



DESIGN & ACCESS STATEMENT

AGENT

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LPA

LONDON BOROUGH OF HILLINGDON

DESCRIPTION

**FIRST FLOOR REAR EXTENSION AND EXTENSION TO THE ROOF
TO CREATE ADDITIONAL HABITABLE SPACE**

APPLICATION TYPE

HOUSEHOLDER

SITE LOCATION

**51 ICKENHAM ROAD
RUISLIP
HA4 7BZ**

APPLICANT

MR R AHMED

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1.0 Proposal

- 1.1 This application seeks planning permission for a first floor rear extension and an extension to the roof to create additional habitable accommodation within the roof space.
- 1.2 The amended scheme follows the refusal of planning application ref 24650/APP/2018/117 dated 5th March 2018 for a *'Single storey side extension, first floor rear extension and extension to the roof with two rear roof lights to create additional habitable roof space'* and the pre-application advice received through reference 24650/PRC/2017/41, dated 6th July 2017, for a development which proposed a *'single/double front/side/rear extension'*. The council considered that the creation of a single/double front/side/rear extension owing to its siting and overall scale and design would be an incongruous addition to the property.
- 1.3 Consequently, a decision was made to revise the refused scheme in order to hopefully overcome the council's earlier concerns to produce a scheme that relates well to the host property and represents a congruous form of development that would enhance the character, appearance and visual amenities of the street scene whilst also preserving the surrounding Ruislip Village Conservation Area.
- 1.4 As such, the following amendments have been made to the resubmitted drawings:
- a) Single storey side extension has been omitted in order to maintain the boundary hedge and the separation between the host property and the neighbouring property No. 49.
 - b) The existing two characteristic gable elements have now been correctly shown as a true representation.
 - c) The proposed crown roof is shown to be hidden behind the gable features.
 - d) The existing front dormer has been correctly shown as a true representation with the side elevations now shown as a gable end.
 - e) Proposed fenestration to the first floor rear extension has now been aesthetically aligned to follow the window pattern below.
 - f) Proposed rear facing windows have been illustrated at loft level to reflect the existing loft windows.
- 1.5 The scheme seeks to construct a first floor extension above the existing single storey extension at a depth of 3.05m and a width of 9.7m, the roof will also be extended to create additional habitable space in the loft, however, the revised scheme will replicate the existing roof form to ensure a cohesive development and to preserve the architectural integrity of the host property.

- 1.6 All work will be completed in materials which match the host property to ensure the development complements the original dwelling and harmonises old with new.



Existing rear elevation



Proposed rear elevation



Existing side elevation



Proposed side elevation

2.0 Site Location

- 2.1 The application site covers an area of approximately 610m² and comprises a two-storey detached property situated to the southern side of Ickenham Road opposite the junction with Church Avenue which sits adjacent to a Premier Inn with Beefeater Grill. The application property is positioned back from the highway behind a paved front curtilage whilst the rear garden is mainly laid to lawn and bordered by a tall fence.



Aerial view of the application site and surrounding area

- 2.2 The area is predominantly residential in character and comprises individually designed substantial detached dwellings. The application site lies within the Ruislip Village Conservation Area and although the host property is not a listed building it lies near to 'Fiveways' a locally listed building.



No. 51 Ickenham Road

3.0 Relevant Planning Policy

- 3.1 The following paragraphs provide a brief summary of the relevant local, regional and national planning policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF)

- 3.2 The National Planning Policy Framework sets out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

- 3.3 Paragraph 14 of the NPPF sets out that a presumption in favour of sustainable development is at the heart of the National Planning Policy Framework with paragraph 187 stating that local planning authorities should approach decision making in a positive way and should look for solutions rather than problems. The NPPF also advises that decision takers at every level should seek to approve applications for sustainable development where possible.

- 3.4 For decision making this means:

- Approving development proposals that accord with the development plan without delay;
- Where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

Core Planning Principles

- 3.5 Paragraph 17 of the NPPF sets out 12 core land-use planning principles which should underpin both plan-making and decision taking. The second, fourth and tenth bullet points state that planning should:

- *"Not simply be about scrutiny but instead be a creative exercise in finding ways to enhance and improve the places in which people live their lives".*
- *"Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings".*
- *"Conserve heritage assets in a manner appropriate to their significance, so that they can be enjoyed for their contribution to the quality of life of this and future generations".*

Requiring good design

- 3.6 Section 7 of the NPPF refers to design, however there are no specific policies or guidance relating to residential development. Indeed paragraph 60 states:

“Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles”.

