Ref 2021/1332

Applicant: Mr S Peters (Network Space)

Proposal: Erection of 9,180sqm employment unit for use classes E(g)(ii), E(g)(iii), B2 and B8 - Application seeking the approval of access, appearance, landscaping, layout and scale reserved matters pursuant to outline planning permission 2018/0864

Site Address: Plot 3 Ashroyd Business Park, Ashroyds Way, Platts Common, Barnsley, S74 9SB

No representations have been received from any local residents.

Site Description

The application site comprises of a vacant development plot at Ashroyd Business Park, which is located off Ashroyds Way and Ryecroft Bank in the Upper Hoyland/Platts Common part of Hoyland, south of the A6195 Dearne Valley Parkway. It is approximately 2.7 ha in area.

The business park is well established. Roads and other infrastructure systems are in place and plateaus to create ready-made development plots. The site is known as plot 3 and forms the Southwest segment of Ashroyd Business Park.

The business park connects with the A6195 Dearne Valley Parkway via Ryecroft Bank which provides direct access to J36 of the M1 Motorway.

The site is a relatively flat rising up gently from north to south, but is set at a lower level than the dwellings to the south and west and is separated from them by an embankment with mature trees and vegetation which screens the existing dwellings that boarder the site to a large degree. Of the properties adjacent the site,

There are 4 dwellings that neighbour the site on its western side comprising no 1, 3 and 8 Stone Hill Close, and 103 Upper Hoyland Road. Of these 4 dwellings, only numbers 1 (single storey) and 3 (two storey) face the site directly, with the other dwellings being positioned sideways on, or at an angle to the site (number 103 Upper Hoyland Road and 8 Stone Hill Close). All are relatively screened from the site by an existing bund and a landscaping belt of vegetation which has become very mature and well established.

Other dwellings which view the site are located on Upper Hoyland Road and are also relatively well screened by existing vegetation. Those on Hawshaw Bank have side elevations facing the site. An access point is already constructed in the eastern part of the site to connect with Ashroyds Way, the internal industrial estate road. The roads have been created to provide appropriate access for a range of vehicles as befits a business park location.

There are also public rights of way bordering the site to the west and south. To the north and east are buildings connected with the existing business park.

Planning History

B/99/0342/HN - Construction of infrastructure to site including roads, plateaus drainage, services and landscaping. Granted 25th September 1999.

2018/0864 - Development of the site for employment uses within use classes B1 (B) Research and Development, B1(C) Light Industrial, B2 General Industrial and B8 Storage and Distribution with ancillary offices 9,180m2 GEA and associated access, parking and circulation areas, infrastructure and landscaping (Outline with all matters reserved). Granted on 3rd October 2018.

The site is adjacent the land which was subject to the Ashroyd and Shortwood Business Park Hoyland Local Development Order that was in place between January 2013 and April 2018 with various permissions for large employment uses.

Proposed Development

The application seeks approval of reserved matters (namely layout, scale, appearance, landscaping and means of access) for a speculative development of one single large employment building.

The unit would have a total GIA of 8,361m² 90,000 ft²/ internal floor area with 5% ancillary offices (418sqm) at first floor, the same as the outline approval.

The proposed building would be approximately 101m long on the western side (110m on the eastern) and 79m wide with a height of 12m to underside of haunch with an eaves of 13.75m.

The service yard would lie to the east of the building with 2 HGV turning areas, storage areas, docking points, level access doors and bin stores. Car parking would be to the south with 110 no parking spaces a including 5 no disabled, again as set out in the outline permission, and 10% EV charging points, with provision for 6 no motorcycle and 16 no cycle parking spaces plus an external seating area. A sprinkler tank (to aid onsite firefighting in the event of a fire) will be located in the western end of the car park, directly adjacent to the proposed building. 24 hour use is proposed. Colours are proposed to be pale grey and light grey profile cladding with anthracite metal details, roof in goosewing grey. These colours are similar to that of other units in the vicinity.

The layout plans show the existing access point from Ashroyds Way would be retained with a pedestrian crossing provided.

Existing landscaping would be retained as set out in the approved parameters plan and a proposed landscape scheme has been submitted with additional planting and ecological mitigation as required by outline conditions.

