

**Low Mill Farm, Fall Head Lane,
Silkstone, S75 4LB
Planning Statement**

March 2022

SPRING

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1. INTRODUCTION

- 1.1 This Planning Statement has been prepared on behalf of the applicants, Mr & Mrs Taylor, in support of a planning application at Low Mill Farm, Fall Head Lane, Silkstone, Barnsley (“the site”).
- 1.2 The application seeks full planning permission for the demolition of the existing barn and replacement with a residential dwelling with associated landscaping works (“the Proposed Development”).
- 1.3 The proposals have been the subject of pre application discussions with Barnsley Metropolitan Borough Council (“BMBC”).
- 1.4 This Statement sets out the background to the site, outlines the proposals and assesses how these comply with the relevant planning policy and guidance at local and national level.
- 1.5 This report should be read alongside the Design and Access Statement prepared by Studio Gedy Architects Ltd and the application drawings submitted as part of the application.

2. SITE DESCRIPTION

- 2.1 The site is located to the west of Barnsley, just to the north-east of the village of Silkstone (see Figure 2.1).

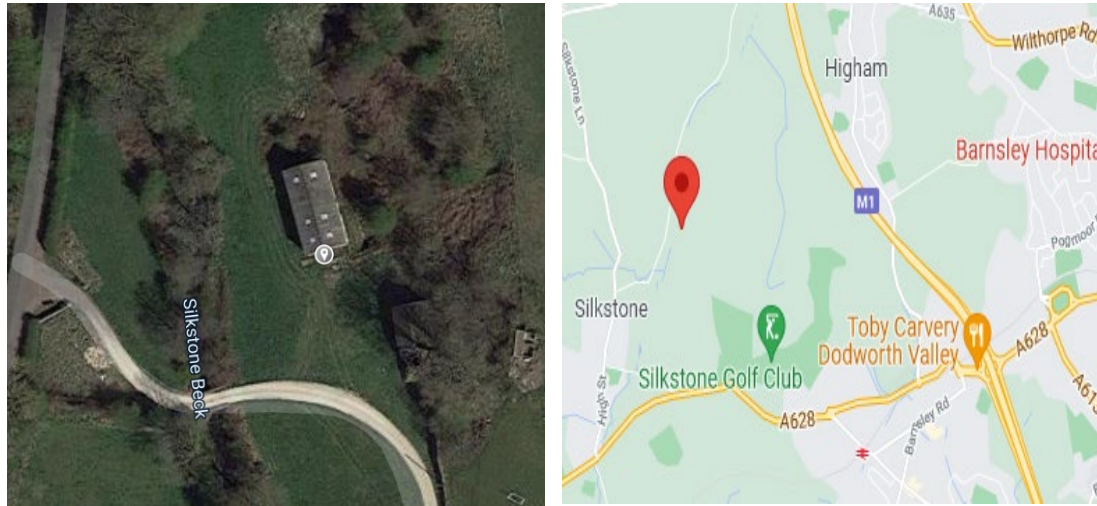


Figure 2.1: Location of the Site (marked with grey and red markers)

- 2.2 The site is bounded to the west by Fall Head Lane (known also as Silkstone Waggonway), with Hugset Wood to the east. The site is accessed from Fall Head Lane.
- 2.3 The site comprises a modern, rectangular barn. Beyond the site, also under the applicant's ownership is Low Mill Farmhouse (where the applicants currently reside), a former pigsty, and Low Mill Furnace (a Scheduled Monument). The layout of the site and surrounding area is shown in Figure 2.2.



Figure 2.2 Layout of the site and surrounding buildings.

- 2.4 The ground slopes gently upwards from the western boundary of the site to the east. A stream known as Silkstone Beck passes through the western side of the site and there are a series of fishponds to the eastern side of the modern barn.
- 2.5 Within the Barnsley Proposals Map (2019) the site falls within the Green Belt. Low Mill Wood, to the north and west of the site is recognised as a site of biodiversity or geological interest. The site is not within a Conservation Area. See Figure 2.3.
- 2.6 The site is not at risk of flooding from river or surface water flooding.
- 2.7 Within the Barnsley Borough Landscape Character Assessment (2002) document, the site lies within the 'Settled Wooded Farmland' landscape.



