



Havering
LONDON BOROUGH

Planning Committee

20 August 2026

Application Reference:	P0407.26
Location:	209 Alma Avenue Hornchurch RM12 6BJ
Ward	Hacton
Description:	Construction of a 3xbed end terrace dwelling with parking and amenities including vehicular access to front
Case Officer:	Cole Hodder
Reason for Report to Committee:	A Councillor call-in has been received which accords with the Committee Consideration Criteria

1 SUMMARY OF KEY REASONS FOR RECOMMENDATION

- 1.1 The application would create a single-family dwelling house which would contribute to housing stock in the borough. It would not raise any issues in relation to its design, visual appearance and would not have a material impact on neighbouring amenity or the functioning of the highway.

2 RECOMMENDATION

- 2.1 That the Committee resolve to resolve to agree the reasons for approval as set out in this report and delegate authority to the Assistant Director of Planning to grant planning permission and impose conditions and informatives to secure the following matters:

Conditions

1. 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 Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2. 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: For the avoidance of doubt and to ensure that the development is carried out as approved.

3. No above ground 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 buildings 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.

4. 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.

5. 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.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved

plan,) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason: In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the future.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 in accordance with the Order, no extension or enlargement (including additions to the roof) shall be made to the dwelling hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason: In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

8. 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.

9. Any boilers installed in the dwelling(s) hereby approved shall be Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

If the heating strategy is to be provided by an Air Source Heat Pump, or similar, they shall be designed to comply with the provisions of the Microgeneration Installation Standard: MCS 020 "MCS Planning Standards for Permitted Development Installations of Wind Turbines and Air Source Heat Pumps on Domestic Premises". The air source heat pumps shall be provided on site prior to first occupation of the dwellings. Any installation not meeting this standard will require a separate application for planning permission.

Reason: To reduce impact on building emissions on local air quality and to ensure any air source heat pumps installed maintain amenity.

10. All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason: In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

11. 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 SI 5 of the London Plan.

12. All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with national optional technical standards as required by Policy D7 of the London Plan.

13. Notwithstanding the indicative details shown on the plans hereby approved, the areas to the front and rear of the dwelling hereby approved shall be predominately soft landscaped. Prior to any above ground works a scheme of soft landscaping shall be submitted to and agreed in writing by the Local Planning Authority and shall include the following.

A. Soft Landscaping scheme shall include:

- a) Planting plan;
- b) Written specifications (including cultivation and other operations associated with trees, plants and grass); and
- c) Schedules of plants and trees, setting out the species, sizes, numbers/densities and soil depths.

The scheme shall also include a programme setting out how the plan will be put into practice including measures for protecting plants and trees both during and after development has finished.

The new planting shall be carried out in accordance with BS 8545 (2014) 'Trees: from nursery to independence in the landscape' in the first planting and/or seeding season following the first occupation of the residential buildings hereby permitted or the substantial completion of the development, whichever is the sooner and shall comply with the requirements specified in BS 3936 (1992) 'Specification of Nursery Stock Part 1 Trees and Shrubs', and in BS 4428 (1989) 'Recommendations for General Landscape Operations'. None of the new trees, plants or shrubs planted shall be lopped or topped within a period of five years from the completion of the development. Any trees, plants or shrubs, which, within a period of five years from the completion of the development die, are removed, or become seriously damaged or diseased, shall be replaced in the next planting season, in accordance with the approved scheme. The approved landscaping scheme shall be maintained thereafter.

Reason: To ensure a satisfactory appearance, biodiversity value and to accord with Policies 27 and 30 of the Havering Local plan 2016-2031.

14. Before the buildings hereby permitted are first occupied, provision shall be made within the site for three car parking spaces and works carried out to facilitate access as required. Thereafter this provision shall be made permanently available for use, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that adequate car parking provision is made off street in the interests of highway safety.

15. Notwithstanding the details shown on approved plans and prior to any above ground works, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details prior to first occupation of the dwellings hereby permitted and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason: Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

16. The proposed dwelling shall make provision for electric or Ultra-Low Emission vehicles, with the parking space provided to have active charging facilities. Such provision is to be made prior to the first occupation of the dwelling hereby permitted.