- 3.7 Paragraph 58 states that planning policies and decisions should aim to ensure that development should respond to local character and history and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation.

Conserving and enhancing the historic environment

- 3.8 Section 12 of the NPPF refers to the conservation and enhancement of the historic environment. Paragraph 131 sets out that that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets, to the positive contribution that the conservation of heritage assets can make to sustainable communities and the desirability of new development making a positive contribution to local character and distinctiveness.

- 3.9 Paragraph 132 states that when considering the impact of a proposed development on the significance of a designated heritage asset that great weight should be given to the asset’s conservation. Paragraph 133 states that local planning authorities should refuse consent if a proposed development would lead to substantial harm to the significance of a designated heritage asset (including a Conservation Area).

- 3.10 The NPPF does not define “*substantial harm*” but it is widely accepted as including the total loss of a heritage asset, or fundamental compromise of its significance by means of extensive physical alterations, or inappropriate development within its setting. Such an impact can only be justified on the grounds that the harm is necessary to deliver important public benefits that outweigh the value of the heritage asset. In these terms it is absolutely clear that the application proposal will not result in “*substantial harm*” to the Conservation Area. Moreover, it must be pointed out that even the Council do not state within the reason for refusal that the proposal would lead to substantial harm to the historic significance of the Conservation Area.

- 3.11 Paragraph 134 of the NPPF sets out that “*less than substantial harm*” arises from proposals which include physical alterations or development within the setting, which on balance retain the fabric-authenticity and integrity of the heritage asset. The NPPF advises that such proposals should be “*weighed against the public benefits of the proposal*”. Such benefits include securing a sustainable future for the heritage asset

Decision taking

- 3.12 Paragraph 196 reiterates that the planning system is “*plan led*” stating that planning law requires that applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. Paragraph 196 clarifies that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

London Plan

- 3.13 The London Plan which sets a clear context for considering development needs at local level taking full account of borough’s diverse character. Policies 7.4 Local Character, 7.6 Architecture and 7.8 Heritage Assets and Archaeology are considered relevant.

Policy 7.4: Local Character

- 3.14 Policy 7.4 requires development to have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings and states that buildings should be of a high quality design which has regard to the existing street and which makes a positive contribution to the character of the place.

Policy 7.6: Architecture

- 3.15 Policy 7.6 requires that architecture should make a positive contribution to a coherent public realm, streetscape and wider cityscape. It should incorporate the highest quality materials and design appropriate to its context.

Policy 7.8: Heritage Assets and Archaeology

- 3.16 Policy 7.8 states that development affecting heritage assets (including Conservation Areas) should conserve their significance by being sympathetic to their form, scale, materials and architectural detail.

Hillingdon Local Plan: Part One – Strategic Policies (November 2012)

- 3.17 The Hillingdon Local Plan is the key strategic planning document for Hillingdon and has an ambition for Hillingdon to be an attractive and sustainable borough. Policies BE1 and HE1 are considered relevant.

Policy BE1: Built Environment

- 3.18 Policy BE1 states that the Council will require all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. Criterion 1 of the policy states that new developments should achieve a high quality of design in all new buildings, alterations, extensions and the public realm which enhances the local distinctiveness of the area and which contributes to community cohesion and a sense of place. Criterion 2 of the policy states that proposals should be designed to be appropriate to the identify and context of Hillingdon’s buildings, townscapes, landscapes and views, and make a positive contribution to the local area in terms of layout, form, scale and materials and seek to protect the amenity of surrounding land and buildings, particularly residential properties.

Policy HE1: Heritage

- 3.19 The Council will conserve and enhance Hillingdon's distinct and varied environment, its setting and the wider historic landscape.

Hillingdon Local Plan: Part Two – Saved Unitary Development Plan Policies

- 3.20 A direction was issued on 24 September 2007 by the Government Office for London confirming Hillingdon's request to 'Save' key local policies and to delete obsolete or rarely used policies. This was effective from the 27 September 2007. Policies BE4, BE13, BE15, BE19, BE20, BE21 and BE22 are considered relevant.

3.21 UDP Policy BE4: Conservation Areas

New development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area.

UDP Policy BE13: Design of New Developments

- 3.22 Policy BE13 states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene or other features of the area.

UDP Policy BE15: Design of New Developments

- 3.23 Proposals for alterations and extensions to existing buildings will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building.

