JR Planning Consultants
Sheffield



PLANNING STATEMENT

RESIDNETIAL DEVELOPMENT – DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF 1 NO. REPLACEMENT DWELLING

2 SILKSTONE LANE, CAWTHORNE

PREPARED FOR: 2131 LTD
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1. INTRODUCTION

This statement has been prepared to support the submission of an application for full permission for the demolition of a substantial detached dwelling and the construction of 1 no. replacement dwelling.

The site occupies a corner plot close to the junction of Silkstone Lane and Lane Head Road, within the village of Cawthorne. The site is outside of the defined village Conservation Area.

The proposal seeks to deliver a high quality family home in this popular residential area. The proposed development would assist in providing an adequate supply of housing in the locality whilst sufficiently respecting the character of the surrounding area.

The proposal represents the reuse of previously developed land, which is supported by local and national planning policy. The proposal results in a sustainable form of development which should be welcomed by the local planning authority (LPA).

This statement should be read in conjunction with the supporting plans supplied by 2131 Ltd which demonstrate the credentials of the scheme in more detail. A series of visuals has also been produced to illustrate the high quality appearance of the proposed dwelling. It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. In particular, it will be demonstrated that the proposal would result in a sustainable form or development, would make a positive contribution to meeting housing targets, would not harm highway safety or efficiency, would not harm the character of the area and would sufficiently protect neighbouring living conditions. Furthermore, the proposal would not result in an unacceptable impact on ecological assets. Importantly, it will also be demonstrated that the proposal would preserve the character of the nearby Cawthorne Conservation Area. Finally, the conclusion is reached that planning permission should be granted for the proposed development.

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2. THE SITE

The application site comprises the plot of an existing detached dwelling house that lies in close proximity to the junction of Silkstone Lane and Lane Head Road. The site itself therefore occupies a prominent corner plot location. The dwelling within the site however is not particularly prominent as it is well screened by the stone walls and mature trees and hedges that define the site boundaries. As well as the existing dwelling, the site contains large front and rear garden areas and hard surfaced driveway and parking area. The access to the site is from Silkstone Lane. The site has an area of approximately 1650 square metres.

The existing dwelling is a substantial stone built two storey property with a hipped roof and two storey forward projecting gable feature to the front elevation. The existing property is not of any particular architectural or historic merit.

The site is within the village so is in an area that is predominantly residential in character. There are existing neighbouring dwellings to the north, west and south of the site. Open agricultural land lies to the opposite site of Silkstone Lane to the east. The main amenities within the village, including school, public house and shop lie a short distance to the north of the site. Cawthorne itself lies approximately 5km to the west of Barnsley Town Centre.

The part of the village in which the site lies contains relatively modern housing or varying size and styles. This area is distinct in character from the historic core of the village which lies further to the north. The site lies approximately 100 metres away from the Cawthorne Conservation Area boundary and there are intervening buildings, roads and trees between the site and the Conservation Area. There are no Listed Buildings in close proximity to the site.

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3. THE PROPOSAL



Full planning permission is sought for demolition of the existing dwelling and the construction of a replacement dwelling. Full design details of the replacement dwelling can be found in the supporting plans supplied by 2131 Ltd. However, at this stage the main details of the proposal are as follows:

- The replacement dwelling would occupy a similar position within the site to the existing dwelling that is to be demolished.
- The proposed dwelling would be of two storey scale but would utile the roof space to provide an additional level of accommodation.
- Only a modest increase over and above the size of the existing dwelling is proposed, with the ridge height raised less than 1 metre.
- The existing access point from Silkstone Lane would be retained but improved by being widened and would be utilised by the new dwelling.

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- Parking and turning areas would be retained to the front of the new dwelling. Additional parking and a discreet detached garage would be provided to the rear.
- Generous gardens would be retained to the front and rear.
- Mature trees and hedges to the site boundaries are to be retained.
- The proposed new dwelling would be based on a traditional form with dressed stone walls under a slate pitched roof.
- The dwelling includes attractive contemporary features including glazed gable features to the front and rear and the limited use of zinc cladding.
- Solar PV panels are proposed to the rear elevation only.
- Internally, the new dwelling would have an integral double garage, kitchen, dining and living areas to the ground floor and five bedrooms and bathrooms to the upper floors.