Reason: Provision prior to first occupation of the proposed dwelling hereby permitted will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

3 PROPOSAL AND LOCATION DETAILS

Site and Surroundings

- 3.1 Application site is an area of land currently used as side/rear garden of 209 Alma Avenue. The host dwelling is one half of a semi-detached pair and occupies a position on the corner of Alma Avenue and Kempton Road.
- 3.2 The surrounding area is predominantly residential and is characterised by two storey semi-detached pairs and single storey bungalows, however there is no set typology or architectural style.
- 3.3 By way of background two previous applications were submitted in this location to construct a dwelling. The first through ref: P1425.19 sought permission for a

detached dwelling. Notification of intended refusal was given and the application was then withdrawn.

- 3.4 Pre-application advice was then sought on a revised scheme concerning a further detached dwelling in this location. Due to the constraints of the site, this was not viewed favourably for similar reasons as application P1425.19. A subsequent application was made through ref: P0698.25 which was informed by advice given and comprised of an attached dwelling.
- 3.5 This application was refused as the parking provision would not have complied with the Highway Authority's drop kerbed policy and could therefore not have been relied upon. Parking was shown to the front of the proposed dwelling, with access taken from Alma Avenue via new crossover. This was regarded as being detrimental to highway safety and resulted in an objection being made by the Highway Authority.

Proposal

- 3.6 Consent is sought for the formation of a two-storey attached dwelling, comprised of three bedrooms, associated amenity space and parking provision facilitated by the subdivision of the donor site.
- 3.7 Parking would utilise an existing crossover for the proposed dwelling, whilst an existing crossover would be extended in Alma Avenue to allow for parking to the front of the donor dwelling. This arrangement has been informed by earlier decision making.

4 Planning History

- 4.1 The following planning decisions are relevant to the application:

P1425.19 - PROPOSED CONSTRUCTION OF DETACHED HOUSE AT LAND ADJACENT TO NO 209 ALMA AVENUE, HORNCHURCH, RM12 6BJ – WITHDRAWN

P0698.25 - Construction of a 3xbed end terrace dwelling with parking and amenities including vehicular access to front – REFUSED

REFUSAL REASON

1. A new crossover is required to provide off-street parking for the proposed and donor dwelling in this location would not be supported due to proximity to a junction, such an arrangement would be detrimental to highway safety and in contrast to the objectives and principles of the London Borough of Havering's Domestic Vehicle Dropped Kerb Policy (dated April 2023). The cumulative loss of off-street parking for the donor dwelling combined with the lack of off-street parking for the proposed dwelling would result in unacceptable overspill parking onto surrounding roads which has not been evidenced not to be detrimental to the convenience and amenity of other residents and highway safety/free flow of movement more generally through increased competition for limited on-street spaces.

The proposals therefore fail to comply with Havering Local Plan 206-2031 Policies 23 and 24, London Plan T6. There would also be conflict with Paragraph 116 of the Framework.

5 CONSULTATION RESPONSE

5.1 The views of the Planning Service are expressed in the MATERIAL PLANNING CONSIDERATIONS section below.

5.2 The following were consulted regarding the application:

Thames Water – No objection
Anglian Water – No objection
LFB (Access/Hydrants) – No objection
LBH Waste/Recycling – No objection
LBH Public Protection – No objection
LBH Highway Authority – No objection

6 LOCAL REPRESENTATION

6.1 A total of 10 neighbouring properties were invited to comment on the application submission.

6.2 The outcome of all consultation is as follows:

No of individual responses: 2 of which 2 objected

Petitions received: None

6.3 The following Councillor made representations:

Councillor Julie Wilkes on the basis of the following:

- Not in keeping with Street Scene
- Parking
- Exit from proposed building would see exit onto road near bend
- No 111 owns part of the property where exit from proposed building would exit from.
- Double yellow lines along here

6.4 (OFFICER COMMENTS: A revised red-line plan was provided by the applicant 08-06-2026 in response to discrepancy observed between the Site Location Plan and Block Plan respectively.

Comments made appear to suggest that the scheme is as previously considered and refused, which is not the case. The crossover proposed would be compliant with the drop kerbed policy adopted by the Highway Authority.

