

DELEGATED HOUSEHOLDER DECISION

- Please select each of the categories that enables this application to be determined under delegated powers
 - Criteria 1 to 5 or criteria 7 to 9 must be addressed for all categories of application, except for applications for Certificates of Lawfulness, etc.

APPROVAL RECOMMENDED: GENERAL

Select Option

- | | |
|--|--------------------------|
| 1. No valid planning application objection in the form of a petition of 20 or more signatures, has been received | ☐ |
| 2. Application complies with all relevant planning policies and is acceptable on planning grounds | ☐ |
| 3. There is no Committee resolution for the enforcement action | ☐ |
| 4. There is no effect on listed buildings or their settings | ☐ |
| 5. The site is not in the Green Belt (but see 11 below) | ☐ |

REFUSAL RECOMMENDED: GENERAL

- | | |
|--|--------------------------|
| 6. Application is contrary to relevant planning policies/standards | ☐ |
| 7. No petition of 20 or more signatures has been received | ☐ |
| 8. Application has not been supported independently by a person/s | ☐ |
| 9. The site is not in Green Belt (but see 11 below) | ☐ |

RESIDENTIAL DEVELOPMENT

- | | |
|--|--------------------------|
| 10. Single dwelling or less than 10 dwelling units and/or a site of less than 0.5 ha | ☐ |
| 11. Householder application in the Green Belt | ☐ |

COMMERCIAL, INDUSTRIAL AND RETAIL DEVELOPMENT

- | | |
|--|--------------------------|
| 12. Change of use of retail units on site less than 1 ha or with less than 1000 sq m other than a change involving a loss of A1 uses | ☐ |
| 13. Refusal of change of use from retail class A1 to any other use | ☐ |
| 14. Change of use of industrial units on site less than 1 ha or with less than 1000sq.m. of floor space other than to a retail use. | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 15. Certificate of Lawfulness (for proposed use or Development) | ☐ |
| 16. Certificate of Lawfulness (for existing use or Development) | ☐ |
| 17. Certificate of Appropriate Alternative Development | ☐ |

CERTIFICATE OF LAWFULNESS

- | | |
|---|--------------------------|
| 18. ADVERTISEMENT CONSENT (excluding Hoardings) | ☐ |
| 19. PRIOR APPROVAL APPLICATION | ☐ |
| 20. OUT-OF-BOROUGH OBSERVATIONS | ☐ |
| 21. CIRCULAR 18/84 APPLICATION | ☐ |
| 22. CORPSEWOOD COVENANT APPLICATION | ☐ |
| 23. APPROVAL OF DETAILS | ☐ |
| 24. ANCILLARY PLANNING AGREEMENT (S.106 or S.278) where Heads of Terms have already received Committee approval | ☐ |
| 25. WORKS TO TREES | ☐ |
| 26. OTHER (please specify) | ☐ |

The delegation powers schedule has been checked. Director of Residents Services can determine this application.

Case Officer

Signature:

Date:

A delegated decision is appropriate and the recommendation, conditions/reasons for refusal and informatives are satisfactory.

Team Manager:

Signature:

Date:

The decision notice for this application can be issued.

Director / Member of Senior Management Team:

Signature:

Date:

NONE OF THE ABOVE DATES SHOULD BE USED IN THE PS2 RETURNS TO THE ODPM

Item No.	Report of the Head of Planning and Enforcement	
Address	2 LINKSWAY NORTHWOOD	
Development:	Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective) (Resubmission)	
LBH Ref Nos:	36910/APP/2016/4594	
Drawing Nos:	A203 - As-Built Plans & Elevations - Rev B(1) A202 - Approved Plans & Elevations - Rev A A201 - Pre-Existing Plans & Elevations A102 - Proposed Block Plan A101 - Location Plan	
Date Plans Received:	21/12/2016	Date(s) of Amendment(s):
Date Application Valid:	21/12/2016	

1. CONSIDERATIONS

1.1 Site and Locality

The site is a triangular corner plot which separates Copse Wood Way (to the west) from Linksway (to the east), located at the northern end of Linksway.