UDP Policy BE19: Residential Amenity

- 3.24 Policy BE19 states that the Council will seek to ensure that new development within residential areas complement or improve the amenity and character of the area.

UDP Policy BE20: Residential Amenity

- 3.25 Buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded.

UDP Policy BE21: Residential Amenity

- 3.26 Planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity.

UDP Policy BE22: Residential Amenity

- 3.27 Residential extensions and buildings of two or more storeys in height should be set back a minimum of 1 metre (1.5 metre in the Copsewood and Gate Hill Farm estates, Northwood and The Drive, Ickenham) from the side boundary of the property for the full height of the building.

HDAS Supplementary Planning Document Residential Extensions

- 3.28 Section 6.0 refers to rear and first floor rear extensions whilst section 7.0 refers to loft conversions and roof alterations.

4.0 Principle of the Development

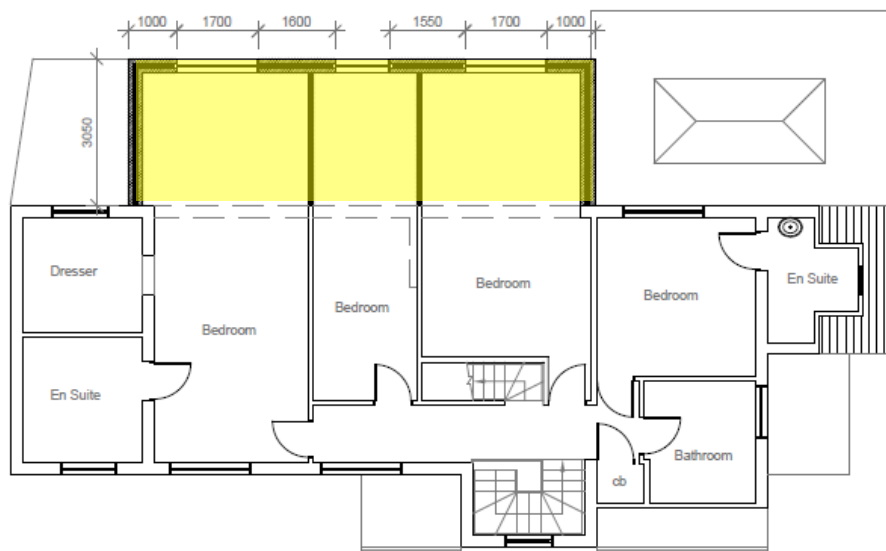
- 4.1 The applicant's architect has designed a high quality residential scheme that will complement the appearance and character of the existing house and will allow the property to be extended to improve residential amenity for occupants without negatively impacting upon the amenities of neighbouring residents or the special architectural qualities of the conservation area.
- 4.2 The site is clearly located within a predominantly residential area and, as such, the proposed scheme to extend an existing dwelling should be considered acceptable in principle, subject to the scheme being in accordance with both national and local planning policy.
- 4.3 The proposed extensions are of a sympathetic design that has been specifically chosen to enhance the original property and harmonise with the surrounding pattern of development and the wider area. The scheme has also taken account of the pre-application advice received, the previous refusal and the specific requirement of the National Planning Policy Framework relating to good design.