Policy Context

Planning decisions should be made in accordance with the development plan unless material considerations indicate otherwise. The Local Plan was adopted by the Council in January 2019 and the Council has also adopted a series of Supplementary Planning Documents which are other material considerations.

The site is allocated for employment development in the Local Plan and therefore the following policies are relevant:

Policy ES18 Ashroyd 8.9 Ha Part of the Sheffield City Region Enterprise Zone

- Will be expected to retain the young plantation woodland on the periphery of the site
- Archaeological remain may be present on the site therefore proposals must be accompanied by an appropriate archaeological assessment,

GD1 General Development – Proposals for development shall be approved if there will be no adverse effect.

SD1 Presumption in favour of sustainable development – Planning applications that accord with other relevant policies will be approved without delay.

LG2 Location of Growth

E1 Providing Strategic Employment Locations

Policy E2 The Distribution of New Employment Sites

Policy E3 (Uses on Employment Land) on allocated employment sites the Council will allow the following uses: research and development (B1b) and light industry (B1c); general industry (B2); or storage or distribution (B8). The supporting text to the policy advises that the provision of well-located employment land is key to the Borough's future economic growth, and it is therefore essential that both new employment land and land currently in use or last used for employment purposes, is protected, and safeguarded from non-employment uses.

Other relevant policies include:-

D1 - High Quality Design and Place Making
T3 - New Development and Sustainable Travel
T4 - New development and Transport Safety
T5 - Reducing the Impact of Road Travel
D1 - High Quality Design and Place Making
CC1 - Climate change
CC2 - Sustainable Design and Construction
CC3 - Flood Risk
CC4 - SUDS
BIO1 - Biodiversity and Geodiversity
HE6 - Archaeology
RE1 - Low Carbon and Renewable Energy
SD1 - Presumption in favour of Sustainable development

Adopted Supplementary Planning Documents
Residential Amenity and the siting of buildings
Biodiversity and geodiversity
Sustainable travel
Parking

National – National Planning Policy Framework

The NPPF sets out the Government's planning policies for England and how these are expected to be applied. At the heart is a presumption in favour of sustainable development. Development proposals that accord with an up to date development plan should be approved without delay. The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Paragraphs of particular relevance to this application include 81 which states that *'Planning policies and decisions should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'.*

Consultations

Biodiversity – An ecological mitigation and enhancement strategy has been submitted proposing bird and at boxes together with a landscape scheme which includes planting of native species and wildflower grasses as well as ornamental plants. There are no objections, however, any lighting scheme should minimise impacts on bats and other nighttime species. Conditions are recommended.

Coal Authority – No objections subject to the imposition of a standing advice informative

Enterprising Barnsley -Enterprising Barnsley has been working with the applicant over a number of months and fully support the application and development of speculative units that are much needed to generate economic growth in the borough.

Highways Drainage - No objections.

Highways – No objections subject to conditions

Forestry - No objections

Pollution Control – No objections subject to conditions

PROW- No objections

SFSY – Gigabit capable broadband is required

SYMAS – No objections as there as no historic legacy issues affecting the site.

YW - No objections.

Representations

The application was advertised by site and press notice and neighbour notification letters were sent to 74 properties nearby. No representations have been received.

Assessment

Principle of Development

The development of the site for employment purposes is in accordance with site specific allocation policy ES18 of the Local Plan and the existing outline planning permission (reference 2018/0864) which was granted on 3rd October 2018. The site is located in the Hoyland Principal Town area and so the proposal also accords with policies Policy E1 Providing Strategic Employment Locations, Policy E2 The Distribution of New Employment Sites and LG2 The Location of Growth.

In addition, the specified range of uses, E(g)(ii), E(g)(iii), B2 and B8 accords with Local Plan policy E3 Uses on employment land.

Indicative layout and parameters options plans were approved at the outline stage to guide the design of the reserved matters proposals. In addition, the outline planning permission contains a large variety of conditions which will be applicable when the development is carried out. The details to be considered in these reserved matters proposal relate to layout, scale, appearance and landscaping only with the principle of development already established.