Prior to its redevelopment, No. 2 Linksway was one of the original dark red brick houses on the estate, designed to face the corner of Linksway and Copse Wood Way, of modest size, vernacular design and surrounded by mature trees. The site has since been extended to the north and south with two storey extensions.

The site has an existing vehicular access located at the southern end of the curtilage, with access taken from Linksway. A large grass verge is located immediately north of the site at the junction between Linksway and Copse Wood Way.

To the south of the site is No.4 Linksway, a two storey detached property and to the rear of the site is No.3 Copse Wood Way, which is also a two storey detached dwelling.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

1.2 Proposed Scheme

The proposal seeks to regularise the as built condition of the extended dwelling which differs from the approved scheme (36910/APP/2015/621) in a number of fundamental ways:-

The footprint of the southern wing of the building has been altered with it now being stepped further in from the southern site boundary with a resultant reduction in the length of the two-storey southern extension and a reduction in size of the single-storey flat roof element to the southern side of the building.

The eaves height of the main roof has been raised by 0.825 metres from 4.575 metres to 5.4 metres. The ridge height has been raised 0.335 metres from 8.615 metres to 8.95 metres.

The internal arrangement of the building has been remodelled. This has resulted in various alterations to the fenestration the most notable of which are summarised below:-

The rear facing dormer windows now all serve an enlarged fifth bedroom as opposed to the approved scheme where one window served the bedroom and the remainder served an en-suite bathroom and a store room/walk in closet. The position of bedrooms on the first floor has been altered and windows have been enlarged.

Obscure glazing, in the form of a plastic film, has been applied to all rear facing dormer windows and to the rear facing first floor bathroom windows. The first floor window serving bedroom 3 has been partially obscurely glazed using the same method, with the upper part of the window remaining clear glazed so as to allow sunlight permeation. Retaining straps have been fitted to all rear facing obscurely glazed windows so as to prevent them from being opened other than to a slight degree to provide ventilation.

The height of the flat roof single-storey elements of the extension have been raised from approximately 2.9 metres to approximately 3.45 metres with an increased height parapet wall incorporated.

1.3 Relevant Planning History

36910/APP/2013/2338 2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling.

Decision Date: 25-03-2014 Refused

36910/APP/2014/2869 2 Linksway Northwood

Two storey, 5-bed, detached dwelling with habitable roofspace involving demolition of existing dwelling

Decision Date: 05-02-2015 Approved

36910/APP/2014/3930 2 Linksway Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, raising of roof to allow conversion of roof space to habitable use to include 3 x rear dormer and 1 x front dormer and 2 new gable end windows to front and installation of canopy to front

Decision Date: 10-02-2015 Approved

36910/APP/2015/1797 2 Linksway Northwood

Details pursuant to discharge condition Nos. 4 (Site Levels) and 6 (Method Statement) of planning permission Ref: 36910/APP/2015/621 dated 28/04/2015 (Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front)

Decision Date: 01-07-2015 Approved

36910/APP/2015/621 2 Linksway Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end

windows to front

Decision Date: 28-04-2015 Approved

36910/APP/2016/3323 2 Linksway Northwood

Part two storey, part first floor side extension, single storey rear extension, conversion of double garage to habitable use, installation of canopy to front and raising of roof to allow conversion of roof space to habitable use to include 3 rear dormers, 1 front dormer and 2 new gable end windows to front (Part Retrospective)

Decision Date: 06-12-2016 Refused

Comment on Planning History

The site is subject to an extensive recent planning history, a summary of which is provided below:-

36910/APP/2013/2338: Application to demolish the existing dwelling and outbuildings and replace with a new detached, two-storey 5 bedroom dwelling (including rooms in roof space). This application was refused by the Council and a subsequent appeal to the Planning Inspectorate was dismissed on the grounds that the dwelling would have appeared overly dominant both within the context of the site itself and the wider surrounding area. In addition, it was regarded that the proposed dwelling would have appeared overbearing towards neighbouring residents, with particular reference to the occupants of No. 3 Copse Wood Way. No concerns were raised regarding loss of privacy enjoyed by neighbouring residents due to the orientation of the proposed dwelling and windows and the use of obscure glazing.