Figure 2.3 Barnsley Proposals Map Extract

Planning History

- 2.8 The most relevant decision to this proposal is 2017/1587: Change of use from agricultural building to dwellinghouse (C3) (Prior Notification - Change of Use) - Prior Approval (Refused 26 January 2018).
- 2.9 An appeal was lodged and subsequently dismissed on the 15 October 2018.
- 2.10 The Inspector concluded that he was '*not satisfied that sufficient evidence has been submitted to demonstrate that, on the balance of probabilities, the appeal premises was used solely for agricultural use on 20 March 2013 or was part of an established agricultural unit on the relevant date. Therefore, the proposal before me is not permitted development under Schedule 2, Part 3, Class Q of the GPDO. Consequently, I conclude the proposal is development for which planning permission is required. An application for planning permission would be a matter for the Local Planning Authority to consider in the first instance.*'
- 2.11 The Inspector noted that '*Low Mill Furnace is a Scheduled Monument located close to the appeal building. I have had due regard to its status as a designated heritage asset of national importance, and to the need, under paragraph 193 of the National Planning Policy Framework (July 2018), when considering the impact of a proposed development on the significance of a designated heritage asset, to give great weight to the asset's conservation.*'
- 2.12 Chapter 3 of this Statement will outline the application proposals.

3. THE APPLICATION PROPOSALS

- 3.1 The scheme has been designed by architects, Studio Gedye Ltd. The design approach and details of how the development has been considered in the context of the site and the furnace are covered in their Design and Access statement
- 3.2 The starting point for the development of a scheme for the site was to create a new dwelling of no greater volume than that of the existing barn on the site. The existing access would also be utilised.

Pre Application Advice

- 3.3 Pre application advice was sought from Barnsley Metropolitan Borough Council in 2020, in respect of proposals for the site.
- 3.4 Advice was sought with regards to the principle of redeveloping the existing modern barn into residential accommodation for our client. This was with a view to moving from their current property, Low Mill Farmhouse into the new dwelling. In addition, our client proposed to undertake works to preserve and maintain Low Mill Furnace, which is a Scheduled Ancient Monument. These proposals would be brought forward separately, but alongside each other as the proposed works to the barn to create a residential dwelling would help to make the works to the furnace financially viable.
- 3.5 The feedback noted the outcome of the previous appeal on the site for the conversion of the barn under Part Q of the GPDO, stating that the appeal Inspector considered that there was insufficient evidence submitted to demonstrate that on the balance of probabilities, the premises was used solely for agricultural purposes. The feedback states that any application would have to demonstrate that the land is previously developed land and that paragraphs 143 and 145 of the NPPF would apply to the application.
- 3.6 It was concluded in discussions with Officers that if it can be demonstrated that the land is previously developed then the principle of re-development of the existing modern barn would be acceptable.
- 3.7 The response also states:

“Design will clearly be important, and I, along with the Conservation Officer would agree with the suggestion that the building should be (or remain) relatively contemporary and maintain a neutral agricultural aesthetic. This would be much preferable to a contrived ‘heritage driven’ design that results in a pastiche and which could intrude and confuse the setting and its contribution”.

- 3.8 Historic England were involved in the pre- application discussions and advice was given on the proposals with regard to the Furnace building to the south of the site.
- 3.9 Other feedback on the pre-application included the requirement to include a Phase 1 desk study to identify potential contamination risks and a bat survey and survey for nesting birds.

The Application Proposals

- 3.10 The application proposes the demolition of the existing modern barn and the erection of a new detached dwelling on the site.

- 3.11 The existing barn, believed to have been constructed in the 1960s or 1970s, is at present an unattractive building of mostly solid block construction, with internal and external steel frame elements standing proud of the blockwork. The building currently contains several window and door openings and apertures, including roof lights. Worn corrugated cladding currently exists below eaves level.
- 3.12 The current floorspace of the existing building is 336sqm, being 168sqm at each floor level. The existing volume of the barn to be demolished is 1982 m³. The proposed new house would provide 1976 m³ of above ground volume, with basement accommodation of 341 m³ below ground. This would therefore result in no increase in built volume on the site.
- 3.13 The new dwelling would be of a rectangular shaped form to follow the form of the existing barn.
- 3.14 The new dwelling would incorporate a swimming pool and plant room at basement level, living space at ground floor level and 5 bedrooms on the first floor.
- 3.15 The design would be of a contemporary style, with a timber clad finish to the elevations, and a standing seam zinc roof. The design would have the appearance of an agricultural building and in line with the pre- application advice received, the building would integrate and sit well within the setting.
- 3.16 Utilising the existing access, a short twin track driveway would provide access to the dwelling and the proposal would provide parking and a terrace around the building, with estate railings marking the curtilage.
- 3.17 The proposed dwelling would be of a high-quality design, utilising a sensitive palette of sustainable, carefully detailed materials which reflect an agricultural vernacular.
- 3.18 For full details of the scheme please refer to the application drawings.
- 3.19 Chapter 4 will now outline the planning policy context for the site.

