



REGULATORY SERVICES COMMITTEE

8 December 2016

REPORT

Subject Heading:

**P0562.15: 102-124 Sackville Crescent,
Romford**

Construction of third floor extensions to the existing apartment blocks at 102-112 and 114-124 Sackville Crescent, featuring a mansard roof, to create 4no. new flats. (2no. flats at each block), plus refurbishment of the existing elevations. (Application received 3 November 2015. Amended plans received 25 August 2016)

Ward:

Harold Wood

Lead Officer:

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Policy context:

**Local Development Framework
The London Plan
National Planning Policy Framework**

Financial summary:

None

The subject matter of this report deals with the following Council Objectives

- Havering will be clean and its environment will be cared for [X]
- People will be safe, in their homes and in the community [X]
- Residents will be proud to live in Havering [X]

SUMMARY

The proposal is for the construction of a mansard style roof extensions to two adjacent blocks to create additional floors comprising 4no. new flats (2no. flats at each block).

The development raises considerations in relation to the impact on the character and appearance of the streetscene, the impact on the residential amenity of the future occupants and of neighbouring residents and the suitability of the proposed parking and access arrangements.

On balance the proposal is considered to be acceptable in all material respects and it is recommended that planning permission is granted subject to conditions and the applicant entering into a Section 106 Agreement.

RECOMMENDATIONS

That it be noted that proposed development is liable for the Mayors Community Infrastructure Levy (CIL) in accordance with London Plan Policy 8.3. The applicable fee is based on 248 square metres of new gross internal floor space. The proposal would therefore give rise to the requirement of £4,960 Mayoral CIL payment (subject to indexation).

That the proposal is unacceptable as it stands but would be acceptable subject to the applicant entering into a Legal Agreement under Section 106 of the Town and Country Planning Act 1990 (as amended), to secure the following:

- A financial contribution of £24,000 to be used for educational purposes.
- All contribution sums shall include interest to the due date of expenditure and all contribution sums to be subject to indexation from the date of completion of the Section 106 agreement to the date of receipt by the Council.

- The Developer/Owner to pay the Council's reasonable legal costs associated with the Legal Agreement prior to the completion of the agreement irrespective of whether the agreement is completed.
- Payment of the appropriate planning obligations monitoring fee prior to the completion of the agreement.

That the Assistant Director of Regulatory Services be authorised to enter into a legal agreement to secure the above and upon completion of that agreement, grant planning permission subject to the conditions set out below:

1. Time Limit

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason: To comply with the requirements of section 91 of the Town and Country Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. In Accordance with Plans

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason: The Local Planning Authority consider it essential that the whole of the development is carried out and that no departure whatsoever is made from the details approved, since the development would not necessarily be acceptable if partly carried out or carried out differently in any degree from the details submitted. Also, in order that the development accords with Development Control Policies Development Plan Document Policy DC61.

3. External Materials

No works shall take place in relation to any of the development hereby approved until samples of all materials to be used in the external construction of the building(s) are submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of samples prior to commencement will ensure that the appearance of the proposed development will harmonise with the character of the surrounding area and comply with Policy DC61 of the Development Control Policies Development Plan Document.

4. Construction Methodology

Before development is commenced, a scheme shall be submitted to and approved in writing by the Local Planning Authority making provision for a Construction Method Statement to control the adverse impact of the development on the amenity of the public and nearby occupiers. The Construction Method statement shall include details of:

- a) parking of vehicles of site personnel and visitors;
- b) storage of plant and materials;
- c) dust management controls;
- d) measures for minimising the impact of noise and ,if appropriate, vibration arising from construction activities;
- e) predicted noise and, if appropriate, vibration levels for construction using methodologies and at points agreed with the Local Planning Authority;
- f) scheme for monitoring noise and if appropriate, vibration levels using methodologies and at points agreed with the Local Planning Authorities;
- g) siting and design of temporary buildings;
- h) scheme for security fencing/hoardings, depicting a readily visible 24-hour contact number for queries or emergencies;
- i) details of disposal of waste arising from the construction programme, including final disposal points. The burning of waste on the site at any time is specifically precluded.

And the development shall be carried out in accordance with the approved scheme and statement.

Reason: Insufficient information has been supplied with the application in relation to the proposed construction methodology. Submission of details prior to commencement will ensure that the method of construction protects residential amenity. It will also ensure that the development accords the Development Control Policies Development Plan Document Policy DC61.

5. Hours of Construction

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason: To protect residential amenity, and in order that the development accords with the Development Control Policies Development Plan Document Policy DC61.

6. Refuse and Recycling

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally and ensure that the development accords with the Development Control Policies Development Plan Document Policy DC61.

7. Cycle Storage

No building shall be occupied or use commenced until cycle storage is provided in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The cycle storage shall be permanently retained thereafter.

Reason: Insufficient information has been supplied with the application to demonstrate what facilities will be available for cycle parking. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use is in the interests of providing a wide range of facilities for non-motor car residents and sustainability.

8. Car Parking

Before the extensions hereby permitted are first occupied, the area set aside for car parking, as indicated on drawing no. 'P002 Revision E' shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter for the accommodation of vehicles visiting the site and shall not be used for any other purpose.

Reason: To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with the Development Control Policies Development Plan Document Policy DC33.

9. Noise Insulation

The extension shall be constructed so as to provide sound insulation of 45 DnT, w + Ctr dB (minimum value) against airborne noise and 62 L'nT,w dB (maximum values) against impact noise.

Reason: To prevent noise nuisance to adjoining properties in accordance with Policy DC55 of the Development Control Policies Development Plan Document.

10. Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy 5.15 of the London Plan.

INFORMATIVES

1. Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: No significant problems were identified during the consideration of the application, and therefore it has been determined in accordance with paragraphs 186-187 of the National Planning Policy Framework 2012.
2. The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). Based upon the information supplied with the application, the CIL payable would be £4,960 (this figure may go up or down, subject to indexation). CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website.
3. With regards to surface water drainage it is the responsibility of the developer to make proper provision for drainage to ground, water courses or a suitable sewer. In respect of surface water it is recommended that the applicant should ensure that storm flows are attenuated or regulated into the receiving public network through on or off site storage. When it is proposed to connect to a combined public sewer, the site drainage should be separate and combined at the final manhole nearest the boundary. Connections are not permitted for the removal of Ground Water. Where the developer proposes to discharge to a public sewer, prior approval from Thames Water Developer Services will be required. They can be contacted on 0845 850 2777.
4. A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, which came into force from 22.11.2012, a fee of £97 per request or £28 where the related permission was for extending or altering a dwellinghouse, is needed.

5. Before occupation of the residential units hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services. Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.havering.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

REPORT DETAIL

1. Call-in

The application has been called-in to committee by Councillor Alex Donald on the grounds that he believes the development would result in the intrusion of privacy into neighbouring properties.

2. Site Description

- 2.1 The application relates to the existing apartment blocks at 102-112 and 114-124 Sackville Crescent, Romford. These buildings form a pair of three-storey residential blocks, orientated with the side elevations to Sackville Crescent and the front elevations facing one-another across the vehicular access to the rear garage court.
- 2.2 The surrounding area is characterised by a mixture of two-storey semi-detached houses and detached apartment blocks.

3. Description of Proposal

- 3.1 The application is seeking planning permission for the construction of roof extensions to the existing apartment blocks at 102-112 and 114-124 Sackville Crescent, featuring a mansard roof, to create a fourth floor level with the addition of 4no. new flats in total (2no. new flats at each block). The accommodation would comprise 2no. one-bedroom units and 2no. two-bedroom units.
- 3.2 The extension would involve raising the height of each of the buildings by approximately 2.9 metres. The extensions would comprise a mansard style

roof design. The proposal would also involve a refurbishment of the existing elevations of the building including new cladding, the addition of window planter boxes and contemporary open fronted porches to the front and rear main entrances.

- 3.3 The existing internal stairwells would be adapted to enable internal access to the new flats.
- 3.4 The two new apartments at 102-112 Sackville Crescent would be served by 3no. dedicated parking spaces, created on a section of the grass verge and accessed directly from Sackville Crescent. The two new apartments at 114-124 Sackville Crescent would be served by 2no. dedicated parking spaces, located off the garage court access to the rear of the block.
- 3.5 It is intended that the existing bin stores which serve each building would be refurbished and used by the occupants of the new flats.

4. Relevant History

- 4.1 No recent planning history.

5. Consultations/Representations

- 5.1 Notification letters were sent to 92 properties and 66 representations have been received. The comments can be summarised as follows:

- Noise and disturbance to residents living in the lower floors during construction works.
- Overlooking and loss of privacy.
- Over-development of the site.
- Noise and disturbance.
- Too many new dwellings in the area for creating a strain on local infrastructure and school places.
- Existing problems with parking and congestion – the proposal will exacerbate these issues.
- The extensions would not be in-keeping and would harm the character and appearance of the streetscene and local area.
- Loss of green space due to the creation of additional parking spaces.

In response to the above: a financial contribution would be sought to mitigate the impact on education infrastructure. The grassed land surrounding the buildings is private land associated with the residential blocks and is not regarded as public open space. Matters in relation to amenity and streetscene are discussed later in the report.

- 5.2 The following consultation responses have been received:

- Thames Water - no objection.

- London Fire Brigade Water Team - no objection.
- London Fire and Emergency Planning Authority - no objection.
- Environmental Health - no objection, recommended a condition in relation to noise insulation.
- Local Highway Authority - no objection.

6. Relevant Policies

- 6.1 Policies CP1 (Housing Supply), CP2 (Sustainable Communities), CP17 (Design), DC2 (Housing Mix and Density), DC11 (Non-designated Sites), DC29 (Educational Premises), DC33 (Car Parking), DC34 (Walking), DC35 (Cycling), DC36 (Servicing), , DC55 (Noise), DC61 (Urban Design), DC63 (Delivering Safer Places), and DC72 (Planning Obligations) of the Local Development Framework Core Strategy and Development Control Policies Development Plan Document are considered to be relevant.
- 6.2 Other relevant documents include, the Residential Design SPD, Designing Safer Places SPD, Planning Obligations SPD (technical appendices) and the Sustainable Design and Construction SPD.
- 6.3 Policies 3.3 (increasing housing supply), 3.4 (optimising housing potential), 3.5 (quality and design of housing developments), 3.8 (housing choice), 3.9 (mixed and balanced communities), 5.2 (minimising carbon dioxide emissions), 5.3 (sustainable design and construction), 5.7 (renewable energy), 6.9 (cycling), 6.10 (walking), 6.13 (parking), 7.3 (designing out crime), 7.4 (local character), 7.6 (architecture), 7.14 (improving air quality), 7.15 (reducing noise and enhancing soundscapes), and 8.2 (planning obligations) of the London Plan, are material considerations.
- 6.4 The National Planning Policy Framework, specifically Sections 6 (Delivering a wide choice of high quality homes) and 7 (Requiring good design), are relevant to these proposals.

7. Staff Comments

- 7.1 The main considerations relate to the impact on the character and appearance of the surrounding area, the implications for the residential amenity of future occupants and occupants of neighbouring properties and the suitability of the proposed parking and access/servicing arrangements.

Principle of Development

- 7.2 The provision of additional housing is consistent with the NPPF and Policy CP1 as the application site is within a sustainable location in an established urban area.
- 7.3 In terms of the Local Plan the site is classified as non-designated land and lies outside the Metropolitan Green Belt, Employment Areas, Commercial Areas, Romford Town Centre and District and Local Centres. In addition the adjacent garden area is not designated as public open space and is within a predominantly residential area.
- 7.4 As such the proposal is considered to be policy compliant in land use terms and its use for residential is therefore regarded as being acceptable in principle.

Density/Layout

- 7.5 Policy DC2 of the LDF provides guidance in relation to the dwelling mix within residential developments. Policy DC61 states that planning permission will not be granted for proposals that would significantly diminish local and residential amenity.
- 7.6 The proposed extensions would provide 4no. residential units in addition to the 12no. units in the existing floors of the two buildings; providing a total of 16no. flats. As such the development would give a total density equivalent to approximately 114 dwellings per hectare. This complies with the aims of Policy DC2 which suggests that a dwelling density of between 80 to 120 dwellings per hectare would be appropriate in this location.
- 7.7 The 'Technical housing standards - nationally described space standard' document sets out requirements for the Gross Internal (floor) Area of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home. These standards have been incorporated into Policy 3.5 of the London Plan.
- 7.8 The proposed extension would provide 2no. one-bedroom units and 2no. two-bedroom unit with varying floor space sizes, all of which meet or exceed the respective minimum standards as per the proposed number of rooms and number of occupants they are intended to serve. The bedrooms in these flats would also comply with the minimum standards set out in the technical housing standards with regard to floor area, width and ceiling heights. Given this factor it is considered that the proposed development would be in accordance with principles of the technical housing standards and Policy 3.5 of the London Plan, and the flats would provide an acceptable amount of space for day to day living.
- 7.9 The flats would not be served by dedicated private amenity space, however the buildings are both surrounded by open communal garden areas and

occupants would be able to access this shared amenity space. This arrangement would be consistent with the living environment of the existing flats in each block. As such it is considered that occupants of the proposed flats would have access to a reasonable provision of outdoor amenity space, which in this instance would be adequate for the requirements of the future occupants.

Design/Impact on Streetscene

- 7.10 Policy DC61 states that development must respond to distinctive local buildings forms and patterns of development and respect the scale, massing and height of the surrounding context.
- 7.11 The southern side of Sackville Crescent is characterised by large detached three-storey residential blocks which lead out along the curvature of the road as the gradient slopes away from east to west. Immediately opposite on the northern side of Sackville Crescent are two-storey dwellings.
- 7.12 The appearance and style of the proposed extension is considered to be of a sympathetic design which complements the existing building and broadly adheres to the architectural character of the surrounding area. Staff are also of the view that refurbishment of the elevations and contemporary additions to the entrances of the each building would also help to enhance their appearance in the streetscene.
- 7.13 It is acknowledged that given that the nature of the proposal the roof extension would increase the prominence of both blocks. However, given the relatively sympathetic design and scale, on balance Staff are of the view that the massing of the extension would be absorbed into the existing bulk of the building and would not appear unduly prominent or overbearing in this regard.
- 7.14 In terms of the impact on the southern section of the Sackville Crescent streetscene; it should be noted that an accompanying application for a similar proposal to the adjacent residential blocks has also been submitted. Whilst the extensions would raise the overall height of the buildings in comparison to the houses opposite; the flatted accommodation can be viewed with a degree of isolation and would retain the uniformed height and general form without appearing overly dominant or causing detriment to the character and appearance of the streetscene in this locality.
- 7.15 Staff are therefore of the view that the scale of the proposed development would be acceptable, given the subservient design and appearance of the extension in comparison to the existing building, the height and massing of the adjacent buildings.

Impact on Amenity

- 7.16 The Residential Design SPD states that new development should be sited and designed such that there is no detriment to existing residential amenity through overlooking and/or privacy loss and dominance or overshadowing. Policy DC61 reinforces these requirements by stating that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/daylight, overlooking or loss of privacy to existing properties.
- 7.17 The main consideration in terms of residential amenity relates to the impact on privacy, daylight and outlook for the surrounding houses. The closest property affected in this regard would be 100 Sackville Crescent, which lies to the north-west of the block at 102-112 Sackville Crescent. The application building is located approximately 10 metres from the side/rear garden boundary of this property. However, No.100 is orientated so that the rear windows face away from the application building. The presence of a large rear conservatory adjacent to the boundary and thick boundary planting would help to screen the roof extension and minimise any undue impact on the neighbouring property in respect of privacy or over dominance.
- 7.18 Given the existing relationships between the adjacent houses on the north side of Sackville Crescent and residential blocks to the south, outlook from the front of the houses is already dominated to some extent by the three-storey flatted accommodation blocks. Given the position of the buildings to the south of these properties, and the marginal increase in height, the proposed roof extensions would not result in a loss of daylight or overshadowing to the neighbouring residents.
- 7.19 The proposed extensions would raise the height of the buildings by approximately 2.9 metres. However, given the nature of the mansard style extension and the low profile roofline they are not considered to create an undue amount of additional, height, bulk or massing.
- 7.20 It is noted that issues of disruption during construction have been raised in representations. This is not considered to be a material planning consideration on which a refusal could be based. A Construction Method Statement is however recommended to be secured through condition.
- 7.21 On balance it is not considered that the proposed development would present any undue issues in relation to privacy, overlooking or loss of daylight and overshadowing in accordance with policy DC61, the Residential Design SPD and the Residential Extensions and Alterations SPD.

Environmental Issues

- 7.22 Environmental Health have raised no objections in relation to any historical contaminated land issues associated with the site.

- 7.23 The extension relates to the upper floors of an existing building and presents no issues in relation to flood risk.
- 7.24 The proposal is not considered to give rise to any significant noise issues.

Parking and Highway Issues

- 7.25 The site has a Public Transport Accessibility Level (PTAL) rating of 1b; meaning that the site has a poor access to public transport facilities. Policy DC33 requires residential development in this location to provide a high car parking provision of 2-1.5 spaces per unit. The London Plan requires a maximum of 1 space per unit, with discretion given to Outer London Boroughs to seek a greater level of provision where access to public transport is limited.
- 7.26 The proposal can demonstrate off street car parking provision for 5no. vehicles within two dedicated car parking areas. The two new apartments at 102-112 Sackville Crescent would be served by 3no. dedicated parking spaces (giving a ratio of 1.5 spaces per unit), created on a section of the grass verge and accessed directly from Sackville Crescent. The two new apartments at 114-124 Sackville Crescent would be served by 2no. dedicated parking spaces (giving a ratio of 1 space per unit), located off the garage court access to the rear of the block.
- 7.27 It is intended that the existing bin stores which serve each building would be refurbished and used by the occupants of the new flats. The existing refuse stores are easily accessible for refuse collectors and large enough to take on the additional capacity of waste.
- 7.28 The Local Highway Authority has raised no objection to the proposal in relation to the proposed amount of car parking provision and the access and servicing arrangements.
- 7.29 It is therefore considered that the proposed car parking and access arrangements are acceptable and would not result in highway safety or parking/ servicing issues.

Mayoral Community Infrastructure Levy

- 7.30 The proposed development will create 4no. new residential units with 248 square metres of new gross internal floorspace. Therefore the proposal is liable for Mayoral CIL and will incur a charge of £4,960 (this may go up or down, subject to indexation) based on the calculation of £20.00 per square metre.

Infrastructure Impact of Development

- 7.31 Regulation 122 of the Community Infrastructure Levy Regulations 2010 (CIL Regs) states that a planning obligation may only constitute a reason for granting planning permission for the development if the obligation is:
- (a) necessary to make the development acceptable in planning terms;
 - (b) directly related to the development; and
 - (c) fairly and reasonably related in scale and kind to the development.
- 7.32 Policy DC72 of the Council's LDF states that in order to comply with the principles as set out in several of the Policies in the Plan, contributions may be sought and secured through a Planning Obligation. Policy DC29 states that the Council will seek payments from developers required to meet the educational need generated by the residential development. Policy 8.2 of the Further Alterations to the London Plan states that development proposals should address strategic as well as local priorities in planning obligations.
- 7.33 In 2013, the Council adopted its Planning Obligations Supplementary Planning Document which sought to apply a tariff style contribution to all development that resulted in additional residential dwellings, with the contributions being pooled for use on identified infrastructure.
- 7.34 There has been a recent change to the effect of the CIL Regs in that from 6th April 2015, Regulation 123 of the CIL Regs states that no more than 5 obligations can be used to fund particular infrastructure projects or infrastructure types. As such, the SPD, in terms of pooling contributions, is now out of date, although the underlying evidence base is still relevant and up to date for the purposes of calculating the revised S106 contributions.
- 7.35 The evidence background to the SPD, contained in the technical appendices is still considered relevant. The evidence clearly show the impact of new residential development upon infrastructure - at 2013, this was that each additional dwelling in the Borough has a need for at least £20,444 of infrastructure. Therefore, it is considered that the impact on infrastructure as a result of the proposed development would be significant and without suitable mitigation would be contrary to Policy DC72 of the LDF and Policy 8.2 of the London Plan.
- 7.36 Furthermore, evidence clearly shows a shortage of school places in the Borough - (London Borough of Havering Draft Commissioning Plan for Education Provision 2015/16-2019/20). The Commissioning report identifies that there is no spare capacity to accommodate demand for secondary, primary and early years school places generated by new development. The cost of mitigating new development in respect to all education provision is £8,672 (2013 figure from Technical Appendix to SPD). On that basis, it is necessary to continue to require contributions to mitigate the impact of

additional dwellings in the Borough, in accordance with Policy DC29 of the LDF.

- 7.37 Previously, in accordance with the SPD, a contribution of £6000 per dwelling was sought, based on a viability testing of the £20,444 infrastructure impact. It is considered that, in this case, £6000 towards education projects required as a result of increased demand for school places is reasonable when compared to the need arising as a result of the development.
- 7.38 It would therefore be necessary to require a contribution to be used for educational purposes. Separate monitoring of contributions would take place to ensure that no more than 5 contributions are pooled for individual projects, in accordance with CIL legislation. It is considered that a contribution equating to £24,000 for educational purposes would be appropriate.

8. Conclusion

- 8.1 Having regard to all relevant factors and material planning considerations Staff are of the view that this proposal would be acceptable subject to conditions and the completion of a legal agreement.
- 8.2 Staff consider that the proposed development raises considerations in relation to the impact on the character and appearance of the streetscene and the impact on the amenity of the future occupiers. In this instance the proposal is considered to be acceptable in all material respects.
- 8.3 Staff are of the view that the siting, scale and location of the proposal would not be disproportionate or have a harmful impact on the character of the streetscene or result in a loss of amenity to neighbouring occupiers. The proposal is considered to be acceptable in all other respects and it is therefore recommended that planning permission be granted subject to conditions and the completion of a legal agreement.

IMPLICATIONS AND RISKS

Financial implications and risks:

Financial contributions will be sought through the legal agreement.

Legal implications and risks:

None.

Human Resources implications and risks:

None.

Equalities implications and risks:

None

BACKGROUND PAPERS

Application form, drawings and supporting statements received on 3 November 2015 and amended plans received on 25 August 2016.