36910/APP/2014/2869: A resubmission of the previously refused scheme with the height of the roof ridge reduced from 9.9 metres to 9 metres in an attempt to overcome concerns relating to the overly dominant and overbearing nature of the original scheme. Alterations to the building footprint and orientation were also made. The application was recommended for refusal by the case officer on the same grounds as the previous scheme. However, the recommendation was overturned by the Planning Committee following a site visit. The permission granted included conditions that no further rear facing windows and openings be formed within walls facing 3 Copse Wood Way or 4 Linksway and that all proposed first and second floor windows facing 3 Copse Way be permanently obscure glazed and fixed shut where less than 1.8 metres above finished floor level. This is an extant planning permission.

36910/APP/2014/3930: This scheme involved extending the existing dwelling rather than a complete rebuild. The finished dimensions were broadly similar to that of the previously approved dwelling. The application was approved on the condition that no further windows or openings could be formed within the walls or roof slope facing 3 Copse Wood Way. This is an extant planning permission.

36910/APP/2015/621: This application involved modest alterations to the design and footprint of the previously approved extension (36910/APP/2014/3930) and is the development that was implemented (with a subsequent application for approval of details reserved by pre-commencement condition approved under 36910/APP/2015/1797).

36910/APP/2016/3323: This is a previous application that sought to regularise inconsistencies between the approved extension of the dwelling and its as built form. The application was refused due to the increased height of the building rendering it overly

dominant within the street scene and overbearing towards neighbouring dwellings and unacceptable overlooking impact towards 3 Copse Way owing to the clear glazing used of first and second floor windows looking towards that property.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

The immediate neighbours to the site were sent a letter notifying them of the application and inviting comments on 30th of December 2016. A site notice was also displayed on 2nd of January 2017.

10 letters of objection received (from 5 separate addresses) and are summarised below:

- The plans falsify the position of the site boundary shared with 4 Linksway and building works encroach on neighbouring land.

- The mass of the building is excessive and it appears overbearing. Increase in height of single-storey extensions has further increased the bulk and mass.

- Neighbouring properties are overlooked and obscure glazing could be removed at any time. Obscure glazed windows can be opened, defeating the purpose of the obscure glazing.

- Potential for noise and light pollution.

- Obscure glazing in bedrooms does not provide suitable living conditions.

(Officer Comment: Boundary disputes are a civil rather than planning matter and the application will be determined on the basis of the information submitted. There are no significant concerns relating to noise and light pollution that would be uncharacteristic for a residential area. Noise and light pollution is also subject to Environmental Health legislation. Other matters raised will be addressed within the main body of this report).

Northwood Residents Association: This application is not materially different from the refused application reference 36910/APP/2016/3323 and should be refused for the same reasons.

(Officer Comment: The application has sought to clarify the overall height of the building and includes the introduction of obscure glazing to first and second floor windows facing 3 Copse Wood Way).

4. UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

5. MAIN PLANNING ISSUES

The current application seeks to regularise alterations in the design, scale and footprint of the extended dwelling in its 'as built' form, which differ from that which was approved under 36910/APP/2015/621.

DESIGN AND APPEARANCE:

The site lies within a visually sensitive location owing to being on a corner plot and is therefore clearly visible as part of the street scene from the north, east and west of the site. Further importance is attached to the appearance of the site due to its location within the Copsewood Estate Area of Special Character which is subject to a specific Local Plan Policy BE 6 which includes an emphasis on development maintaining architectural individuality.

It should be noted that the plans accompanying the previous application showed the height of the building to be in excess of the 'as built' condition. This was as a result of an error in scaling that has now been corrected. However, the appearance of the 'as built' structure was accurately reflected in the plans.