4. PLANNING POLICY CONTEXT

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning decisions to be made in accordance with the Development Plan unless material considerations indicate otherwise.

4.2 The following sections of this statement set out the provisions of the Development Plan for the area and detail other material planning considerations, such as the National Planning Policy Framework, non-statutory local policy and supplementary policy.

National Planning Policy Framework

4.3 At the national level, the Revised National Planning Policy Framework (NPPF) (2021) outlines guidance which is relevant to the proposals.

4.4 The NPPF states at Paragraph 137 that:

“The Government attaches great importance to Green Belts. The fundamental aim of Green Belt policy is to prevent urban sprawl by keeping land permanently open; the essential characteristics of Green Belts are their openness and their permanence”.

4.5 The NPPF (2021) at Paragraphs 147 and 149 state that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. A local planning authority should regard the construction of new buildings as inappropriate in the Green Belt.

4.6 However, there are a number of clear exceptions to this as listed at Paragraph 149:

“a) buildings for agriculture and forestry

b) the provision of appropriate facilities (in connection with the existing use of land or a change of use) for outdoor sport, outdoor recreation, cemeteries and burial grounds and allotments; as long as the facilities preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

d) the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;

e) limited infilling in villages;

f) limited affordable housing for local community needs under policies set out in the development plan (including policies for rural exception sites); and

g) limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:

- not have a greater impact on the openness of the Green Belt than the existing development; or*

- *not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an affordable housing need within the area of the local planning authority”.*

4.7 Annex 2 of the NPPF defines Previously Developed Land (PDL) as :

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill, where provision for restoration has been made through development management procedures; land in built-up areas such as residential gardens, parks, recreation grounds and allotments; and land that was previously developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape”.

4.8 Chapter 12 requires Local Authorities to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings.

4.9 Paragraph 130 outlines that planning policies and decisions should aim to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit...”*

4.10 Paragraph 197 states that:

“In determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;*
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and*
- c) the desirability of new development making a positive contribution to local character and distinctiveness”.*

Development Plan

4.11 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states that the determination of planning applications must be made in accordance with the ‘Development Plan’ unless ‘material considerations’ indicate otherwise.

- 4.12 The site lies within the administrative area of Barnsley Metropolitan Borough Council. The relevant part of Barnsley's statutory development plan is the Local Plan (2019).

Barnsley Local Plan

- 4.13 The relevant policies of the Barnsley Local Plan are outlined below.

- 4.14 Policy GB1 Protection of Green Belt:

"The general extent of the Green Belt is set out on the Key Diagram. The detailed boundaries are defined on the Policies Map. Green Belt will be protected from inappropriate development in accordance with national planning policy."

- 4.15 Policy GB2 Replacement, extension and alteration of existing buildings in the Green Belt:

"Provided it will not have a harmful impact on the appearance, or character and will preserve the openness of the Green Belt, we will allow the following development in the Green Belt:

- Replacement buildings where the new building is in the same use and is not materially larger than that which it replaces*
- Extension or alteration of a building where the total size of the proposed and previous extensions does not exceed the size of the original building.*
- Dividing an existing house to form smaller units of accommodation.*

All such development will be expected to:

- Be of a high standard of design and respect the character of the existing building and its surroundings, in its footprint, scale and massing, elevation design and materials; and*
- Have no adverse effect on the amenity of local residents, the visual amenity of the area, or highway safety."*

- 4.16 Policy D1 High Quality Design and Place Making sets out the required design principles for development, with development expected to be of a high- quality design to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.

- 4.17 Policy LC1 Landscape Character states that *"Development will be expected to retain and enhance the character and distinctiveness of the individual Landscape Character area in which it is located (as set out in the Landscape Character Assessment of Barnsley Borough 2002 and any subsequent amendments)."*

- 4.18 Policy HE1 The Historic Environment:

"We will positively encourage developments which will help in the management, conservation, understanding and enjoyment of Barnsley's historic environment, especially for those assets which are at risk. This will be achieved by:

a) Supporting proposals which conserve and enhance the significance and setting of the borough's heritage assets, paying particular attention to those elements which contribute most to the borough's distinctive character and sense of place."

- 4.19 Policy BIO1 Biodiversity and Geodiversity seeks to conserve and enhance the biodiversity and geological features of the borough by:

“Protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance, ancient woodland and species and habitats of principal importance identified via Section 41 of the Natural Environment & Rural Communities Act 2006 (for list of the species and habitats of principal importance) and in the Barnsley Biodiversity Action Plan...”

- 4.20 Policy CC1 Climate Change seeks to reduce the causes of and adapt to the future impacts of climate change by, amongst other things: *“Giving preference to development of previously developed land...”*.
- 4.21 Policy CC2 Sustainable Design and Construction expects development to minimise resource and energy consumption through the inclusion of sustainable design and construction features, where this is technically feasible and viable.
- 4.22 Policy CL1 Contaminated and Unstable Land sets out the requirements when dealing with sites affected by contamination or stability issues.
- 4.23 There is no specific policy which references Previously Developed Land within the Green Belt, although this is addressed directly within the NPPF to which Policy GB1 refers.

Other Material Considerations

- 4.24 Other material considerations include:
- Green Belt NPPG (2019)
 - Sustainable Travel Supplementary Planning Document (2019)
- 4.25 Chapter 5 will now consider the key planning issues in respect of the application proposals and how these accord with planning policy.

5. PLANNING POLICY ASSESSMENT

This Chapter will now assess the key issues associated with the proposals and how these comply with the relevant planning policy considerations.

Principle of Development

- 5.1 The site is currently occupied by a modern barn, used for general storage. It is proposed to demolish the existing barn and replace it with a dwelling.
- 5.2 The NPPF at paragraph 149 regards the construction of new buildings as inappropriate development in the Green Belt unless it falls within a number of listed exceptions. Paragraph 149 (g) of the NPPF is most relevant in this case. It allows for ‘...*complete redevelopment of previously developed land...*’
- 5.3 In the NPPF Glossary (Annex 2), Previously developed land (‘PDL’), is defined as:

“Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or was last occupied by agricultural or forestry buildings...”

- 5.4 In the appeal decision ref APP/R4408/W/18/3200663 and in the refusal of planning application ref 2017/1587, it is clear that both the LPA and the Inspector were of the view that the barn at Low Mill Farm was not in agricultural use. If that is the case, then it would follow that the site would fall within the definition of Previously Developed Land (PDL) as defined in Annex 2 of the NPPF.
- 5.5 The Officer Pre- Planning response concluded that if it can be demonstrated that the land is previously developed then the principle of re-development of the existing modern barn would be acceptable.
- 5.6 There have been a number of cases in the Courts where the definition of previously developed land (PDL) has been examined in the context of paragraph 149 of the NPPF. In R. (Lee Valley RPA) v Broxbourne BC [2015] EWHC 185 (Admin), the judgement noted that:

“The words “agricultural building” in the NPPF, as in the legislation, in my view mean a building used for the purposes of agriculture alone and do not include one which was used for agricultural purposes but which, lawfully, is now used for another purpose, mixed with agriculture or not. These buildings were in fact no longer used for agricultural purposes alone...”

- 5.7 The exception to PDL would apply if the building on the land is in agricultural use. In this case it has been concluded by the LPA and the Inspector in the previous appeal decision, that the existing barn is not in agricultural use. It is therefore the case that the existing building is not caught by the exception in NPPF paragraph 149.
- 5.8 Given the above, and applying the judgement in the case of *Lee Valley* (above), the buildings are not in agricultural use, cannot be caught by the exception to the definition of PDL and the site is therefore concluded to be PDL.

- 5.9 As noted above, the Local Plan (2019) does not include a specific policy with regards to Previously Developed Land. This was discussed and agreed with Officers during pre application discussions. Policy GB2 relates to replacement buildings in the same use, and not to PDL. However in more general terms the Local Plan does however support redevelopment of PDL on a Borough wide scale.
- 5.10 Paragraph 149 (g) of the NPPF allows for redevelopment of PDL where it would:
- “not have a greater impact on the openness of the Green Belt than the existing development...”*
- 5.11 This scheme has been drawn up with this key issue in mind. The ‘Green Belt’ PPG (2019) advises at Paragraph 001 Reference ID: 64-001-20190722 [our emphasis]:
- “Assessing the impact of a proposal on the , where it is relevant to do so, requires a judgment based on the circumstances of the case. By way of example, the courts have identified a number of matters which may need to be taken into account in making this assessment. These include, but are not limited to:*
- *openness is capable of having both spatial and visual aspects – in other words, the visual impact of the proposal may be relevant, as could its volume;*
 - *the duration of the development, and its remediability – taking into account any provisions to return land to its original state or to an equivalent (or improved) state of openness; and*
 - *the degree of activity likely to be generated, such as traffic generation”.*
- 5.12 In assessing the spatial aspects of the proposal, the position of the dwelling and its volume has been kept the same as the existing building.
- 5.13 The existing volume of the barn and to be demolished is 1982 m3. The proposed new house would provide 1976 m3 of above ground volume, with a further 341 m3 of volume below ground. There would be no greater impact on the ‘openness’ of the Green Belt than the existing building in spatial terms or in terms of visual impact.
- 5.14 The Green Belt PPG also refers to the *“degree of activity likely to be generated, such as traffic generation”* as a factor to consider when assessing impact on the ‘openness’. In this case, it is considered that a single residential dwelling would not create any significant increase in activity and would therefore result in no greater impact on the openness of the Green Belt than the existing building.
- 5.15 Overall, given the above, it is considered that the proposal would not give rise to greater impact on the openness of the Green Belt. It would therefore fall within the exception given in Paragraph 149(g) of the NPPF and would be acceptable in principle, meeting the objectives within the Core Strategy to make the best use of previously developed land.

Heritage Impacts

- 5.16 The site lies adjacent to the Furnace, which is a Scheduled Monument.
- 5.17 Policy HE1 seeks to encourage developments which will help in the conservation of Barnsley’s historic environment, especially for those assets which are at risk.

- 5.18 During pre- application discussions, advice has been sought from Historic England and a Statement of Heritage Significance was prepared by The Jessop Consultancy. Within the Heritage Statement it was concluded that:

“The modern steel frame and blockwork barn to the west of the furnace is sufficiently distant that its scale and mass do not impact the prominence of the furnace, however its unsympathetic design and materials detract from the aesthetic of the site.”

- 5.19 The Heritage Statement continues:

“The modern barn to the north-west of the furnace represents an opportunity for enhancement, and any scheme that seeks the removal of the building, a reduction in its mass/scale, or a softening of its unsympathetic character through recladding in local/natural materials should be looked on favourably.”

- 5.20 The proposal to remove the existing modern barn and replace it with a well- designed dwelling of the same scale would allow enhancement to the appearance of the site as a whole, benefitting the setting of the Furnace.
- 5.21 Furthermore, the applicants propose to restore and re-use the Furnace as holiday let accommodation, which has the support of Historic England. This longer term use alongside the proposed creation of a new dwelling would provide the financial impetus to facilitate the works to the Furnace and ensure its future. An application will come forward for these works under separate cover shortly.
- 5.22 It is therefore clear that the proposals would result in benefits to the heritage asset and through allowing the proposed development, would help to conserve Barnsley’s historic environment.

Design of the Proposals

- 5.23 Policy D1 sets out the required design principles for development, with development expected to be of a high quality design to respect, take advantage of and reinforce the distinctive, local character and features of Barnsley.
- 5.24 NPPF paragraph 130 states that planning decisions should ensure that developments will function well and add to the overall quality of the area, are visually attractive, are sympathetic to local character and history while not preventing or discouraging appropriate innovation or change, establish and maintain a strong sense of place, optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and create places that are safe, inclusive and accessible.
- 5.25 The Council have stated within the formal pre- application response that the building *“should be (or remain) relatively contemporary and maintain a neutral agricultural aesthetic. This would be much preferable to a contrived ‘heritage driven’ design that results in a pastiche and which could intrude and confuse the setting and its contribution”*.
- 5.26 The application proposes the demolition of the existing barn and the erection of a high quality, contemporary and highly energy efficient home. The dwelling has been designed to have regard to the site context. The use of vertical timber cladding and standing seam roof respects the agricultural aesthetic and is in keeping with the appearance of the existing buildings in the vicinity of the site.

- 5.27 The landscape character area classified as 'E1 West Barnsley Settled Wooded Farmland' is distinguished by rolling landform with hills and broad valleys, and intact farmland interspersed with woodland. Views are generally enclosed by landform and woodland. The pattern of built form is that of small scale settlements and individual buildings (houses, hamlets, villages and farmsteads) scattered fairly evenly throughout open countryside.
- 5.28 The proposed dwelling would replace an existing modern barn which does not have a positive impact on the surrounding landscape. The proposed dwelling, with the high quality, contemporary design which sits well within the context of the site would offer an enhancement to the landscape and therefore fully accord with policy LC1 of the Local Plan.
- 5.29 It is therefore considered that the proposals accord with the objectives of the relevant design and landscape policies at national and local level.

Sustainability

- 5.30 Policies CC1 and CC2 of the Local Plan seek to minimise energy consumption and the impact of development in terms of effects on climate change.
- 5.31 With regards to sustainability, the proposals have been designed from the outset to a high standard of environmental design and to incorporate appropriate modern technology to produce a sustainable building with minimum CO2 emissions.
- 5.32 The sustainability statement sets out how the dwelling is designed to minimise carbon emissions
- 5.33 It is therefore considered that the proposals accord with these objectives and the proposals will create a highly sustainable new dwelling.

Highways

- 5.34 Parking has been set out within the proposal to meet the required standards, with space for turning on a solid bound surface.

Ecology

- 5.35 Policy BIO1 Biodiversity and Geodiversity seeks to conserve and enhance the biodiversity and geological features of the borough by protecting and improving habitats, species, sites of ecological value and sites of geological value with particular regard to designated wildlife and geological sites of international, national and local significance.
- 5.36 NPPF paragraph 174 states that planning policies and decisions should contribute to and enhance the natural and local environment by, amongst other measures, (d) minimising impacts on and providing net gains for biodiversity including by establishing coherent ecological networks that are more resilient to current and future pressures.
- 5.37 A bat and nesting birds survey was carried out in September 2021 this concluded that there were no visible signs of bat presence on either the inside or outside of the surveyed modern barn and it was concluded that it offers a negligible level of bat roost potential. A copy of this survey, prepared by Middleton Bell, is submitted with this application.

6. CONCLUSIONS

- 6.1 In summary, the application seeks planning permission for the demolition of the existing modern barn and the erection of a new dwelling with associated parking, access and landscaping.
- 6.2 The principle of residential development on the site is acceptable under the relevant Green Belt policy set out in the NPPF paragraph 149(g). The site is previously developed land, and the proposal has been carefully assessed in terms of its impact on openness. The overall design, siting, and visual aspects of the proposal have been shown to result in a development that would not have any greater impact on the openness of the Green Belt than the existing development. Therefore, the proposal is not inappropriate development in the Green Belt and complies with NPPF paragraph 145(g).
- 6.3 The application proposes the construction of a high quality dwelling of contemporary design, in keeping with the character of the area. The house would be highly insulated and incorporate low carbon and renewable technologies.
- 6.4 The removal of the existing modern barn and replacement with a new dwelling will offer enhancement to the appearance of the site and benefits to the heritage asset and this would help to conserve Barnsley's historic environment.
- 6.5 The scheme would not give rise to any highways issues. Ample parking and turning space would be provided so that vehicles are able to enter and exit the site in a forward gear.
- 6.6 The proposal would not give rise to any concerns in terms of impact on the landscape character of the area. Indeed, improvements would be made to the landscaping of the site, which would allow for enhancement and an increase in biodiversity.
- 6.7 In addition, the proposal would not have any adverse impact on the amenity of neighbouring property, nor would there be any issues in relation to protected species.
- 6.8 In summary, it is considered that the proposed new dwelling would meet the objectives of the NPPF and the three dimensions of sustainable development.
- 6.9 As outlined above, there are no adverse impacts associated with the proposals which would significantly and demonstrably outweigh the benefits of the scheme. We therefore urge the Council to approve the application without delay.