5.0 Design

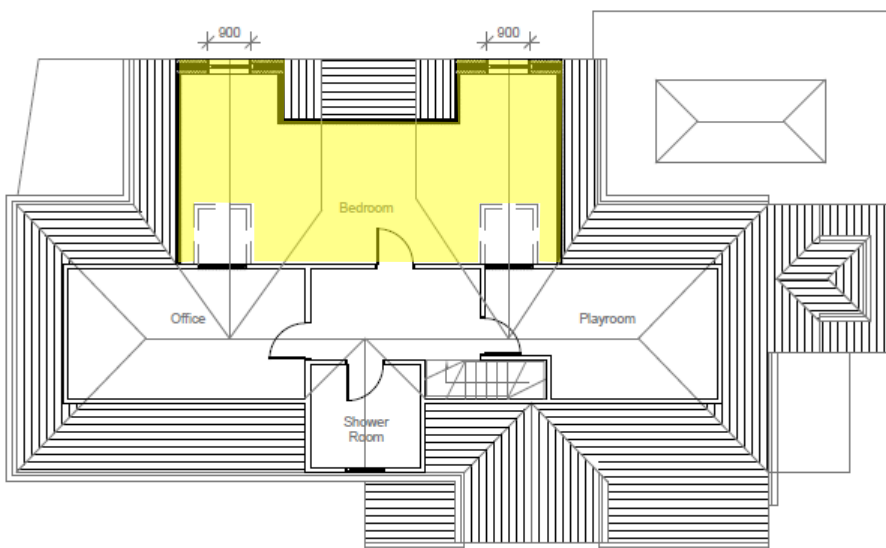
- 5.1 Policy BE1 of the Hillingdon Local Plan: Part One – Strategic Policies requires all new development to improve and maintain the quality of the built environment in order to create successful and sustainable neighbourhoods, where people enjoy living and working and that serve the long-term needs of all residents. All development should achieve a high quality of design which enhances the local distinctiveness.
- 5.2 The development has been sensitively redesigned to a high standard to ensure that it does not impact negatively on the immediate location, making a positive contribution to the conservation area whilst also providing additional living accommodation for the occupants of No. 51 Ickenham Road. The extension would not project above the ridgeline of the host property whilst the crown roof would be hidden behind the gable features ensuring that it would not have any visual impact on the original dwelling or the neighbouring properties. Consequently, the scheme would produce a development of modest proportions which would be a subordinate addition to the host property in accordance with the recommendations of the HDAS: Residential Extensions SPD.
- 5.3 As previously described, the scheme seeks to construct a first floor rear extension above the existing single storey extension at a depth of 3.05m and a width of 9.7m, the roof will also be extended to create additional habitable space in the loft. However, the revised scheme would replicate the existing roof form and pitches to ensure a cohesive development and to preserve the architectural integrity of the host property.
- 5.4 The revised scheme has taken into consideration the Conservation and Urban Design Officer's comments from the original application and recognises that the existing property is characterised by two rear gable features. Consequently, the revised scheme incorporates this design into the extension reflecting the original roof pitch with a modest crown roof

element that would be in keeping with other property roof forms and reflect similar development within the locality, including a recent development at No. 26A Ickenham Road following the approval of application ref 32347/APP/2017/4114 for a '*First floor side extension*' which resulted in a large flat roof area which is highly prominent within the conservation area, although was deemed an appropriate addition. Further examples of similar developments are contained within section 10.0 which clearly demonstrate the council's acceptance of this type of residential improvement.

- 5.5 In this instance it is asserted that the extensions would not lead to a significant change in the character and appearance of the area whilst it is considered that the extensions and alterations would enhance the site and improve the visual amenity for neighbouring occupiers.
- 5.6 The development would increase the usable internal floor area by approximately 46m², although it would not lead to an increase in the footprint of the property thereby ensuring the private amenity space to the rear of the property is not reduced.



**Proposed
first floor
layout**



**Proposed
loft
layout**

- 5.7 It is considered that the revised scheme is now appropriate in terms of its siting, size, scale, materials and design, and so would have no adverse impact on the character and appearance of the area and would assimilate well with the surrounding level of development. Consequently, the proposal conforms to the aims of the National Planning Policy Framework which seeks to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

6.0 Impact on the Conservation Area

- 6.1 Policy 7.8 of the London Plan states that development affecting heritage assets, including conservation areas, should conserve their significance by being sympathetic to their form, scale, materials and architectural detail. Saved UDP policy BE4 states that new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.
- 6.2 It is acknowledged that the application site is located within a conservation area, however, this in itself does not mean that the proposed works are unacceptable or that they would be of detriment to the appearance of the conservation area. Given the design changes which have now been applied to the scheme, it is absolutely clear that the application proposal would not result in substantial harm or even less than substantial harm to the conservation area.
- 6.3 The proposed first floor rear extension and extension to the roof are considered to be of an acceptable sympathetic design which would have limited impact on the Ruislip Village Conservation Area. The scale of the extensions is in keeping with the host building as the modest proportions of the development above the existing single storey rear extension would not overwhelm the original dwelling or the neighbouring properties. Once built, the extensions would appear as part of the original dwelling through the use of matching materials and the high quality design and detailed features.
- 6.4 When considering the visual impact of the proposed works, it is also important that due consideration is given to where the impact would be perceived and what the actual demonstrable impact would be. In this instance, given that the extensions would be sited to the rear of the property, the proposed works would have little visual impact on the street, with only distant limited views available between properties on Kingsend to the south. Furthermore, as the proposed development is to the rear of the property, the front façade would remain unaltered and therefore continue to contribute to the street scene as an individual dwelling and as part of the planned estate.
- 6.5 As the proposed development will replicate the existing built form, with a modest increase in depth of just 3.05m at a width of only 9.7m, the extensions would not alter the appearance of the current dwelling on the site to any significant degree when viewed from the rear. Due to the modest proportions of the proposed extensions and the intended use of matching

materials, the impact of the extension would be negligible as it would not appear overly prominent from any public or private viewpoints.