Design and visual impact considerations (layout, scale, appearance and landscaping reserved matters)

The layout closely resembles the approved indicative outline plan in terms of option B and would be accessed for the existing site access from Ashroyds Way with one large building of 8361 sqm with 418 sqm of ancillary offices. The service yard lies to the east with 8 no dock doors and 3no level access service doors. Acoustic barriers are proposed to protect residential dwellings to the south from noise impacts. The building itself will act as a substantial acoustic barrier for dwellings to the west. 110 no parking spaces are proposed with 10%, 16 spaces for cycle parking, 8 no motorcycle parking and 5 no disabled spaces. 10% of the car parking spaces will have EV charging points. The service yard will be surrounded by a 2.4m paladin fence in black.

Whilst it would usually be preferable for service yards to be to the side or rear of a building and be less visible, in this case the layout with the service yard to the front of the site would ensure that at the building acts as a visual and noise barrier to the service yard on the east of the building. The layout closely matches option B of the approved outline plans.

In relation to scale the proposed building would represent another large-scale addition to Ashroyd Business Park. However, the site is large enough to absorb the development considering its surroundings which are large and spacious and already include several large buildings. The unit would sit at a lower level than the dwellings to the south and west and would site well in the landscape when viewed from that direction, being screened by existing bunds and vegetation.

The scale of the building is as set out in the indicative plans at outline stage based on an underside of haunch height of 12m, 13.75m to eaves and a height to ridge of 18.5m. Floorspace is 8,779 sqm. That is a close match to the indicative plans approved at the outline stage and is considered to be relatively in keeping with the two larger existing units on Ashroyd Business Park (Euromax Solutions and Universal Components) in terms of scale. Local Plan policy GD1 ‘General Development’ is relevant therefore which requires proposals to be compatible with neighbouring land.

In appearance terms the design proposed is in accordance with modern architectural principles for this form of development and would complement the permitted sites already on the Ashroyd Industrial Estate.

Materials and colours are proposed to be similar to the surrounding units that were recently built by the applicant comprising horizontally and vertically laid metal cladding panels with feature composite clad corners in grey finish. The office accommodation will predominantly use composite cladding with strip glazing. The main entrance of the unit is located on the South East corner would have full height feature glazing.

This would all aid with integrating the development with the local area and provide a high-grade setting for the development and its workforce.

Overall, elevation plans would complement the other units within the business park and present a high-quality modern finish expected by future users and is considered to meet Local Plan policy D1 High Quality Design and Place Making.

In relation to landscaping the existing boundary landscape buffer of trees and mature vegetation that is located around the northern, western and southern edges of the site is to be retained which will maintain significant screening to nearby residential dwellings. In addition, a landscape scheme has been submitted which includes:-

- a woodland and heavy shade wildflower grassland to provide a soft and visually attractive edge to the site's boundaries. This will also increase the sites biodiversity and enhance ecological value
- A mix of ornamental and native tree planting will provide structure along the access road by providing height and structure to the proposed landscape.
- A native hedge would screen the car park with together with a mix of evergreen shrubs arranged in groups to create a bold and striking statement to the sites entrance and car park.
- Specimen shrubs to add architectural form and to break up the transition from low to medium height shrub planting. Species have been selected based on their suitability to the site, resilience, performance, and seasonal interest.

The maintenance of the existing boundary vegetation and enhancement of the site with both native and ornamental planting provide an appropriate mix and will create an attractive soft landscaped space around the building within the business park. The native species will also add ecological value, enhancing biodiversity and provide nesting and habitat opportunities for birds, small mammals, and invertebrates. The proposal is therefore compliant with Local Plan Policy BIO1 on this point and satisfies the requirement of enhanced landscaping in the Dearne Valley Green Heart Nature improvement area.

Residential Amenity

Notwithstanding the approved plans at outline stage and the outline condition 3 which states that the proposed layout should be in general accordance with the approved outline plans, the application must also be assessed against up-to-date policies and adopted guidance.

As explained at the outset there are 4 dwellings located in relatively close proximity to the proposed building comprising no 1, 3 and 8 Stone Hill Close, and 103 Upper Hoyland Road. Of these 4 dwellings, only numbers 1 (single storey) and 3 (two storey) face the site directly, with the other dwellings being positioned sideways on, or at an angle to the site (number 103 Upper Hoyland Road and 8 Stone Hill Close).

The adopted Supplementary Planning Document titled "Residential Amenity and the Siting of Buildings" states in 2.3 that a development must "not cause undue loss of amenity to existing residents. In this respect outlook, amenity, privacy, and daylight/sunlight are considered.

