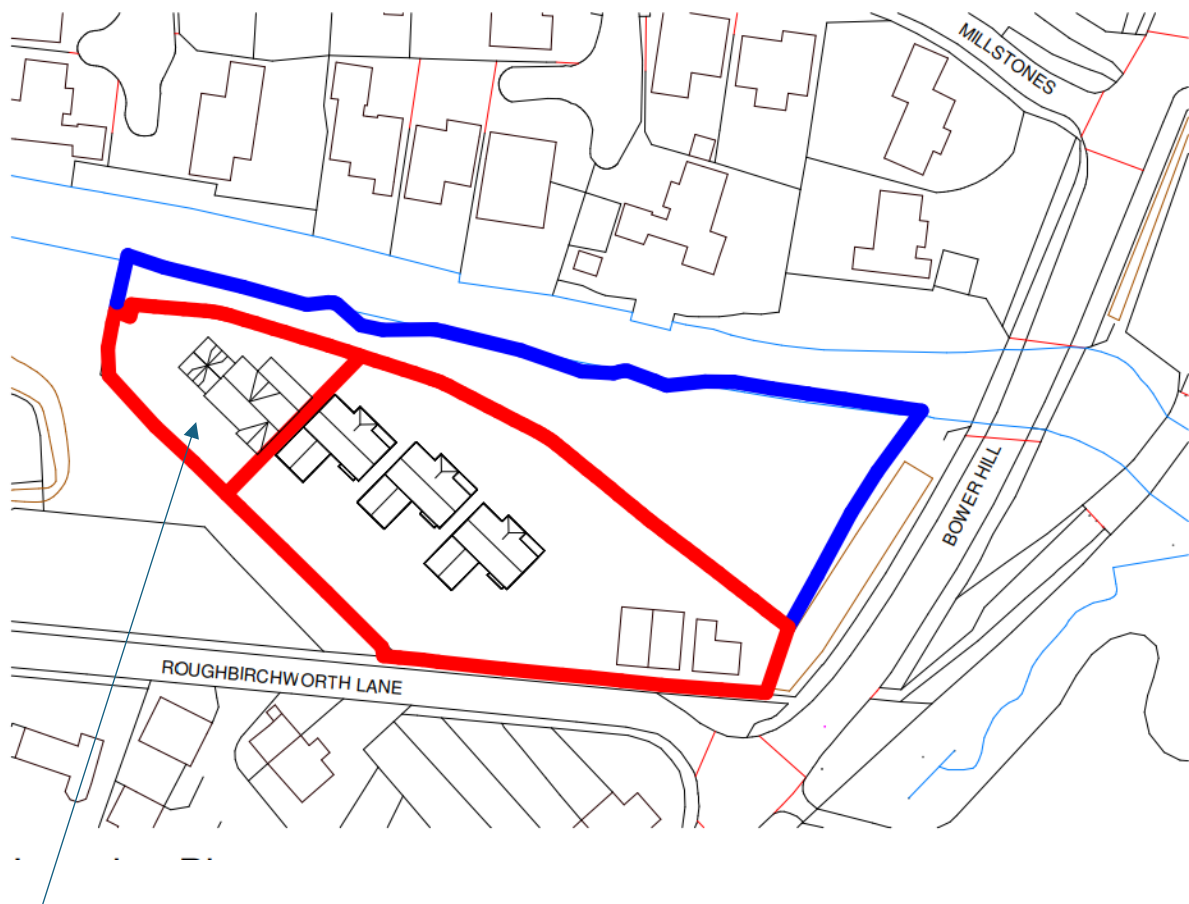
Recommendation: **GRANT Planning Permission subject to conditions**

Site Description

The site comprises a residential development of 7 units, located to the north of Roughbitchworth Lane in the village of Oxspring. The site slopes down towards the northern boundary of the site where lies the River Don. On the other side of the River Don to the north is located a small housing estate containing 16 properties, known as 'Millstones'. This contains a number of properties with rear elevations facing towards the site.

Located to the west is an area of woodland. To the south on the opposite side of Roughbitchworth Lane are residential properties, some of which have indirect views across the site. Bower Hill is located immediately next to the eastern boundary.

The development consists of 7 houses, laid out along the southwestern boundary of the site and accessed via Roughbitchworth Lane with the rear gardens facing over the River Don. Four of the large, detached houses are accessed by a shared private drive, and house type D is the last plot situated northwest of the site. The houses are split level, being two storeys to the front and 3 storeys as the land falls to the rear. The majority of the houses are now built and occupied.