Further comments were made by Councillor Wilkes 28 July to expand on the reasoning for making the Call-In. Those comments reinforce concerns over

vehicular access but also raise a non-material consideration which is loss of property value.)

Representations

- 6.5 The following issues were raised in representations that are material to the determination of the application, and they are addressed in substance in the next section of this report:

- Parking stress / Highway safety
- Parking not achievable
- Out of keeping with street-scene
- Overdevelopment
- Impact on services/surface water drainage

Non-material representations

- 6.6 The following issues were raised in representations, but they are not material to the determination of the application:

- Loss of property value
- Profit for developer
- Loss of view
- Noise during construction works

(OFFICER COMMENTS: Loss of property value is not a material planning consideration, similarly suggestions of profiteering are similarly not material. Loss of view is materially different to loss of outlook and is not protected. Noise during construction works can at times be regarded as material, usually when development is of larger scale. In this instance it is not considered appropriate to require a Construction Methodology. Hours of Construction will be controlled Planning Condition).

Procedural issues

- 6.7 During consultation a discrepancy with the red-line plan was raised in representations and noted by officers. A revised plan was subsequently submitted which meant that the two plans (Block and Site Location Plan) now correlated with the boundary shown. This did not materially alter the scheme or assessment undertaken.

7. Planning Policies

- 7.1 National Planning Policy Framework

- 7.2 London Plan (2021) Policies: D1 - London's form, character and capacity from growth; D4 - Delivering good design; D5 – Inclusive Design; D6 Quality and Standards; H1 – Increasing Housing Supply; T6 - Car parking

- 7.3 Havering Local Plan (2021) Policies: 3 – Housing Supply; 7 - Residential design and amenity; 24 - Parking provision and design; 26 - Urban design; 27 – Landscaping; 30 – Biodiversity and geodiversity; 33 – Air quality; 34 – Managing pollution

7.4 Residential Extensions and Alterations Supplementary Planning Document (SPD)

8 MATERIAL PLANNING CONSIDERATIONS

8.1 The main planning issues raised by the application that the committee must consider are:

- Principle of development
- Design / Impact on street-scene
- Quality of living environment
- Impact on amenity
- Highways/Parking
- Other issues

8.2 **Principle of development**

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation.

8.3 The provision of residential accommodation is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 is supportive of housing provision in sustainable locations. In addition, the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1 whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

8.4 Policy 5 of the Local Plan prioritises family (3 bed units). The Policy requires that developers demonstrate how they have sought to maximise the provision of family housing within their schemes. The proposals make provision for a three-bedroom family dwelling which is consistent with the objectives of the Local Plan.

8.5 Other matters lending weight to residential development are the current Housing Delivery Test results and the current position with regards to supply in Havering. The most recent Housing Delivery Test Results (Dec 12, 2024) are such that in terms of Housing Delivery the Council is no longer able to meet the required threshold. The results indicate that in terms of housing delivery the Council demonstrates only 61%. This is in addition to not been able to demonstrate a five-year supply of deliverable housing land despite ongoing work to argue this. Therefore, the tilted balance at Paragraph 11 of the Framework is engaged.

8.6 In land use terms the development is considered to be acceptable in principle subject to other policy considerations.

Design / Impact on street-scene

- 8.7 Paragraph 129 of the NPPF, amongst other considerations requires that planning decisions should take into account the desirability of maintaining an area's prevailing character and setting (including residential gardens) and recognise the importance of securing well-designed, attractive and healthy places.
- 8.8 The Framework states that the creation of high quality, beautiful and sustainable places and buildings is fundamental to what the planning and development process should achieve. It goes on to set out that good design is a key aspect of sustainable development, in so far as that it creates better places in which to live and work and helps make development acceptable to communities. The Framework requires that permission is refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.
- 8.9 The proposals reflect broadly the dwelling shown through application reference P0429.25. Whilst this application was refused it should be noted that the application was refused due to the parking arrangements proposed, rather than the design of the dwelling.
- 8.10 The only material differences to the earlier scheme which was refused only on parking grounds for the reasons outlined is the degree of separation from the flank boundary which is reduced from approximately 1.50m to 1.10m.
- 8.11 In addition, the depth at ground floor level would now project beyond the attached neighbour by 2m and a dormer window is proposed within the rear roof slope.
- 8.12 The current proposals as with the previous iteration seeks to integrate with the exiting semi-detached pair in replicating the main massing, detailing and other design features including projecting bay feature. It is reasonable to conclude that subject to details of any materials to be used in external finishes that an acceptable outcome might be capable of being achieved visually.
- 8.13 Whilst the separation from the flank boundary has been reduced, it is not considered that this is unacceptably so. Council design guidance for Residential Extensions and Alterations requires at least 1m set-in from the side boundary, particularly in corner locations which would be met here, and those principles can appropriately be applied to new dwellings.
- 8.14 It is accepted that developing the side/rear garden of the donor property and introducing a new dwelling would visually impact the corner which has an open character currently. On balance it is not considered that this is sufficient in isolation to withhold permission. The dormer window shown at roof level would increase bulk at high level, but it would be contained well within the main roof.
- 8.15 Looking at the other side of the junction, it is evident that similar development could be achieved and in view of the separation maintained even though reduced over the previous application, it is not considered that from Kempton