In this respect, whilst the eaves (the height of the outer side elevation of the building excluding the roof) is approximately 14m which would be similar the height of a 3 storey building, it would be set slightly lower than the dwellings on the lower plateau and the intervening would provide a high degree of screening. Further assessment of the proposal demonstrates the following:

Daylight/sunlight – It has been demonstrated that the height of the building when viewed from the ground floor windows from the nearby dwellings that the 25-degree rule would not be exceeded and therefore adequate sunlight/daylight would be provided in compliance with para 3.2 of the SPD.

In considering separation distances the SPD at Para 3.7 states that any building at 3 storey height should be a minimum 30m from the windows of any habitable room in any nearby dwelling or the distance required by the 25 and 45 degree rules for access to daylight, whichever is the greater and the depth/bulk of the building taken into account. The larger the building footprint the greater the distance should be from existing dwellings. For example, a building more than 20m long or wide behind or in front of the main windows to the habitable rooms of a dwelling should be a minimum 35m away.

As stated above the 14m height of the western side elevation is akin to the height of a 3 storey building. Amended plans have been received which have increased the separation distance to be further away from the existing dwellings positioned adjacent to the western boundary of the site. The separation distance is now in excess of the 35m distance recommended in the SPD in the case of the two dwellings which directly face the site, Nos 1 and 3 Stone Hill Close.

The overall width and height of the building is acknowledged (approximately 102m on the western side) and a maximum of 18.5m in height overall at the centre point of the roof. As such the proposal still has the potential to be overbearing from the perspective of each 4 of those properties; Nos 1 and 3 Stone Hill Close because they face the proposed new building directly and for Nos 8 Stone Hill Close and 108 Upper Hoyland Road because even though they are both angled the width is so large that the building would sit forward of the outward 45 degree line front the front and rear windows of those two dwellings. Nevertheless, the existing bund and now very established landscaping belt of vegetation is to be retained and will significantly reduce this impact on outlook which will be reduced further by the difference in levels.

In addition, cross section plans have been supplied which demonstrate that the new building would be positioned far enough away and on a ground level low enough to avoid the development interfering with the upward 25 and 45 degree lines. Therefore, whilst the building is 18.5m high in the centre that is at a distance of approximately 75m from the rear of the rear elevations of Nos 1 and 3 Stone Hill Close. On balance therefore it is considered that adequate sunlight/daylight would be provided and that whilst some harm to outlook and residential amenity would occur that would not be at a level that would substantiate the application being refused.

The separation distance is nearer the case of 33m to 103 Upper Hoyland Road but that is to the nearest point of the dwelling and is not taken from the rear elevation which is positioned at an angle to the proposed building. When the distance is measured in a straight line from the rear elevation of No.103 the separation distance to the building increases to over 45m and it is built on a considerably higher land level (approximately 7m) compared with the application site which would have the effect of reducing the visual impact of the development by a considerable margin.

However, the large size of the building would result in some loss of outlook from those 4 properties leading to some loss of residential amenity. That harm needs to be afforded moderate assessment weight therefore in the overall planning balance having regard to that being one of the assessment criteria listed within local plan policy GD1 General Development.

Other dwellings which view the site are located on the other side of Upper Hoyland Road and are also relatively well screened by existing vegetation. Those on Hawshaw Bank have side elevations facing the site (nearest 36m). All of those are located in more distant locations from the site on a higher ground level that is similar to No 103 Upper Hoyland Road.

In terms of privacy the windows on the southern elevation serving the office block would be limited to two storeys. The windows would be located over 40m from the nearest dwellings at Hawshaw Bank which are side onto the side and are at a much higher level. In addition, the bund and vegetation provide screening. It is therefore determined that no harmful levels of overlooking would occur.

In relation to noise impacts a noise assessment has been submitted. The proposed layout would result in the buildings screening the service yards to large degree and the assessment concludes that noise levels at all receptor dwellings are predicted to be below noise intrusion thresholds during both daytime and night-time operations. The Pollution Control Officer has no objections, subject to conditions. Subject to these conditions the development is considered acceptable taking into account of Local Plan Policy POLL1

Access and Highways Safety

The proposed site access is taken from an existing bell mouth which was adopted as public highway in 2021 via a Section 38 Agreement. Swept paths have been provided which demonstrate that the access and service yard operate satisfactorily for a 15.5m articulated HGV design vehicle. The plans also show 110 no parking spaces, 5 no disabled, 6 no motorcycles space and 16 no cycle parking spaces which is in line with the provision requirements for the size of the development proposed.