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4. PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

There is no relevant planning history for the site.

The applicant has engaged in pre-application discussions with the LPA's Planning Officer Laura Bennett. The pre-application discussions also included consultation with the LPA's Highways Officer, Conservation Officer and Tree Officer.

The pre-application feedback from the LPA confirms that as the site is within a Housing Policy Area, the broad principle of residential development here is acceptable.

The Highways Officer did not raise any objections, noting the improvements to the existing access arrangement and that parking and turning would be provided within the site.

The Tree Officer noted that a tree survey should be carried out and that its findings should inform the final layout of the scheme. This advice has been taken on board and the application is accompanied by a tree survey report**.**

The main issue that arose through the pre-application discussions is the potential impact of redevelopment at the application site on the setting of the nearby Cawthorne Conservation Area. The LPA's Conservation Officer made the following comments:

"I am concerned that this is a building that whilst not outstanding does contribute to the setting of the conservation area. I am aware there is screening in place (trees) but clearly these may be cut down. Given the location, on a corner, the strongly contemporary design and use of materials I would suggest this may be intrusive onto the setting of the conservation area. The height and bulk (mass) of the house, and the extensive use of zinc, and the huge PV's raise genuine concerns. Moreover, I am unaware of good precedents for this type and design of dwelling in Cawthorne other than the large building at Cliffe Hill, which whilst outside the conservation area is overbearing. To understand this proposal fully I would suggest we would need surveys (as existing) to compare and contrast the old and new. Also wire frames of the existing should be superimposed on the proposed to understand any changes in height etc. and to allow us to assess the true impact."

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The impact of the development on the setting of the Conservation Area is discussed in detail later in this statement. The applicant has responded positively to the pre-application advice from the Conservation Officer and a comprehensive suite of plans, including topographical survey, sections and visuals have been produced in order to demonstrate that the scale and design of the proposed dwelling is entirely appropriate for this location and would not be in any way harmful to the character of the nearby Conservation Area. It is considered that the level of detail provided clearly overcomes the concerns raised at the pre-application stage.

The LPA also helpfully sought advice from the South Yorkshire Mining Advisory Service which has confirmed that a Coal Mining Risk Assessment should be submitted with any application.

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5. ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of the Core Strategy and saved Unitary Development Plan policies. The Council has also adopted a series of Supplementary Planning Documents and Supplementary Planning Guidance Notes, which are other material considerations.

Further material considerations exist in the form of national policy and guidance contained within the revised National Planning Policy Framework (NPPF) which was published on 24 July 2018 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Allocations

The site lies within a Housing Policy Area under the Local Plan. The site is approximately 100 metres away from the boundary of the Cawthorne Conservation Area.

National

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

Paragraph 8 states that *"achieving sustainable development means that the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways (so that opportunities can be taken to secure net gains across each of the different objectives): a) an economic objective – to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure; b) a social objective – to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and c) an environmental objective – to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy."*

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Paragraph 10 states that *"So that sustainable development is pursued in a positive way, at the heart of the Framework is a presumption in favour of sustainable development."*

Paragraph 11 goes on to set out that *"Plans and decisions should apply a presumption in favour of sustainable development. For decision-taking this means:*

approving development proposals that accord with an up-to-date development plan without delay; or d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date , granting permission unless: i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed6 ; or ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole."

Paragraph 38 states that *"Local planning authorities should approach decisions on proposed development in a positive and creative way."*

Paragraph 59 states that *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

Paragraph 68 recognises the important contribution that small developments can make to housing supply and states that *"Small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly."* and that local planning authorities should *"support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes;".*

Paragraph 109 states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

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Paragraph 117 states that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions."*

Paragraph 127 states that *"decisions should ensure that developments:*

a) 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;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) 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);

d) 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;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users46; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience."

Paragraph 148 states that *"The planning system should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change. Paragraph 155 goes on to state Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future)."*

Paragraph 175 states that *"...if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused."*

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Paragraph 189 states that *"In determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance."*

Paragraph 192 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."

Paragraph 193 states that: *"When considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be)."*

The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

Local Policy - Core Strategy

The following policies are considered of relevance:

CSP8 – The Location of Growth

CSP10 – The Distribution of New Homes

CSP14 – Housing Mix and Efficient Use of Land

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CP29 – Design

CP30 – The Historic Environment

CP36 – Biodiversity and Geodiversity

Local Policy - Saved Unitary Development Plan Policies

The following policies are considered of relevance:

H3 – New Housing

H8 – Existing Residential Areas

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6. ASSESSMENT

Principle

Policy CSP8 sets out a hierarchy for development in the borough and establishes that Urban Barnsley will be expected to accommodate new development. Development in villages will be more restricted. The site is within a Housing Policy Area as allocated under the Unitary Development Plan. Policies H3 and H8 are permissive of replacement dwellings within Housing Policy Areas.

Policy CSP10 sets out that 'Other Settlements' which includes Cawthorne, will be expected to accommodate 1000 new homes across the plan period. Whilst the proposal does not result in any net increase in the number of houses in the village, this further confirms that some limited new development is acceptable within the settlements in any case.

Policy CSP14 sets out that housing proposals will be expected to include a broad mix of house size, type and tenure to help create mixed and balanced communities. Homes must be suitable for different types of households and be capable of being adapted to meet the changing needs of the population. Proposals to change the size and type of existing housing stock must maintain an appropriate mix of homes to meet local needs. The proposal would continue to provide a high quality family home so would maintain the existing mix of homes in the locality.

The principle of a replacement dwelling is therefore clearly in accordance with local housing policy.

The main emphasis of current national planning policy is to ensure proposals are compliant with the definition of sustainable development set out within the revised NPPF. Sustainability is multi-faceted and is set out within the Framework taken as a whole. To achieve sustainable development, the Framework sets out that economic, social and environmental gains should be sought jointly and simultaneously through the planning system.

The proposal would be wholly sustainable using the definition set out in the NPPF for the following reasons:

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- Social: The proposed development would result in the replacement of an existing dwelling to provide a high quality new dwelling in a popular and sustainable residential area. The application site is a short, and easily walkable, distance from the local services and community facilities. The proposed development would safeguard the use of the site to provide a family dwelling for generations to come and would therefore provide ongoing support for the existing services and facilities. The proposal would not result in any adverse social impacts.
- Economic: The proposal would secure the ongoing efficient use of the existing site and would provide growth and investment in the locality. Additional economic activity would be created during the construction phase and the dwelling would ensure that residents continue to provide custom at existing local services.
- Environmental: The proposal would have no detrimental impact on the character of the site or the surrounding area. Significantly, it is demonstrated below that the development would preserve the character of the nearby Conservation Area. The proposal represents a high quality development which would enhance the housing stock in the locality. The site is in a sustainable location with a good level of local services and future residents would have good access to public transport links to wider services. The proposal would have no adverse ecological impacts.

Design of the Proposed Dwelling and Impact on the Setting of the Conservation Area

Policy CSP29 states that:

"Design Principles:
High quality development will be expected, that respects, takes advantage of and enhances the distinctive features of Barnsley, including: topography, Green Infrastructure assets, important habitats, woodlands and other natural features views and vistas to key buildings, landmarks, skylines and gateways heritage, townscape and landscape character including the scale, layout, building styles and materials of the built form particularly in and around:

Barnsley Town Centre

Penistone and the rural villages in the west of the borough within and adjacent to Conservation Areas.

Development should:

contribute to place making and be of a high quality, that contributes to a healthy, safe and sustainable environment help to transform the character of physical environments that have become run down and are lacking in distinctiveness enable all people to gain access safely and conveniently, providing,

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in particular, for the needs of families and children, and of disabled people and older people contribute towards creating attractive, sustainable and successful neighbourhoods achieve a Building For Life assessment rating of 'good' or equivalent as a minimum, in developments of 10 or more dwellings."

Policy CSP30 states that:

"*We will positively encourage the management, conservation and enjoyment of Barnsley's historic environment and make the most of the heritage assets which define Barnsley's local distinctiveness.*

Development which affects the historic environment and Barnsley's heritage assets and their settings will be expected to protect or improve:

the character and/or appearance of Conservation Areas
the character and/or appearance of Scheduled Ancient Monuments
the character and/or appearance of Listed Buildings (including any locally listed buildings or buildings of archaeological significance)
archaeological remains of local or national importance
the character and/or appearance of historic parks and gardens and other historic landscapes including key views from and within these landscapes"

The concerns raised by the LPA's Conservation Officer at the pre-application stage are fully acknowledged. It is clear that the concerns relate to the contemporary design, materials, height and mass of the proposed dwelling and that the resultant dwelling could be overbearing to the nearby Conservation Area. It was also suggested that the existing dwelling contributes to the setting of the Conservation Area.

Unfortunately there is no Conservation Area Appraisal for Cawthorne so the extent to which the Conservation Officer perceives that the site makes a positive contribution to the setting of the Conservation Area is not clear. It is very clear however that the historic core of the village lies to the north of the site and this is reflected by the Conservation Area boundary being approximately 100m to the north of the application site. The Conservation Area boundary is shown on the image below:

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The Historic Environment Record has been searched via Heritage Gateway and there are no features within or close to the application site that are of any historic interest. There is therefore nothing in terms of historic interest that the site contributes to the setting of the Conservation Area.

It is agreed that the mature trees and stone boundary walls around the application site provide a pleasant setting on entering the village from the south, so it could possibly be said that the site makes a contribution to the setting of the Conservation Area in this respect. However, it must also be acknowledged that the site is a significant distance away from the Conservation Area boundary, is separated from it by the Lane Head Road highway and the modern housing of Church Street, which is of significantly varied scale and appearance, also further detaches the application site from the Conservation Area. The application site is barely visible from within the Conservation Area and has extremely limited views from outside of the Conservation Area looking into it. There is doubt that the existing dwelling can be seen at all from within the Conservation Area given intervening buildings and mature landscaping. It is therefore maintained that the site males little contribution to the setting of the Conservation Area in terms of important views in and out of it.

As such, whilst it is agreed that the site boundaries make a positive (albeit limited) contribution to the setting of Conservation Area, it is asserted that in fact the existing dwelling has an entirely neutral

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impact on the setting of the Conservation Area. As such, it follows that the demolition of the existing dwelling would also have an entirely neutral impact on the setting of the Conservation Area.

The issue of the scale, massing and materials of the new dwelling is addressed as follows:

The concerns raised by the Conservation Officer are acknowledged but, respectfully, it is felt that concerns in respect of the scale of the proposed dwelling that were raised at the pre-application stage were overstated. The request made by the Conservation Officer for additional information in order to properly assess the impacts of the new dwelling were perfectly reasonable and welcomed, and the applicant has responded positively to this request. It is considered that the high quality and details plans submitted demonstrate that the scale, massing and design of the dwelling is entirely appropriate.

The submitted plans show that the proposed dwelling would occupy a broadly similar position within the site to the existing dwelling, so there would be no significant alteration to the character of the site as a whole in this respect.

The proposed dwelling would be based on the local building tradition, with stone walls under a slate pitched roof. It is considered that this approach is successful and would result in any significant change to the established character of the wider area. The dwelling does have some contemporary features in the form of the glazed gables to the front and rear, the use of solar panels, glazed doors to the rear and the use of zinc cladding. However, it is considered that these features assimilate very comfortably with the more traditional elements of the dwelling. The result is a dwelling that is reflective of traditional form but with contemporary features.

As requested, the submitted elevation plans include the outline of the existing dwelling for easy comparison of the proposed scale and mass in comparison to the existing. As shown on these drawings, the proposed dwelling would be marginally wider than the existing, but would still very clearly sit comfortably within its plot with generous gardens and comfortable separation distances to all boundaries. The ridge height would be increased by less than 1 metre (0.855 m). The sectional drawing clearly shows that the proposed replacement dwelling will still have a lower ridge height than the nearest existing neighbouring dwelling. Again, given the size of the plot and the generally large

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size of neighbouring buildings in this part of the village it is considered that this increased ridge height can easily be accommodated with no harm whatsoever to the character of the area.

It is therefore considered that the scale and massing of the proposed dwelling would result in no harm to the character of the locality. The increase in depth and width of the proposed dwelling is unlikely to be discernible from outside of the application site. The increase in ridge height would certainly not be discernible from within the Conservation Area.