Location of the site

Planning History

<i>Application Reference</i>	<i>Application description</i>	<i>Status</i>
2023/0060	Discharge of conditions 4 (Invasive Non- native species plan), 5 (CEMP), 6 (BEMP), 7 (materials), 8 (boundary treatment), 9 (EVCP), 14 (drainage), 15 (drainage outfall), 21 (trees), of application 2020/1387	Approved
2020/1387	Residential development of 7no. dwellings and associated works	Approved with conditions
2014/0684	Residential development of 3 no. detached dwellings and formation of driveways	Approved with conditions
2007/0859	Erection of two detached houses with garages	Refused
94/0932	Outline application for residential development	Refused

Previously approved House Type D – 2020/1387





Proposed Development

This application proposes a variation of condition 2, in relation to application 2020/1387 "Residential development of 7no. dwellings and associated works" to allow for amendments to house type D.

The alteration to the dwelling includes alterations to the roof, front elevation alterations, altered fenestration details including additional windows at lower ground floor level, a rear raised terrace with accommodation below, a swimming pool at lower ground floor and associated plant.

As with the previous house type, the property is designed as split level, due to the differences in levels and is two storeys at the front and three stories at the rear. Overall accommodation consists of: -

Lower Ground Floor – swimming pool, plant, steam room, sauna, wc and changing room, gym, pantry, kitchen/dining/living room and access to a patio terrace outside. The only windows within this floor face over to the northeast, over the rear garden.

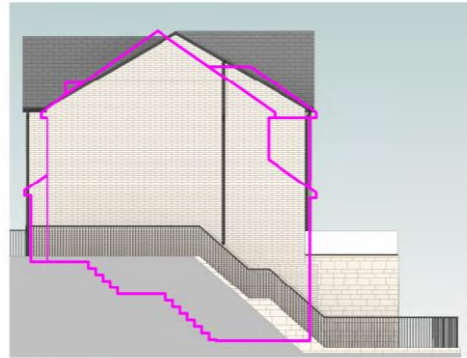
Ground Floor – Entrance Hall, boot room, wc, bed 5, utility, games room, and lounge which has access to a raised terrace with balustrade, which is set above the lower ground floor accommodation. Steps would lead down to garden area.

First Floor – Master bedroom, dressing room, ensuite, bed 2, 3 and 4 with ensuite bathrooms.

The plans below show the previously approved dwelling in relation to the proposed scheme, highlighted in pink: -



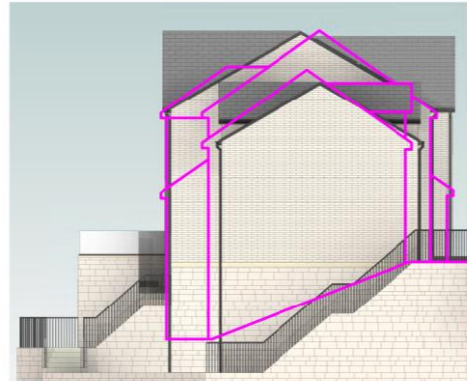
Front Elevation - Existing Approval Overlays



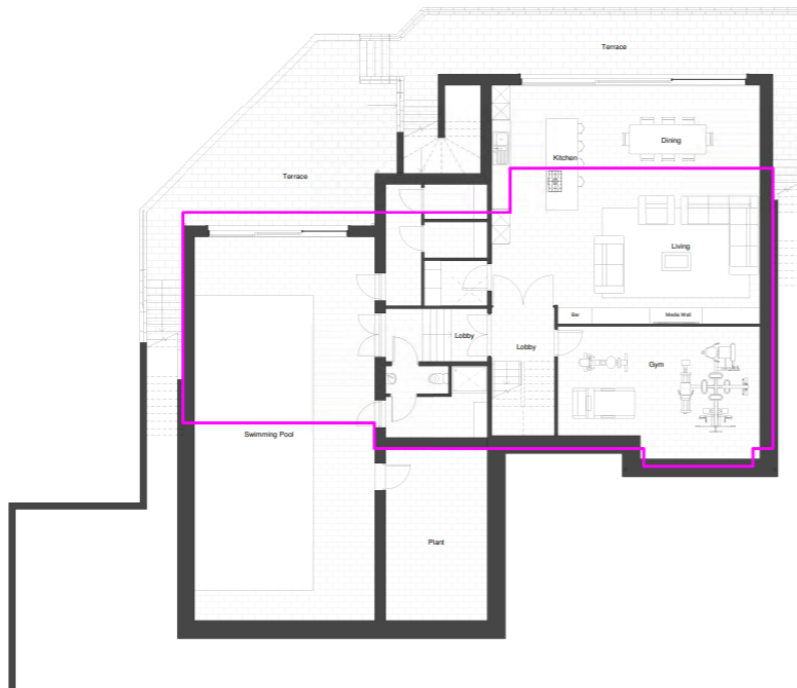
Side Elevation 1 - Existing Approval Overlays