The 'as built' structure exceeds the height permitted by the approved application with the ridge height being increased by 0.335 metres and the eaves height being more substantially increased by 0.8 metres. By raising the eaves, the 'as built' dwelling has vertical walls of an increased height which appear significantly more prominent than in the approved permission. As a result, the building elevations appear more stark and visually prominent and it is considered that this is unacceptable given the visual sensitivity of the site and its surrounds and due to the fact that the previously approved development was

considered to be at the maximum scale appropriate for the plot. Furthermore, the approved application had the eaves directly above first floor windows, which is a common characteristic of buildings on Linksway including the host dwelling, the increased eaves height has left a gap between the top of first floor windows and the eaves which is not consistent with this distinguishing feature within the surrounding area. It is therefore considered that the development does not satisfy the requirements of Local Plan policies BE 5, BE 6, BE 13 and OE 1 and policies 7.4 and 7.6 of the London Plan.

The increase in the height of the eaves is not matched by an increase in ridge height and this has resulted in a roof form that is shallower than that which was approved. As a result, the proportions of the building have been altered which, again, has resulted in a more prominent and overly dominant structure. The decrease in roof size has also resulted in the prominence of the various dormer windows being exaggerated to a degree that they are less sympathetic towards the form of the building as a whole.

The unacceptable scale and massing of the development now built is further emphasised by the disproportionate increase in the height of the single storey additions to the side and rear. These have increased by 0.5 metres and now extend close to the cill level of the enlarged first floor windows. The result of such, is that the proportions of the building appear visually at odds with the scale and form of the host building and dominate the ground floor to an unacceptable degree. These also make these additions more prominent in view from surrounding properties/street scene and result in the elevations appearing cramped and contrived in form.

Overall, the 'as built' alterations to the height of the approved extensions are considered unacceptable. The resultant scale and massing of the extensions are considered to dominate the prominent corner setting to an unacceptable degree. The alterations would detract from, and fail to harmonise with, the character, form and modest scale of development within the surrounding street scene and Area of Special Local Character to the detriment of the building's appearance. The scheme would thereby be contrary to Policies 7.4 and 7.6 of the London Plan, policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, BE5, BE13 and BE19 of the Hillingdon Local Plan - Saved policies and HDAS 'Residential Extensions'.

NEIGHBOUR IMPACT

HDAS Residential Extensions states that the 45° principle will be applied to extensions to ensure the amenity of adjoining occupiers and future occupiers are protected. A minimum of 21 m distance between facing habitable room windows to prevent overlooking and loss of privacy is required. Policy BE 21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The extensions are located approximately 10 metres away from the side flank wall of No. 3 Copse Wood Way to the west of the site. No.3 Copse Wood Way has windows in the side elevation which face towards the rear elevation of the proposed dwelling, however these are obscure glazed and of a secondary nature including a narrow bedroom window and staircase. Whilst the extensions as altered would not breach the 45 degree guideline when taken from the rear elevation of No.4 Linksway, there are however concerns with the visual impact of the 'as built' extensions following the increase in the size of the extensions, and overlooking which can occur to the garden area of the neighbour.

The approved design for the extensions submitted under 36910/APP/2015/621 included the presence of first and second floor windows on this rear elevation. however, it was not

considered that these windows would compromise the privacy of neighbouring residents due to the orientation of the windows relative to those within No. 3 Copse Wood Way. Further, a number of the windows at first and second floor served en-suite bathrooms and were therefore to be obscurely glazed. The reconfiguration of the internal layout of the building has resulted in habitable rooms now being served by windows in a similar position to where obscure glazed windows serving bathrooms and storage space were originally approved. The previous application was refused, in part, due to the potential overlooking of the garden space at 3 Copse Way that would be offered by windows serving these re-positioned rooms. The applicant has sought to address this concern by applying an obscure film to the windows concerned and restricting the opening angle of the windows. It is considered that obscure glazing adequately addresses the overlooking concerns but that a more permanent means of obscure glazing should be used. A condition can be attached to any approval given to require obscure glazing to be permanently maintained. The current arrangements for restricting the opening of the windows is insufficiently robust and lacks permanence. In order to secure privacy the windows should be fixed shut with ventilation provided only by fanlight openings set a minimum of 1.8 metres above internal floor level. A condition could also be attached requiring this change to be made.