Avenue, or Alma Avenue that the dwelling would be unacceptable in appearance. As shown the applicant intends to surface the front garden. In view of there being no parking here, it is considered that additional planting might be capable of being achieved here

- 8.16 Whilst it is observed that there is concern over the formation of a terraced row in this location and it is recognised that the prevailing housing typology is pairs of semi-detached two storey dwellings/bungalows it not considered that the proposals would give rise to such harm that refusal could be sustained. The resultant plot sizes following subdivision would not be detrimental or at odds with prevailing plot sizes and the urban grain.
- 8.17 The National Planning Policy Framework promotes and supports the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained. The proposals would replace a small and constrained home for one more in keeping with the scale of surrounding properties. It is not considered that there would be any visual harm capable of enabling a decision to refuse permission. The proposals are regarded as complying with the objectives of the Havering Local Plan 2016-2031, specifically Policies 7 and 26, as well as the NPPF and London Plan 2021.

Quality of accommodation/suitability

- 8.18 At paragraph 135 the National Planning Policy Framework requires fundamentally that development creates places that provide a high standard of amenity for existing and future users. Policy D6 (Housing Quality and Standards) of the London Plan advises that housing development should be of high-quality design and provide adequately sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures.
- 8.19 To that end the policy requires that new residential development conform to minimum internal space standards. There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes take into account commonly required furniture and the spaces needed for different activities and moving around. New dwellings must also demonstrate an acceptable arrangement of private amenity space with the London Plan setting minimum standards.
- 8.20 Applying the standards it is evident that the accommodation provided would align with the required standards and would have generous amenity provision having regard to the minimum required (a minimum of 5 sqm. of private outdoor space should be provided for 1-2 person dwellings and an extra 1 sqm. should be provided for each additional occupant). The development would appear to comply with the requirements of London Plan Policy D6, Havering Local Plan 2016-2031 Policy 7. In doing so there would also be compliance with the objectives of Para 135 which requires fundamentally that development creates places with a high standard of amenity for existing and future users.

Impact on amenity

- 8.21 Policy 7 of the Havering Local Plan 2016-2031 (HLP) states that planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy, noise, vibration and disturbance to existing and future residents.
- 8.22 This policy is to be read in conjunction with Policy 26 and the objectives are reflected in Policy 34 which states that development will not be permitted where it would unduly impact upon amenity, human health and safety and the natural environment by noise, dust, odour and light pollution, vibration and land contamination. The Local Plan objectives are consistent with the National Planning Policy Framework.
- 8.23 The amenity impacts in this instance are limited principally to the donor property. To that end the dwelling would adjoin the donor property which would result in the loss of one flank window. This window serves the staircase/landing which is non habitable and its loss therefore not objectionable. The main mass of the proposed dwelling occupies a shared front and rear building line with the additional projection observed at ground floor level. The proposed dwelling would project approximately 2sqm beyond this neighbour at single storey level.
- 8.24 This additional projection would not give rise to any material harm in view of the limited depth and sloped roof. The impacts on this neighbour would not be material, or sufficient to withhold permission. There would be no material impact on any other surrounding dwellings, they would be separated by the length of the lot or the width of Kempton Avenue respectively.
- 8.25 It is accepted that new views would be created at first floor and roof level, but these would not be unneighbourly or uncharacteristic in the suburban environment. Whilst there would be increased mass within proximity of the site boundaries, the development is not considered to give rise to any material loss of light or overshadowing of neighbouring properties, nor to be detrimental to outlook.
- 8.26 Comments made by residents refer to loss of view, views are not something which can be protected and differ from outlook which relates to the proximity of development to a development. The development is sufficiently removed from neighbouring dwellings and designed so as that there would be no material impact on outlook in planning terms.
- 8.27 The development would, in terms of its amenity impacts or lack thereof comply with the design principles of the Residential Extensions and Alterations SPD, Policies 7, 26 and 34 of the Havering Local Plan 2016-2031 as well as the objectives of the NPPF Para 135.

Highways/Parking

- 8.28 Parking provision and matters of highway consideration are represented in Policies 23 and 24 of the Havering Local Plan 2016-2031. The PTAL rating for the site is 2 but is observed to border a site with a PTAL of 1B. These ratings

are suggestive of poor access to public transport which would translate to high likelihood of reliance on private vehicles.

- 8.29 In view of the relationship to the PTAL zone with 1B it is considered that the Local Plan standards should be applied. This is consistent with earlier decision making and would equate to a minimum of 1.5 spaces per dwelling. A total of three spaces is shown (two for the donor and one for the proposed dwelling). This is not regarded as being objectionable in the view of officers and would be policy compliant.
- 8.30 In contrast to earlier applications, the proposals omit the need for a new crossover and would make use of an existing crossover to the rear of the site for the donor and the provision of an extension to an existing crossover for the donor dwelling. The London Borough of Havering's Domestic Vehicle Dropped Kerb Policy (dated April 2023) at Para 3.12.1 states that a crossing application will not be approved if it is located within 10 metres of a junction due to highway safety concerns.
- 8.31 The Highway Authority were invited to comment on the current application and have not objected. As shown on plan, the proposed extended crossover would be located more than 10m from the junction. They were invited to comment on matters of provision and highway safety and raised no objection.
- 8.32 In view of this the proposed development would comply with Havering Local Plan Policies 7 and 24, London Plan T6 and the NPPF Para 116.

Additional material considerations

- 8.33 There are no preserved trees on site, the site could effectively be cleared without consent. However, it is reasonable to secure a scheme of landscaping in the event of approval.
- 8.34 On the matter of mandatory BNG the applicant considers that the proposals would be exempt, referring to the de minimis exemption. Officers are inclined to agree that the character of the site does not lend itself to priority habitat.
- 8.35 However as above, whilst the proposals might be free from BNG, it is considered that appropriate landscaping might be secured by way of condition.
- 8.36 This is in relation to the front garden, whilst noted to be hard-surfaced on proposed layout plans, mindful that there would be no vehicle parking for the proposed dwelling it is reasonable to require soft landscaping either be retained or reinstated following construction of the dwelling.
- 8.37 Ordinarily it is not advisable to withdraw permitted development rights. However, in this case, due to the careful consideration of the design of the dwelling under consideration it is considered appropriate to withdraw permitted development rights for extensions to, including the roof, the donor dwelling. This does not preclude against the property being extended in the future but would enable the LPA to retain control over to what extent.

Environmental and Climate Change Implications

- 8.38 Given the limited scale and nature of the proposals which concern the provision of a single new dwelling, no specific measures to address climate change are required to be secured in this case.

Financial and Other Mitigation

- 8.39 None relevant.

Equalities

- 8.40 The Equality Act 2010 provides that in exercising its functions (which includes its role as Local Planning Authority), the Council as a public authority shall amongst other duties have regard to the need to:

- Eliminate discrimination, harassment, victimisation and any other conduct that is prohibited under the Act;
- Advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
- Foster good relations between persons who share a relevant protected characteristic and persons who do not share it

- 8.41 The proposals do not raise any known issues in relation to the foregoing.

9 Other Planning Issues

- 9.1 None

10 Conclusion

- 10.1 All other relevant policies and considerations have been taken into account. Planning permission should be granted for the reasons set out above. The details of the decision are set out in the RECOMMENDATION.