- 6.6 The high quality extension proposed to the rear of No. 51 would not look out of keeping with the surroundings and could not be deemed to detract in any way from the surrounding conservation area considering other developments which have already taken place in the vicinity and due to its proposed location to the rear of the dwelling. Any suggested adverse impact would be extremely limited and would be balanced by facilitating a more efficient use of the building, thereby enhancing and improving the residential amenity levels for current and future occupants of the application dwelling.
- 6.7 As such, the proposed works would clearly sustain the significance of the conservation area and people's experience of it. It is strongly asserted that the significance and appreciation of the conservation area, within the zone of influence of the proposal, would not be compromised by the proposed extensions. Therefore, the applicant is confident that the design changes have overcome the previous concerns and that the proposed works would be compatible with the special characteristics of the area and would not lead to any harm to the building or the locality.

7.0 Residential Amenity

- 7.1 Policy BE20 states that buildings should be laid out so that adequate daylight and sunlight can penetrate into and between them and the amenities of existing houses are safeguarded. Policy BE21 states that planning permission will not be granted for new buildings or extensions which by reason of their siting, bulk and proximity, would result in a significant loss of residential amenity whilst policy BE24 states the design of new buildings should protect the privacy of the occupiers and their neighbours.
- 7.2 The proposed first floor rear extension has been set-in from the neighbouring boundaries to ensure the scheme would not result in an unacceptable loss of light or outlook to the occupants of the adjacent dwellings. A separation distance of approximately 3m would be retained to the eastern boundary with No. 49 whilst a distance of 9.5m would be retained to the western boundary with No. 53. Consequently the proposed extensions would not compromise a 45 degree sightline taken from the neighbouring dwellings which in combination with the separation distances achieved would safeguard adjacent occupiers from any unacceptable loss of light or outlook.
- 7.3 The closest properties to the rear are located on Kingsend, although as a separation distance of over 30m would be retained once the development is constructed, the proposed development would not appear overly dominant and the rear facing habitable windows would not result in any loss of privacy or additional overlooking.
- 7.4 As the case officer considered that previous application ref 24650/APP/2017/117 would not result in any impact on neighbouring amenity, it is emphasised that the minimal changes to

the scheme ensures that the proposal still represents a neighbourly form of development and therefore conforms to the recommendations of saved UDP policies BE19, BE20, BE21 and BE24.

8.0 Garden Space

- 8.1 The property benefits from a good sized rear garden and as the development would not reduce the existing space an adequate garden area would be retained as a consequence of the extension.
- 8.2 Paragraph 5.13 recommends that 4+ bedroom houses should retain a rear garden area of 100m² and although as a result of the development the bedroom numbers at No. 51 would be increased from 4 to 5, the rear garden which covers an approximate area of 230m² is more than sufficient for a potential increase in occupancy.

9.0 Parking and Access

- 9.1 As a result of the proposed development there would be no impact on the existing parking provision at the site. Although the scheme proposes to increase the gross internal floor area and the number of bedrooms in the property the hardstanding to the front of the site can comfortably accommodate the parking requirements for a detached dwelling of this size and consequently the development would not lead to any increase in on-street parking.
- 9.2 Furthermore, the 'in and out' driveway would continue to provide access into the site utilising the existing dropped kerbs and therefore, no impacts to highway safety would occur.

10.0 Surrounding Residential Development

- 10.1 As previously described there are many instances within the Ruislip Village Conservation Area where similar developments have been undertaken and whilst it is acknowledged that some of these have been completed via permitted development means other extensions have been subject to planning consent.
- 10.2 The examples highlighted demonstrate that the surrounding built environment does not consist of one architectural style or common feature and has been allowed to evolve with the introduction of similar two storey extensions and additional habitable space through substantial roof extensions and loft conversions. A number of these have resulted in high quality crown roof additions that are entirely suitable for this location and reflect the surrounding original built form without having any detrimental impact upon the architectural integrity of the setting.
- 10.3 Examples on Ickenham Road include:

No. 26a Ickenham Road Application ref 32347/APP/2017/4114 approved 8th January 2018

Proposal: First floor side extension.

This would result in a large crown roof to the side elevation of the property in full view from the public realm.