Overall it is considered that the development would result in a dwelling that is entirely appropriate for this site in the non-historic part of the village. It would be an attractive modern dwelling with a design based largely on the local building tradition. Its scale is also appropriate and can be comfortably accommodated. It is considered that, as is the case with the existing dwelling, the proposed dwelling would have an entirely neutral impact on the setting of the nearby Conservation Area. As is discussed further below, no trees require removal in order to facilitate the development. The overall character of the site would remain much as it is now, with mature planting and the existing stone boundary walls the main feature in views from the site towards the Conservation Area and also in views from the Conservation Area towards the site (in the limited places where the site is visible from within and at the edges of the Conservation Area). It is therefore considered that there would be absolutely no detrimental impact on the setting of the Conservation Area and the character of the Conservation Area would be preserved.

The proposal clearly accords with policies CSP29 and 30 and the guidance contained within section 16 of the NPPF.

Residential Amenity

The dwelling would be orientated in the same manner as the existing dwelling to be replaced with main habitable room openings concentrated to the front and rear elevations. The outlook from the proposed dwelling would therefore be predominantly towards the front and rear gardens of the host dwelling, as is the case now, and there would be no resultant harmful overlooking towards any of the existing neighbouring dwellings. Furthermore, given the generous size of the plot and the separation distance to the existing dwellings in the locality, the moderate increase in size of the proposed dwelling in comparison to the existing can be accommodated without resulting in any harm by way of overshadowing or overbearing and oppressive impacts.

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The proposed layout of the new dwelling would provide a very high standard of housing amenity for future occupiers with good sense of prospect and natural light levels. The substantial garden areas would provide good outdoor amenity space.

It is clear that the development would provide a high standard of housing amenity for future occupiers and would result in no adverse impacts on the residential amenity of existing occupiers in the locality. The development is entirely in accordance with local and national policy in this respect.

Drainage/ Flood Risk Assessment

The application site falls within flood zone 1 as identified by the Environment Agency so is at the lowest risk of flooding. The existing building is already connected to the mains drainage system in the area and the proposed replacement dwelling would not place excessive pressure on local infrastructure in this regard. The modest increase in the building mass would not have any noticeable impact on surface water run-off levels.

Transport and Accessibility

The site is situated in a sustainable location within the established village. The site has good access to public transport links and the local services and facilities within the village are within short walking distance. The location of the site therefore complies with national and local objectives of creating sustainable patterns of development.

The proposed replacement dwelling will make use of the existing vehicular access point but this will be widened to give better visibility. This improvement was welcomed by the Highway Officer at the pre app stage. Sufficient room for off-street parking and turning would continue to be provided to the front of the dwelling. As the proposal is for a replacement dwelling, there would be no significant intensification in existing levels of traffic movements.

It is therefore considered that the scheme can clearly be delivered without resulting in harm to highway safety.

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Ground Stability

The site is within a Coal Mining High Risk Area. It is clear from the presence of the existing building that a single dwelling can be constructed at the site without causing issues of ground stability. In any case though a Coal Mining Risk Assessment has been completed and is submitted separately.

Impact on Trees

As discussed above, the Conservation Officer raised some concerns about the prospect of loss of existing trees. A tree survey has been carried out and the tree survey report is submitted separately. The tree survey report notes that there is only one significant tree on the application site. The other significant trees in the locality are outside of the site boundaries. The other planting within the site is mature amenity shrubs and hedging. In any case though, no trees require removal in order to facilitate the proposed development. This therefore overcomes the concerns raised by the Conservation Officer in respect of the potential impact on the setting of the Conservation Area through loss of trees. The proposal is clearly acceptable in this respect.

Ecology

The existing dwelling that is to be demolished is not an old building and the walls and roofs are well-maintained with no signs of cracks or crevices. The building does not appear to have any visible signs of bat occupation on either the inside or the outside and it is considered that the building is unlikely to be suitable for roosting bats. As such, it is considered that the proposed development would not be harmful to protected species and will have no detrimental impact on the ecological value of the site.

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7. CONCLUSION

The proposed development represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The replacement dwelling is entirely appropriate in terms of scale and design and would have no detrimental impact on the setting of the nearby Cawthorne Conservation Area and would therefore preserve the character of the Conservation Area. The proposal represents a sustainable form of development which the LPA, in accordance with national guidance, should seek to approve without delay.

The proposal would sufficiently accord with adopted planning policy and guidance and the LPA are respectfully urged to grant permission for the scheme.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.

James Roberts (BA, MSc, MRTPI)

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