The second floor bedroom is served by a front facing window that does not require obscure glazing and it is therefore considered that adequate natural light and outlook would be available to this room. The window serving bedroom 2 (as referred on the accompanying plan A203 Rev C) at first floor level has not been obscurely glazed. However, this window was approved with clear glazing under 36910/APP/2015/621 and it does not offer overly intrusive views towards 3 Copse Way due to its orientation and modest size. The window serving bedroom 3 on the same floor has been partially obscure glazed as the outlook is towards a secondary bedroom window and the wider garden area. It is considered that this obscure glazing is therefore necessary in order to comply with Local Plan Policy BE 24 but that it presents a significant barrier to natural light penetration within the bedroom which is not served by any other windows and also present a poor outlook. It is therefore considered that the living conditions within the room are not of an acceptable level for it to be used as a bedroom. The development is therefore considered to conflict with Policy BE 20 of the Local Plan and para. 4.9 of the Residential Layouts SPD.

In addition, the increased height of the building, particularly the elevation walls, are considered to emphasise its prominence to the point that it appears overbearing towards the occupants of 3 Copse Wood Way and, therefore, detracts from their residential amenities in conflict with the requirements of Local Plan Policy BE 21.

PARKING

No changes are proposed to the parking provision on the site. Two spaces are proposed on the site, which is the same as the existing, and as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). The proposed development would make use of the existing crossover at the site.

Overall, the alterations are considered to result in a development that would appear unduly dominant and overbearing when viewed from the neighbours garden at No. 3 Copse Wood Way and from the wider public domain. It is considered that the current application of obscure glazing does not fully address overlooking concerns given that the windows can still be opened, however, it is considered that this can be overcome by way of applying a planning condition if approval is granted. Furthermore, it is considered that the use of obscure glazing in bedroom 3 has resulted in unacceptable living conditions

within this room due to deprivation of natural light and outlook.

It is therefore recommended that the application should be refused.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Scale and bulk

The resultant scale and massing of the 'as built' extensions are considered to dominate the prominent corner setting to an unacceptable degree. The alterations would detract from, and fail to harmonise with, the character, form and modest scale of development within the surrounding street scene and Area of Special Local Character to the detriment of the building's appearance and setting. The scheme would thereby be contrary to Policies 7.4 and 7.6 of the London Plan, policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies, BE5, BE13 and BE19 of the Hillingdon Local Plan - Saved policies and HDAS 'Residential Extensions'.

2 NON2 Overlooking impact

The 'as built' alterations to the extension by reason of the proximity, siting, size of the windows and internal are considered to overlook the private garden of No. 3 Copse Wood Way to an unacceptable degree, to the detriment of these occupiers. The proposed obscure film applied to the overlooking windows and the ability for those windows to be opened are not considered to provide a sufficiently permanent or robust means of mitigating the overlooking of the neighbouring rear garden. The application would thereby erode the privacy and living conditions of these occupants to an unacceptable degree. Further, the increase in the height of the extensions would result in a scheme that would appear unduly dominant and visually overbearing to the detriment of the amenities of No. 3 Copse Wood Way. The application therefore fails to comply with the NPPF, Policies BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved Policies and HDAS 'Residential Extensions'.

3 NON2 Impact on living conditions

The use of obscure glazing within Bedroom 3 (as identified in accompanying plan A203 Revision C) results in a habitable room in the extended property from receiving sufficient daylight and provides that room with an inadequate outlook, to the detriment of the living conditions of that property and the residential amenity of future occupiers. The application therefore fails to comply with Policy BE20 of the Hillingdon Local Plan - Saved Policies.

INFORMATIVES

- 1** The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2** The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The Spatial Development

Strategy for London consolidated with alterations since 2011 (2016) and national guidance.

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
HDAS-E>	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 7.4	(2016) Local character
LPP 7.6	(2016) Architecture
LPP 7.8	(2016) Heritage assets and archaeology

Standard Informatives

- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan - The spatial development strategy for London consolidated with alterations since 2011 (2016) and national guidance.

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.HE1	(2012) Heritage

Part 2 Policies:

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
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