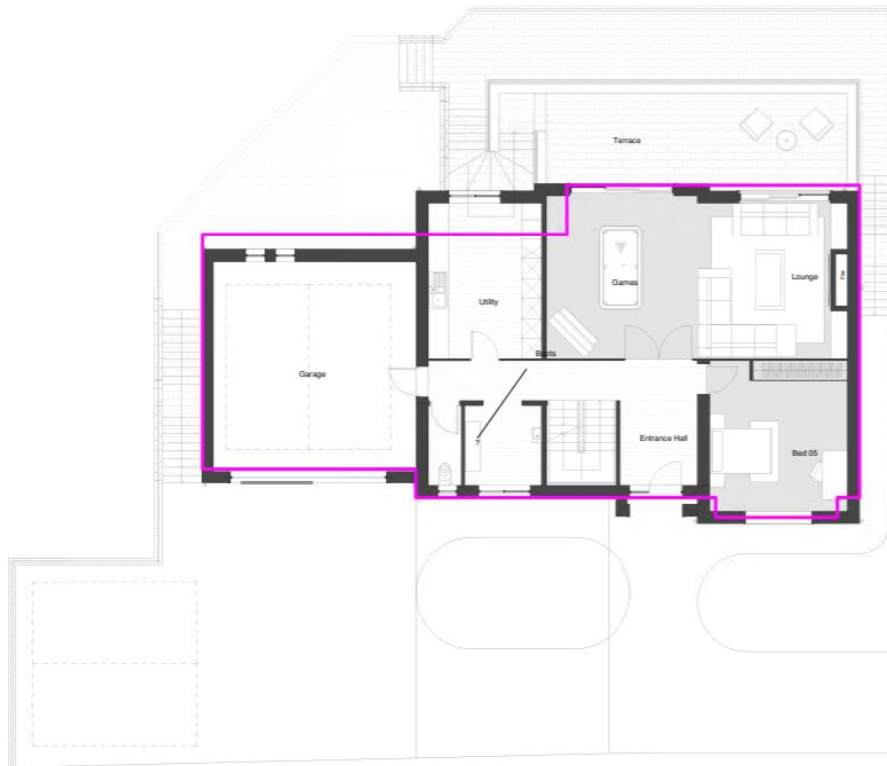
Rear Elevation - Existing Approval Overlays



Side Elevation 2 - Existing Approval Overlays



Lower Ground Floor - Existing Approval Overlays



Upper Ground Floor - Existing Approval Overlays



First Floor - Existing Approval Overlays

The proposed materials are to match the adjacent dwellings and include: -

Walling: 140mm Natural Stone, 140mm Course, Heads and Cills: Natural Stone, Roof: Artificial Slate, Windows, Garage and Doors: uPVC or Aluminium in Black, Rain Water and Soil Goods: uPVC Black.

Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires proposals to be determined in accordance with the development plan unless material considerations indicate otherwise. The development plan for Barnsley consists of the Barnsley Local Plan (adopted January 2019).

The Local Plan review was approved at the full Council meeting held 24th November 2022. The review determined that the Local Plan remains fit for purpose and is adequately delivering its objectives. This means, no updates to the Local Plan, in whole or in part, are to be carried out ahead of a further review. The next review is due to take place in 2027, or earlier, if circumstances require it.

The site is located within an area of Urban Fabric within Oxspring Village as allocated within the Barnsley Local Plan Proposals Map, therefore the following policies are of relevance: -

SD1 'Presumption in Favour of Sustainable Development'
GD1 'General Development'
LG2 'Location of Growth'
H1 'The number of New Homes to be Built'
H2 'Distribution of New Homes'
H4 'Residential Development on Small Non-allocated sites'
H6 'Housing Mix and Efficient Use of Land'
T1 'Accessibility Priorities'
T3 'New Development and Sustainable Travel'
T4 'New Development and Transport Safety'
D1 'High-Quality Design and Place Making'
LC1 'Landscape Character'
GI1 'Green Infrastructure'
GS1 'Green Space'
GS2 'Green Ways and Public Rights of Way'
BIO 'Biodiversity and Geodiversity'
CC1 'Climate Change'
CC2 'Sustainable Design and Construction'
CC3 'Flood Risk'
CC4 'Sustainable Drainage Systems (SuDs)'
RE1 'Low Carbon and Renewable Energy'
CL1 'Contaminated and Unstable Land'
Poll1 'Pollution Control and Protection'
I1 'Infrastructure and Planning Obligations'