Under the outline application, the impacts of the development traffic on the surrounding highway network were assessed by transport modelling undertaken as part of the Transport Assessment. Furthermore, the outline application was supported by the provision of an Interim Travel Plan, with a detailed Travel Plan required by condition (11) to be submitted for approval within six months of the site becoming operational. The Highways Development Control Group Leader confirms there are no objections subject to conditions. The application is therefore compliant with Local Plan Policy T3 and T4.

Other considerations

Air Quality

The site is not located in an air quality management area. An interim Travel Plan submitted at the outline stage proposed that the final travel plans should contain commitments to promoting sustainable travel. Provision for cycle parking is proposed and 10% of the parking spaces shall be provided with EV charging points in accordance with the Councils best practice guidance and adopted SPD Sustainable Travel.

Biodiversity

An ecological mitigation and enhancement strategy has been submitted proposing bird and at boxes together with a landscape scheme which includes planting of native species and wildflower grasses as well as ornamental plants. There are no objections, however, any lighting scheme should minimise impacts on bats and other night time species. A condition is proposed.

Public Rights of Way

The Public Rights of Way Officer has confirmed that the proposal would not have any direct impact on the footpath to the east which links the industrial estate to the residential areas to the south. The proposal will not physically impact upon the public rights of way to the south of the site. However, an informative is proposed to advise of precautions during the construction phase.

Archaeology

Site specific policy ES18 states that Archaeological remains may be present on the site meaning that proposals should be accompanied by an appropriate archaeological assessment. The site covers only part of the ES18 allocation, and it has been clarified that the major earthworks undertaken in 2005 to create the development platform removed all the topsoil and either cut around 5m into the ground (Southern part of site) or filled up to 6m depth (Northern part of site). At the time there were no discoveries of any items of archaeological interest during those works. As a result, the proposal is in accordance with ES18 and HE6.

Planning Balance

To the extent that development plan policies are material to an application for planning permission the decision on the application must be taken in accordance with the development plan unless there are material considerations that indicate otherwise (section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004.

The National Planning Policy Framework represents up-to-date government planning policy and is a material consideration that must be taken into account where it is relevant to a planning application.

The site is allocated for employment use in the Local Plan (policy ES18) and the principle of the proposed use was established through extant outline planning permission 2018/0864. The site is located in the Hoyland Principal Town area and so the proposal also accords with policies Policy E1 Providing Strategic Employment Locations, Policy E2 The Distribution of New Employment Sites and LG2 The Location of Growth.

The development would lead to significant investment and new employment opportunities at both the construction and operational stage. Enterprising Barnsley fully support the application and development of speculative units that are needed to generate economic growth in the borough.

In addition, the specified range of uses, E(g)(ii), E(g)(iii), B2 and B8 accords with Local Plan policy E3 Uses on employment land.

The proposed development is acceptable in every aspect associated with the principle of development and land use planning policy considerations which attracts substantial weight in favour of the proposal.

The National Planning Policy Frameworks is another important material consideration related to this case, in particular paragraph 81 which states that *'significant weight should be placed on the need to support economic growth and productivity, taking into account both local business needs and wider opportunities for development'*. This point attracts significant weight as a further material consideration, therefore.

This particular application is seeking approval for the layout, scale, appearance, landscaping and access reserved matters that follow on from existing outline planning permission 2018/0864. Essentially therefore the application is about seeking the acceptability of the plans in relation to important material planning considerations including the impact of the development on residential amenity, visual impact, highways considerations and trees and biodiversity having regards to the other relevant policies of the Local Plan (GD1, D1, BIO1, T3 and T4) and the more detailed requirements of the relevant Supplementary Planning

Documents (Residential Amenity and the siting of buildings, Biodiversity and geodiversity, Sustainable travel, Parking).

The assessment of the plans has taken into account that the proposed layout and scale of the site is very similar to the indicative plans approved at outline stage in terms of option B. In addition, the building is designed to modern architectural principles and would complement other employment units on the business park which are of similar size. The plans are therefore also acceptable in appearance terms and are considered to comply with local plan policy D1 and most of the criteria associated with GD1.