No. 27 Ickenham Road Application Ref 11153/APP/2008/3427 approved 16th February 2009

Proposal: Erection of a part single storey, part two storey side/rear extension with two rooflights, two storey and single storey front extensions to form bay windows involving canopy to front and conversion of roofspace to habitable use to include new window to front gable, 2 rear dormers and 2 rooflights to both sides (part retrospective application).

No. 33 Ickenham Road Application Ref 30140/APP/2008/2305 approved 16th January 2009

Proposal: Erection of a two storey front/side and two storey rear infill extensions, alterations to front, side and rear elevations, conversion of an integral garage to habitable use and installation of vehicular crossover (involving demolition of existing single storey front porch and rear extension).

No. 32 Ickenham Road Application Ref 12766/APP/2005/1227 approved 17th June 2008

Proposal: Erection of single storey part front extension, and two storey side extension (involving demolition of existing garage and conservatory).

This development has resulted in a substantial addition to the original property and introduced a crown roof element.

10.4 Examples on Kingsend include:

No. 17 Kingsend Application Ref 43150/APP/2007/420 approved 11th April 2007

Proposal: Erection of a single-storey part rear extension, conversion of roofspace to habitable accommodation involving the installation of rooflights, replacement of existing flat roof with pitched roof and installation of solar panels to rear and east side roof areas (use as a single family dwelling).

No. 29 Kingsend Application Ref 6470/APP/2003/813 approved 4th September 2003

Proposal: Erection of a single storey rear extension and conversion of roofspace to habitable room involving construction of new raised roof.

No. 27 Kingsend Application Ref 17416/B/96/1157 approved 21st November 1996

Proposal: Erection of a two storey side and rear extension.

10.5 Further examples on Sharps Lane, Wood Lane and Woodstock Drive include:

83 Sharps Lane Application Ref 22370/APP/2011/2311 approved 14th November 2011

Proposal: Two storey side extension, single storey rear extension and conversion of roofspace to habitable use to include a rear dormer and 1 rooflight to rear involving demolition of single storey detached garage to rear.

87 Sharps Lane Application Ref 20599/APP/2005/2452 approved 25th October 2005

Proposal: Erection of a two storey side and part single, part two storey rear extension with balcony.

38 Wood Lane Application Ref 1229/APP/2004/554 approved 2nd June 2004

Proposal: Erection of a two-storey rear extension (involving demolition of central section of ground floor addition).

20 Woodstock Drive Application Ref 7047/APP/2017/2379 approved 29th August 2017

Proposal: Part two storey, part first floor rear extension, porch to front and conversion of garage to habitable use involving alterations to elevations.

16 Woodstock Drive Application Ref 25359/APP/2014/2250 approved 27th August 2014

Proposal: Two storey rear/side extension, conversion of garage to habitable use involving installation of bay window to front and alterations to front boundary wall.

11.0 Document List

11.1 The following documents are submitted as part of the application proposal.

- Existing Ground Floor Plan – Dwg 51ickenhamroad/2017/01
- Existing First and Loft Floor Plans – Dwg 51ickenhamroad/2017/02
- Existing Elevations – Dwg 51ickenhamroad/2017/03 Rev A
- Proposed First and Loft Floor Plans – Dwg 51ickenhamroad/2017/05 Rev B
- Proposed Elevations – Dwg 51ickenhamroad/2017/06 Rev B
- Location and Block Plan – Dwg 51ickenhamroad/2014/07 Rev B
- Existing/Proposed Roof Plans – Dwg 51ickenhamroad/2017/08
- Design and Access Statement – BB Planning

12.0 Conclusions

- 12.1 The application has taken account of the comments received following the pre-application advice and the previous refusal which has resulted in a high quality residential development that would enhance the appearance of the site without resulting in any adverse impacts on the conservation area setting or the amenities of local residents.
- 12.2 As demonstrated, the scheme now complies with the recommendations of the National Planning Policy Framework, the London Plan and the relevant Local Plan policies by producing a development that would protect and enhance the conservation area whilst not impacting upon the residential amenity of neighbouring occupiers and improving amenities for existing and future occupants of the host property.
- 12.3 The NPPF states that decision-takers at every level should seek to approve applications for sustainable development where possible and that the application should be considered in the context of the presumption in favour of sustainable development. Therefore, we respectfully request that this application be allowed with any reasonable and appropriate planning conditions deemed necessary in the circumstances of this case.

BB Planning

April 2018