SPD's

- Design of Housing Development
- Trees and Hedgerows
- Parking
- Sustainable Travel

Oxspring Neighbourhood Plan

Oxspring Neighbourhood Plan June 2019 – The plan sets out the vision and objectives for the future of Oxspring and development proposed in it. The vision is:

To maintain the character of a rural village whilst moving forwards with an infrastructure that will support 21st century living.

In addition, there are 3 objectives which are to:

1. strive for the wellbeing of all members of our community
2. nurture the rural environment for future generations
3. nurture local businesses

The following policies of the Neighbourhood plan are of relevance: -

Policy OEN1 Protecting and Enhancing Natural Biodiversity Assets and Green Infrastructure

Proposals which enhance the rural character of Oxspring will be supported.

For developments of two houses or more, proposals will be encouraged wherever possible to incorporate the following wildlife enhancements into landscaping schemes:

- Provision of wildflower meadows and verges and nature reserve areas to
- encourage biodiversity
- Creating wider field margins to create wildlife havens on farmland
- Establishing new and maintaining existing wildlife corridors.

Under Barnsley's strategic planning policies, existing green infrastructure is protected and enhanced and the creation of new green infrastructure is encouraged in new development proposals. Such green infrastructure could include for instance protection and creation of woodland and wildlife corridors, sustainable drainage, re-naturalisation of water courses, use of green roofs, incorporation of bat and bird boxes and other environmental assets in the area to preserve and expand the existing ecosystem network

Policy OEN2 Protecting Local Green Spaces

The following areas are protected as Local Green Space:

- A1 West Crescent Allotments
- A2 Clays Green Allotments
- A3 Roughbitchworth Lane/Long Lane Allotments
- G1 – Anthills
- G2 – Playing Fields and Pinfold
- G3 – Bower Dell
- G4 – Village Green and Playground
- G5 – Rookery
- G6 – Gordon's Garden
- G7 – Castle Dam Car Parking Area
- G8 – Longley Ings Field.

These areas are as identified on Maps 2, 3, 4, 5, 6, and 7. New development which impacts adversely on the openness of these sites or adversely affects the attributes for which they were designated will not be acceptable other than in very special circumstances.

Policy OEN3 Planning for Climate Change

Development proposals will be considered in relation to the need to respond and adapt to the effects of climate change, particularly through the location of new development, design and construction techniques, renewable technologies, landscape and historic environment management, biodiversity, flood risk management and the use of green infrastructure. Proposals for development which includes additional space to support homeworking will be encouraged.

New developments will be considered in relation to the need to take account of landform, layout, building orientation, massing and landscaping to maximise energy efficiency and minimise energy consumption. Where possible development shall contribute to new or improvement to existing green infrastructure.

Policy OEN4 Landscape and Building Design Guidelines for New Development

New development will be required to demonstrate consideration of the following landscape design guidelines:

1. The retention of features such as stone walls, bridges, trees and natural landform of demonstrable interest will be encouraged, and where possible repaired and maintained.
2. New buildings should maintain a visual and physical connection with their rural context through use of traditional local materials, and designs which respond positively to the local context and immediate setting.
3. Where proposals for new buildings are located on valley sides, valley-side planting of native species to enhance wooded character of the valley and soften the urban edge will be encouraged. The use of local stone should be used for boundary features.
4. Proposals should be designed and located in order not to be unduly intrusive in the landscape and reduce its natural character. Colours and materials should be chosen carefully to integrate the development into the landscape. Muted colours, particularly on roofs, will be important in successfully integrating new development.
5. Views to existing landmark buildings such as Oxspring Viaduct, the Waggon and Horses and Travellers Inn public houses are protected, and buildings should be sited and designed to enhance these views and not be unduly intrusive.
6. The scale of built development will be crucial to its successful integration. Low rise, two storey properties are likely to be most successfully accommodated into this rural landscape. Exceptions to this may be appropriate where it is demonstrated that a third storey is required to accommodate technologies to maximise energy and resource efficiency.

Policy OM1 Improving Accessibility to the Trans Pennine Trail (TPT) and Other Routes

Proposals which provide safe, level, ramped access onto the Trans Pennine Trail (TPT) will be supported. In particular, proposals for access improvements will be encouraged at the Roughbitchworth Lane access point and if possible, from the sports field. Proposals for improved pedestrian access down to and along the river to the northeast of the employment site allocated in the Local Plan on land to the north of Sheffield Road and to the north of G4 will be encouraged. Any new or improved access routes should provide an 8 metre undisturbed buffer on either side of the River Don to protect trees and vegetation on the riverbanks.

National Planning Policy Framework (NPPF 2026) and the National Planning Practice Guidance

In August 2026, the UK Government published a revised NPPF which is the most recent revision of the original Framework, first published in 2012 and updated several times, providing the overarching planning framework for England. The NPPF sets out the Government's planning policies for England and how they are expected to be applied. The NPPF must be taken into account in the preparation of local and neighbourhood plans and is a material consideration in planning decisions. The revised document has replaced the earlier planning policy statements, planning policy guidance and various policy letters and circulars, which are now cancelled.

The revised NPPF establishes national decision-making policies. Central to the NPPF is a presumption in favour of sustainable development (NPPF 2026 Policy S3) and plans and decisions should apply this. There are three overarching objectives to sustainable development: an economic, social and environmental objective which are mutually dependent.

The following NPPF sections are relevant in this case:

Section 3 – Decision Making Policies

Section 4 – Achieving sustainable development

Section 6 – Delivering a sufficient supply of homes

Section 14 – Achieving well designed places

Section 15 – Promoting sustainable transport

Section 19 – Conserving and enhancing the natural environment

The National Design Guidance (2019) is a material consideration and sets out ten characteristics of well-designed places based on planning policy expectations. A written ministerial statement states that local planning authorities should take it into account when taking decisions.

Relevant Consultations:

Oxspring Parish Council – No comments received

Highways DC – No objections

Pollution Control – No objections

Biodiversity – No objections

Yorkshire Water – No objections

Environment Agency – No objection subject to previous conditions being complied with

Drainage – No objection subject to previous conditions being complied with

Tree Officer - No comments received

Ward Members – No comments received

Urban Design – No objections to the amended plans subject to submission of material samples for approval

Representations

Neighbouring properties have been notified by letter. A site notice was also posted adjacent to the site. Two consultations have been carried out, the first for the original submission and the second being due to the submission of amended plans which altered the design of the proposal at the request of the Urban Design Officer. The following comments have been received as a result of the consultations: -

1st consultation – original proposal

2 objections

- Loss of privacy/overlooking to Bedrooms, Living Spaces, and Garden from terrace and large windows
- Light invasion to the environment and houses opposite on Millstones, wildlife area and Contrary to condition 5 and the lighting scheme
- Property is out of character with the rest of the site and the existing properties
- Condition 3 has not been adhered to due to a wooden fence being erected
- Overshadowing
- Conflicts with Local Planning Policies, given the elevated position of the property and the scale of the proposed alterations, these standards are not met.

2nd consultation – amendments to the design

2 Objections

- Parking issues on the junction of Bower Hill Road from the existing development and a request for double yellow lines
- Concerns regarding excavation and floor risk
- Loss of privacy/overlooking to Bedrooms, Living Spaces, and Garden from terrace and large windows
- Overshadowing
- Conflicts with Local Planning Policies, given the elevated position of the property and the scale of the proposed alterations, these standards are not met.

2 Comments

- Concerns regarding the River Don, particularly the Environment Agency 8 metre main river buffer/easement. In summary the comments state that from plans currently available, it is difficult to confirm the position of the amended works in relation to this buffer/easement, although the amendment does not appear to show a significant change to the overall footprint, they cannot accurately verify from the submitted drawings without clear measurements or scale bars.
- A further comment states that if the site is at upper Roughbitchworth Lane there would be less disruption to traffic. If lower Roughbitchworth Lane is the site, the Lane is already too narrow for two-way traffic and should be converted to one way down towards

Assessment

The main issues for consideration are as follows:

- The acceptability of development
- Impact upon the Street Scene and Visual Amenity
- Impact on the highway network and highways standards

- Impact on Residential Amenity
- Impact on Ecology and Trees
- Impact on Drainage and Flood Risk

For the purposes of considering the balance in this application the following planning weight is referred to in this report using the following scale:

- Substantial
- Considerable
- Significant
- Moderate
- Modest
- Limited
- Little or no

The acceptability development

The site sits within the Urban Fabric of Oxspring as it is defined on the Local Plan. This application is a variation of condition 2, in relation to application 2020/1387 and is a variation of condition in order to allow for a change to the approved house type D only. The principle of the residential development has already been established on the site and this plot. A number of the dwellings have been completed and are now occupied so the permission is extant.

Policy GD1 set various criteria which are the starting point for assessing all development with no specific allocation. The amended proposal has been assessed against the requirements of GD1 and the relevant Local Plan and Neighbourhood Plan Policies below:

Impact upon the Street Scene and Visual Amenity

The main Local Plan Policy which relates to design and place making is Policy D1 and is of relevance to this proposal. Policy D1 'High-Quality Design and Place Making' of the Local Plan states that development is expected to be of high-quality design and that through its layout and design, development should contribute to place making. Policy GD1 requires development to include landscaping to provide a high-quality setting for building, incorporating existing landscape features and protecting and improving the character of the local landscape. The residential development is set out in a linear pattern fronting onto Roughbitchworth Lane. The houses are all split level, being two stories to the front and 3 at the rear, facing the river. The properties have pitched roofs with some interlocking gables to the front or rear. The design and materials are in keeping with other properties in the immediate area and reflect the character of the village.

The Urban Design Officer has been consulted on this proposal and states that 'the planning approved front elevation for house type D, (part of planning approval 2020/1387), is relatively simple and unfussy in its design, which is typical of rural dwellings and the rural vernacular. There is a clear horizontal emphasis to the frontage, a strong and simple roof line and a solid-void relationship where the walling dominates. The windows have a strong horizontal emphasis. The front entrance is simple in design, under a pitched canopy which extends to form a pitched roof above the forward projection of the windows for the kitchen. The garage is subservient to the main elevation, set back and visually split up with the two garage doors and dormer window. The overall composition is considered and restrained, with the individual elements combining to break down the massing and scale of the dwelling.'

The first scheme submitted within the application was considered to be unacceptable as it heavily featured a vertical emphasis to the frontage and windows, which was not in keeping

with the original design and the design of the adjacent dwellings. With these individual elements emphasizing the height of the building and thereby not reducing its massing and scale, therefore amendments were requested. The applicant has now amended the scheme and has provided the following visuals in support of the revised scheme application.



The following justification has been provided: - 'The most notable change is the reduction in vertical emphasis across the elevations. The composition has been rebalanced to read more horizontally, with a clearer hierarchy of elements and a more traditional arrangement of built form. At the rear, we have also introduced a change in stone between the lower ground floor and the upper levels, which helps to visually break down the mass, reduce perceived height, and better anchor the building into the site.

We have also simplified the overall form by removing the larger flat roofed elements from both the front and rear elevations. This has allowed the building to appear more clearly as a series of traditional pitched roof forms, including the rearrangement of the rear gable, which helps reinforce a consistent architectural language across all elevations.

Fenestration has been carefully considered. The overall amount of glazing has been reduced and rationalised, and the previous vertical emphasis has been softened. Where vertical elements remain, these have been refined to reflect more traditional proportions. For example, the stair glazing has been amended from a single larger opening to two slimmer vertical slots, which is more in keeping with typical over-stair arrangements seen within the local area.

At the rear, larger openings have also been reconsidered and now take the form of more traditional arrangements, with large openings broken down and expressed with Juliet-style detailing rather than as expansive areas of uninterrupted glazing. This helps to better align the rear elevation with the overall architectural language of the dwelling, whilst still responding to the outlook and relationship with the other dwellings on the site which make use of Juliet style glazing.

The dormer elements above the garage have also been reduced in scale to better reflect more typical proportions within the area and reduce their visual prominence within the roofscape.

In terms of precedent, we have reviewed the surrounding properties in more detail. There are a number of examples locally of vertical slot windows, including over-stair arrangements. We have also retained the single larger garage door, this is a client preference, and there are a number of examples within Oxspring where double garage doors are used, and it sits comfortably within the wider context.

Overall, we feel the amended scheme represents a clear and considered response to the points raised. The perceived scale and verticality of the building have been dramatically reduced, the form simplified, and the architectural approach brought closer in line with the local character, whilst ensuring the scheme remains coherent and consistent across all elevations.'

Oxpring Neighbourhood Plan Policy OEN4 requires development to demonstrate consideration of landscape design, including the retention of features such as stone walls which this development seeks to do along the site frontage. Buildings should be of local, traditional materials with muted roofing colours and designs that respond to the local context. On valley sides, proposals should include enhancements to the wooded character of the valley and soften the urban edge. In this case, all of the houses are set into the hillside, being split level, with 3 storeys at the rear, taking advantage of the fall of the site. This is then softened through the proposed landscaping, outside of garden areas, which includes tree planting along the river bank and Bower Hill. OEN4 seeks to retain lower rise developments, with 3rd floors usually only for renewable technologies. However, the original scheme was unusual because of the steep fall of the site from Roughbirchworth Lane to the river bank. The previously approved house type D did not take full advantage of the void areas within the lower ground floor. This proposal uses these areas to create additional floorspace without increasing the overall mass of the building. In addition, the proposal includes a terrace above the single storey rear projection, however this will be surrounded by a glass balustrade which will reduce its overall prominence. The Urban Design Officer did not raise any concerns with regard to this aspect.

As with the previous permission, a landscape buffer along the river bank which is a minimum of 8m and extends to 40m adjacent Bower Hill. This area will include new trees, wildflower planting and grassland all covered under a management company which will protect the area and ensure the planting and screening is retained.

The revised design would only have a moderate impact to the visual amenity of the area and is accepted to be in accordance with design policies D1 and OEN4 in the Neighbourhood Plan. Whilst the application states that the building would be constructed of stone, material samples have been requested by the Urban Design Officer to ensure that the dwelling will harmonise with the adjacent dwellings within the development, therefore a condition should be included to ensure that the materials are agreed in writing within 2 months of the date of the decision.

Impact on Residential Amenity

Concerns have been raised by neighbouring residents with regard to overlooking impact from additional windows and the proposed raised terrace area. A comparison of the house types is shown below. Whilst there are additional windows, the majority of the changes are set at lower ground floor level.

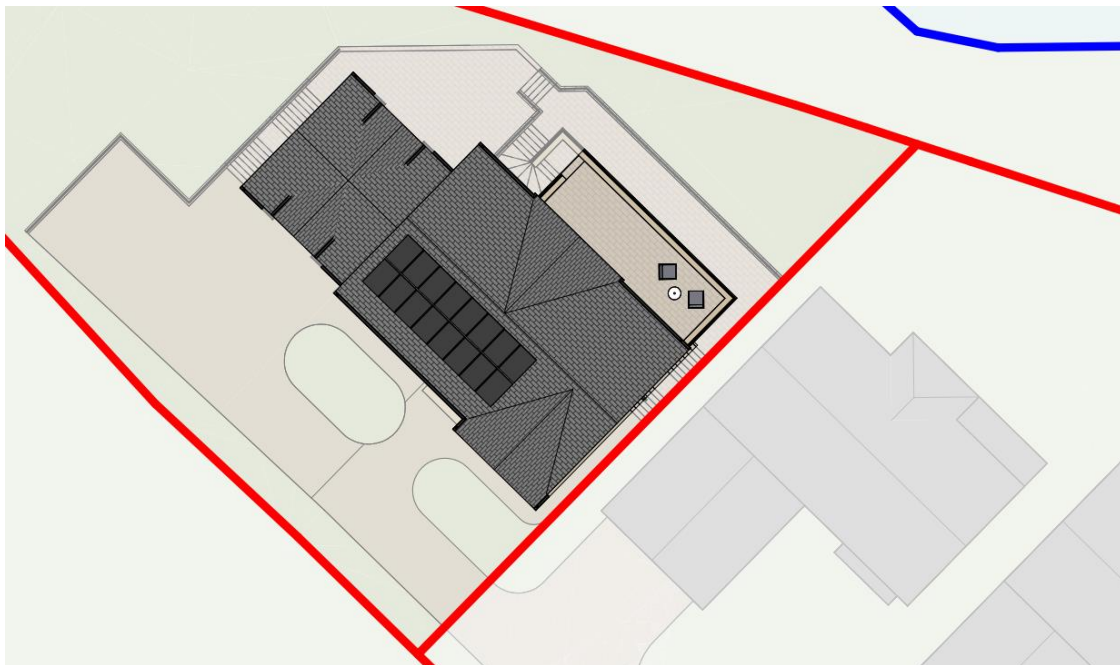


Rear Elevation



Rear Elevation

Turning to the rear terrace, this would not overlook the dwellings on Millstones significantly more than the existing windows or garden area at the plot. In terms of overlooking of the adjacent dwelling, the applicant's proposed dwelling and terraces are set back as can be seen on the proposed site plan below, and there are no habitable room windows impacted by the terrace in terms of overlooking or overbearing.



The dwelling backs onto the River Don and although it would be set at a higher level there is more than 21m back to back with dwellings on the other side of the river, in addition, as with the original application, the existing trees will be retained and new ones planted which will provide additional screening. On this basis overlooking to the rear is at acceptable levels. Where properties face existing houses on Roughbitchworth Lane, there is over 21m and privacy distances can be reduced when measuring front to front.

In terms of any impact during construction, due to the site being surrounded by existing residential developments, there are conditions to be applied so that residents are not adversely affected by noise and dust issues during the development works in accordance with Policy Poll1 Pollution Control and Protection.

The internal room dimensions and external amenity spaces provided by the proposal exceed the standards as set out in the South Yorkshire Residential Design Guidance.

Overall, the proposed design and layout as has only a moderate impact on residential amenity and is therefore in accordance with Local Plan Policy D1 and the accompanying guidance the Design of Housing SPD.

Impact on the highway network and highways standards

Concerns have been raised by a neighbouring resident with regard to inconsiderate parking in the area. As stated previously, this application relates only to the change to the house type and would not impact the adjacent highway or parking arrangements. Highways have been consulted and state that 'the proposed amendments to the design of the house do not adversely impact upon the access, parking and turning arrangements of the site or adversely impact upon the highway and are therefore considered acceptable from a highways point of view.'

Highways condition 19 on the original permission does not appear to have been formally discharged. This condition states that 'details of arrangements for the future management and maintenance of proposed carriageways, footways, footpaths and landscaped areas not put forward for adoption as maintainable at public expense within the site have been submitted to and approved in writing by the LPA. On occupation of the first dwelling within the site, the streets shall be maintained in accordance with the approved management and maintenance details.' Therefore, this condition will need to be discharged and the details submitted within 2 months of the date of the decision.

As such, subject to the above, the proposals are considered acceptable and comply with Local Plan Policies T3 Sustainable Travel and T4 Highway Safety. The impact upon Highway Safety is considered to be moderate.

Impact on Ecology and Trees

Concerns have been raised by a neighbouring resident in relation to increased light invasion to the environment and wildlife area and contrary to condition 5 of the original approval and the lighting scheme.

The Ecology Officer has been consulted and has no objections to the proposal. The proposed variation of condition would not result in any additional impacts on the ecological value of the site nor any additional impact upon trees. The conditions which relate to Ecology and Trees have been discharged as part of the Discharge of Conditions Application ref 2023/0060 and the development shall be carried out in accordance with these details. The proposal is acceptable in terms of impact upon Biodiversity in accordance with Local Plan Policy BIO1 and the accompanying SPD Trees and Hedgerows. The impact upon Biodiversity and Trees is therefore considered to be limited.

Impact on Drainage and Flood Risk

A flood risk assessment was provided with the original application which confirms the houses are all outside of the high risk flood areas and the finished floor levels are above the known flood levels on the site. The Environment Agency have been consulted and support the application subject to an appropriate condition securing minimum finished floor levels. In addition, the redline has been pulled back to ensure that all gardens are outside of the flood zones on site, in accordance with the sequential test and to remove any risk of additional development or hardstanding within the flood zones.

The conditions which relate to Drainage have been discharged as part of the Discharge of Conditions Application ref 2023/0060 and the development shall be carried out in accordance with these details. The Environment Agency, Drainage Officer and Yorkshire Water have no

objections to the proposal subject to the previous conditioned being adhered to. The proposed is therefore in compliance with Local Plan Policies CC3, Flood Risk and CC4, Sustainable Drainage Systems (Suds).

PLANNING BALANCE & CONCLUSION

For the reasons given above, and taking all other matters into consideration, the proposal complies with the relevant site-specific policy, relevant plan policies and planning permission should be granted. The proposed amended house type is considered to be acceptable and would only have a moderate impact in terms of visual amenity and impact upon neighbouring residential amenity, subject to compliance with the conditions of the original permission and the submission of material samples.

RECOMMENDATION

Approve subject to conditions

MEMBERS RESOLVE TO GRANT PLANNING PERMISSION FOR THE PROPOSED DEVELOPMENT SUBJECT TO CONDITIONS

STATEMENT OF COMPLIANCE WITH ARTICLE 35 OF THE TOWN AND COUNTRY DEVELOPMENT MANAGEMENT PROCEDURE ORDER 2015

Due regard has been given to Article 8 and Protocol 1 of Article 1 of the European Convention for Human Rights Act 1998 when considering objections, the determination of the application and the resulting recommendation. it is considered that the recommendation will not interfere with the applicant's and/or any objector's right to respect for his private and family life, his home and his correspondence.

In dealing with the application, the Local Planning Authority has worked with the applicant to find solutions to the following issues that arose whilst dealing with the planning application:

Revised design proposed