However, a very important part of the assessment has been carrying out an assessment of the scale and location of the proposed building in relation to existing dwellings which neighbour the site to the west and likely impact on residential amenity due to the width of the building being approximately 120m wide on the western side adjacent to existing dwellings, 14m to eaves and 18.5m in total. The Residential Amenity and the Siting of Buildings has been used as the main assessment guidance to determine those impacts. The building is set a slightly lower level than the few adjacent dwellings and as a result, is able to meet the 25-degree threshold for daylight and sunlight, and the threshold for separation distance to habitable rooms. In addition, amended plans have been received which mean than a separation distance of in excess of 35m is retained to the two existing dwellings which directly face the site (Nos 1 and 3 Stone Hill Close) and that suitable relationships with exist with the other two nearest dwellings Nos 8 Stone Hill Close and 103 Upper Hoyland Road. It has also been assessed that the development should not give rise to harm to the other dwellings in the vicinity including those on Upper Hoyland Road that are further away than 103 and Hawshaw Bank due to the increased separation distances and those dwellings being situated on a higher ground level.

Whilst the proposal meets the thresholds set out in terms of daylight/sunlight levels and the upward 25 and 45 degree lines in relation to all neighbouring dwellings, and there are no objections in relation to noise or other impacts, the scale of the building could still have a significant impact on outlook for Nos 1 and 3 Stone Hill Close and 103 Upper Hoyland Road taking into account of its overall width and height. This will be tempered by the separation distances, the levels differences and intervening existing tall trees and substantial vegetation which screen the site to a significant degree, even in the winter months. This screening effect is enhanced due to the vegetation being on a raised bund to the rear of the dwellings, before falling away to the development platform at a lower level. No objections have been received from any local residents. However, the large size of the building would result in some loss of outlook from those properties leading to some loss of residential amenity. That harm needs to be afforded moderate assessment weight therefore in the overall planning balance in relation to local plan policy GD1 General Development.

A noise impact assessment has been submitted and the Pollution Control Officer is satisfied there will not be any significant impact on amenity, subject to planning conditions. Air quality measures in the form of 10% EV charging points and cycle parking are proposed. Highways are satisfied subject to planning conditions. No other consultees have raised any objection and no objections have been received from local residents as a result of publicity for the proposal. The proposals are acceptable in relation to other local plan policies and SPD's therefore including T3, T4, Poll1 and the Sustainable Travel SPD.

Existing trees and mature vegetation on the boundary are to be retained and would provide a significant level of screening into the site. A detailed landscape scheme is proposed which will provide a high-quality setting with native trees, shrubs, and hedgerows, thereby enhancing the visual aspect of the proposal and the biodiversity and ecological value. Ecological enhancements are proposed. The proposal is therefore compliant with Local Plan

Policies GD1 and BIO1 on this point and satisfies the requirement of enhanced landscaping in the Dearne Valley Green Heart Nature improvement area.

In addition to the above the proposal has been assessed in relation to other material considerations including the highways implications, drainage, coal mining risk and public rights of way and is considered acceptable in relation to each of those areas subject to the imposition of suitably worded conditions and informatives.

In summary the proposal is considered to be in accordance with the main development plan policies that are relevant to the proposal (most notably Local Plan policies ES18, E2, E3, D1, BIO1) in that it would lead to the provision of an employment unit on a site that is allocated for that purpose in the Local Plan. The development would result in substantial economic investment and potential employment opportunities and would deliver the other benefits mentioned above. The assessment has identified that the development would result in some loss of outlook from four existing dwellings leading to some loss of residential amenity. That harm needs to be afforded moderate assessment weight therefore in the overall planning balance. However, the amount of harm that would occur to residential amenity through loss of outlook and building massing would be tempered taking into account of the some of the mitigating circumstances involved including the separation distances, the levels differences and the existing bund and vegetation which is very established. As such it is considered that the level of harm would be moderate and would be far outweighed by the other areas of development plan compliance and the economic benefits of the development which are afforded substantial weight. The recommendation is one of approval therefore subject to the conditions listed below.

Recommendation

Grant approval of reserved matters subject to conditions: