



PLANNING, DESIGN & ACCESS STATEMENT

*PROPOSAL: ERECTION OF 1 X TWO-BEDROOM ATTACHED DWELLING WITH
ASSOCIATED AMENITY SPACE*

AT

10 St Luke Close, Cowley, Uxbridge, UB8 3SN

September 2023

RJS PLANNING

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1.0 INTRODUCTION

- 1.1 This statement has been prepared by RJS Planning, on behalf of Mr Nirmal Ahuja, in support of a planning application for the proposed erection of a 1x two-bedroom attached dwelling with associated amenity space at no. 10 St Luke Close in Cowley, Uxbridge.
- 1.2 This application follows the council's decision to refuse application ref 36391/APP/2022/2104 for *'the erection of a two storey side/rear extension and a single storey rear extension. Rooflight located on rear roof slope with demolition of outbuildings'* on 14th December 2022 and subsequent appeal reference APP/R5510/D/23/3317700 which was allowed on 21st July 2023.



Scheme allowed under appeal ref 3317700

- 1.3 The proposed development also addresses those previous concerns raised against refused planning application ref 36391/APP/2022/521 dated 9th May 2022 for *'Erection of 1x three-bedroom detached dwelling with associated amenity space'*.
- 1.4 The following statement will demonstrate that the new proposal would be compliant with the aims of the NPPF (2021), the London Plan 2021, Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

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2.0 THE SITE



Application site and surrounding area

- 2.1 The application site is positioned at the eastern end of St Luke Close and to the southern side of the host terrace. The surrounding area is residential in character; however, the site is not within a conservation area.
- 2.2 The site comprises an end of terrace two storey dwelling which is positioned on a larger corner plot.



Application site

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3.0 THE PROPOSED DEVELOPMENT

- 3.1 The application seeks planning permission for the proposed erection of a 1x two-bedroom attached dwelling with associated amenity space at no. 10 St Luke Close.
- 3.2 The proposed scale and size of the extensions to the host property would be identical to those previously approved at appeal.
- 3.3 Thus, the proposed two storey side extension would be 4.297m wide extending the full depth of the property and projecting beyond the rear elevation by 3.4m x 6.2m wide. The single storey element to the rear would be 3.4m deep x 4.6m wide.
- 3.4 The two-storey side extension would be gabled and maintain the same eaves and ridge height as the host dwelling whilst the two-storey rear extension would be set down from the ridge and would have a hipped roof design. The single storey rear element would have a mono-pitched roof form with an eaves height of 2.3m and a ridge height of 3.3m.
- 3.5 The only visible differences would be the size of the doorway to the side of the new dwelling, the canopy porch to the side elevation and alterations to the windows within the first-floor rear extension.
- 3.6 The host property would be retained as a 3-bedroom dwelling but would gain additional living space from the proposed part single/part two storey rear extension resulting in a GIA of 103.58m².
- 3.7 The proposed 2-bedroom dwelling would have a GIA of 85.2m² comprising living room, entrance hallway, WC, combined kitchen/dining room with storage cupboard to the ground floor; 2x bedrooms and a family bathroom to the first floor. The floor to ceiling height would meet or exceed the expected 2.5m standard.
- 3.8 The rear garden would be subdivided retaining a 95.5m² garden for the host property and a 102.5m² garden for the new dwelling. An existing outbuilding would be demolished.
- 3.9 Two off-street parking spaces would be allocated to the front of the building and bin and cycle storage would be provided.
- 3.10 The scheme would utilise materials which match the host building and wider street scene.

4.0 RELEVANT PLANNING POLICY

- 4.1 The following paragraphs provide a brief summary of the relevant local policies and the relevant guidance within the National Planning Policy Framework. The paragraphs are in a hierarchical order relative to national and local planning policy.

National Planning Policy Framework (NPPF) 2021

- 4.2 The NPPF 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

- 4.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

- 4.4 Paragraph 38 states that Local planning authorities should approach decisions on proposed development in a positive and creative way.

Delivering a sufficient supply of homes

- 4.5 Paragraph 60 explains that to support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed.

Achieving well-designed places

- 4.6 Section 12 of the NPPF refers to design, with paragraph 126 describing how the Government attaches great importance to the design of the built environment, stating that *"Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities."*
- 4.7 Paragraph 130 states that planning policies and decisions should ensure that developments:
- a) *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
 - b) *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
 - c) *are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*

- d) *establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) *optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

London Plan

- 4.8 The council embraces the sentiments of the London Plan which sets a clear context for considering development needs at local level. Policies D4 and D6 are considered relevant.

Policy D4: Delivering good design

- 4.9 For residential development it is particularly important to scrutinise the qualitative aspects of the development design described in Policy D6 Housing quality and standards. The higher the density of a development the greater this scrutiny should be of the proposed built form, massing, site layout, external spaces, internal design and ongoing management.

Policy D6: Housing quality and standards

- 4.10 Amongst other criteria; 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.

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

- 4.11 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. Policy BE1 is considered relevant.

Policy BE1: Built Environment

- 4.12 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.

Local Plan: Part Two – Development Management Policies (January 2020)

- 4.13 The Local Plan Part 2 Development Management Policies and Site Allocations and Designations were adopted as part of the borough's development plan at Full Council on 16 January 2020. DMHB 11, DMHB 12, DMHB 16, DMHB 18 and DMHD 1 are considered relevant to the proposal.

Policy DMHB 11: Design of New Development

- 4.14 All development, including extensions, alterations and new buildings will be required to be designed to the highest standards and, incorporate principles of good design including:

- i) harmonising with the local context by taking into account the surrounding:
 - scale of development, considering the height, mass and bulk of adjacent structures;
 - building plot sizes and widths, plot coverage and established street patterns;
 - building lines and setbacks, rooflines, streetscape rhythm, for example, gaps between structures and other streetscape elements, such as degree of enclosure;
 - architectural composition and quality of detailing;
 - local topography, views both from and to the site; and
 - impact on neighbouring open spaces and their environment.
- ii) ensuring the use of high quality building materials and finishes;
- iii) ensuring that the internal design and layout of development maximises sustainability and is adaptable to different activities;
- iv) protecting features of positive value within and adjacent to the site, including the safeguarding of heritage assets, designated and un-designated, and their settings; and
- v) landscaping and tree planting to protect and enhance amenity, biodiversity and green infrastructure.

Policy DMHB 12: Streets and public realm

- 4.15 Development should be well integrated with the surrounding area and accessible. It should:

- i) improve legibility and promote routes and wayfinding between the development and local amenities;

- ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area;
- iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space;
- iv) provide safe and direct pedestrian and cycle movement through the space;
- v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard;
- vi) where appropriate, include the installation of public art; and
- vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHB 16: Housing Standards

4.16 All housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should:

- i) meet or exceed the most up to date internal space standards, as set out in Table 5.1

Table 5.1: Minimum Floorspace Standards (National Space Standards)

Number of bedrooms	Number of bed spaces	Minimum Gross Internal Area (m ²) 1 storey dwellings	2 storey dwellings	3 storey dwellings	Built-in storage (m ²)
1b	1p	39 (37)*			1.0
	2p	50	58		1.5
2b	3p	61	70		2.0
	4p	70	79		
3b	4p	74	84	90	2.5
	5p	86	93	99	
	6p	95	102	108	
4b	5p	90	97	103	3.0
	6p	99	106	112	
	7p	108	115	121	
	8p	117	124	130	
5b	6p	103	110	116	3.5
	7p	112	119	125	
	8p	121	128	134	
6b	7p	116	123	129	4.0

Policy DMHB 18: Private Outdoor Amenity Space

- 4.17 All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3.

Table 5.3: Private Outdoor Amenity Space Standards

Dwelling type	No of bedrooms	Minimum amenity space provision (sqm)
Houses	1 bedroom	40
	2 and 3 bedrooms	60
	4 + bedrooms	100
Flats	Studio and 1 bedroom	20
	2 bedrooms	25
	3 + bedrooms	30

Policy DMHD1: Alterations and Extensions to residential dwellings

- 4.18 Planning applications relating to alterations and extensions of dwellings will be required to ensure that:

- i) there is no adverse cumulative impact of the proposal on the character, appearance or quality of the existing street or wider area;
- ii) a satisfactory relationship with adjacent dwellings is achieved;
- iii) new extensions appear subordinate to the main dwelling in their floor area, width, depth and height;
- iv) new extensions respect the design of the original house and be of matching materials;
- v) there is no unacceptable loss of outlook to neighbouring occupiers; vi) adequate garden space is retained;
- vii) adequate off-street parking is retained, as set out in Table 1: Parking Standards in Appendix C;
- viii) trees, hedges and other landscaping features are retained; and
- ix) all extensions in Conservation Areas and Areas of Special Local Character, and to Listed and Locally Listed Buildings, are designed in keeping with the original house, in terms of layout, scale, proportions, roof form, window pattern, detailed design and materials..

5.0 THE PLANNING CASE

Introduction

5.1 This section will demonstrate that the proposed development would not conflict with the overall aims of national, regional or local planning policy.

5.2 As such, the main considerations in the assessment of this application relate to:

- Principle of development
- Design, character and appearance
- Living standards for future occupiers
- Impact on neighbour amenity
- Transport
- Refuse and recycling

Principle of development

5.3 As set out in the National Planning Policy Framework the council is committed to the supply of new homes and sets out ways in which this can be achieved.

5.4 Section 11 of the NPPF has regard to 'Making effective use of land' and states that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*.

5.5 The London Plan currently has a target set for the delivery of 1,083 housing completions per annum in the Hillingdon borough of which 295 should be net housing completions on small sites (below 0.25 hectares in size).

5.6 Policy H2 (Small sites) states that boroughs should also pro-actively support well-designed new homes on small sites and for London to deliver more of the housing it needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. **Therefore, increasing the rate of housing delivery from small sites is a strategic priority.**

5.7 The proposed construction of one new dwellinghouse would therefore, support the aims of the NPPF and London Plan which seek to make efficient use of underutilised land and buildings.

5.8 Furthermore, the principle of the proposed extensions has already been established under appeal reference 36391/APP/2022/521. Consequently, redeveloping the land

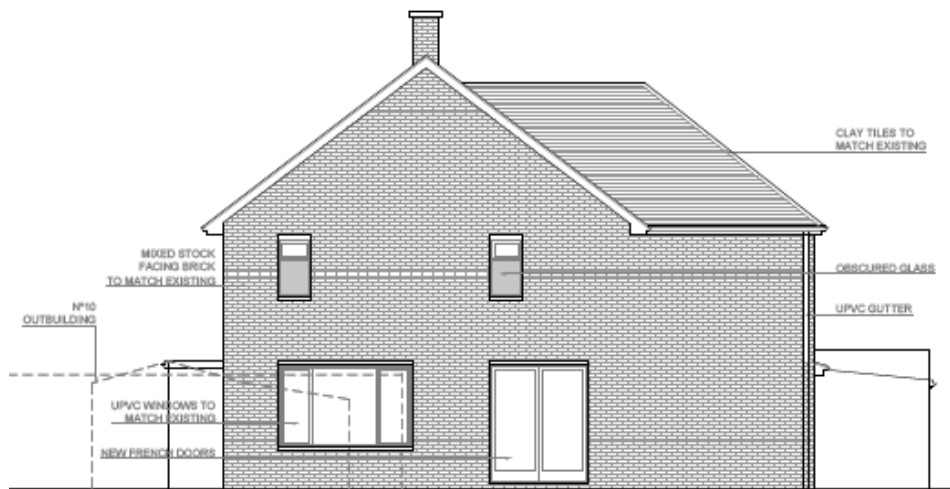
to the side of the existing property with a new dwellinghouse should be acceptable in principle subject to other material planning considerations.

Design, character and appearance

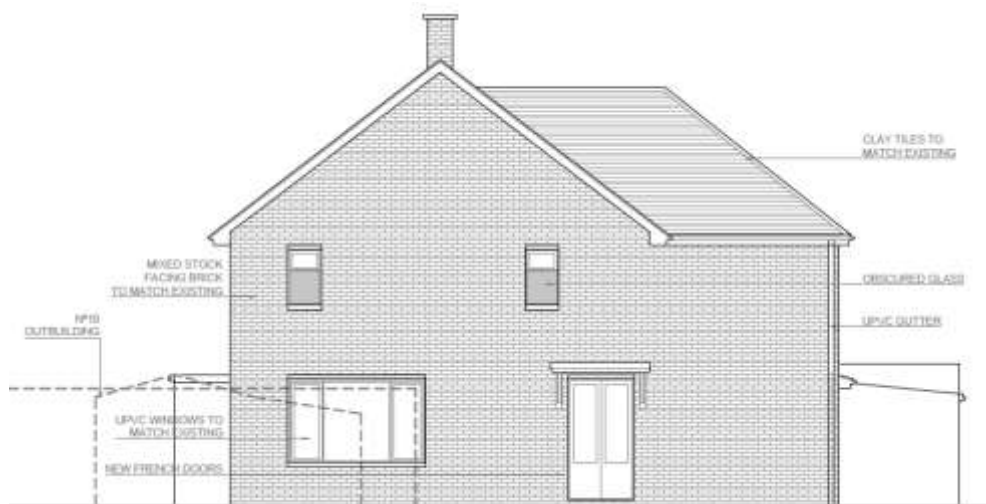
- 5.9 Paragraph 126 of the NPPF states that *“Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.”*
- 5.10 Paragraph 130 of the NPPF (2019) requires Local Planning Authorities to ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities).
- 5.11 London Plan policies D1 (London’s form, character and capacity for growth) and D4 (Delivering good design) expect development to understand the existing character and context of an area.
- 5.12 Local Plan policy DMHB 11 (Design of new development) seeks to ensure that development harmonises with local context taking into account the surrounding scale of development, building lines, height, design and materials of the area.
- 5.13 Policy DMHB 12 (Streets and public realm) requires development to take account of the established townscape character and quality of the surrounding area.
- 5.14 To recap, the extensions are identical in their size, scale and layout as that previously approved at appeal. The Inspector stated in their decision:

“10. To my mind, the extension is acceptably designed, in that it reflects the design, appearance and materials of the other dwellings comprised in the terrace, taken as a whole. In time, I am confident that, if built, it would assimilate seamlessly and harmoniously into the street scene, just as the extension at the other end of the terrace has done. The side extension will therefore, to my mind, sit acceptably in its visual and spatial context without causing harm. This is a significant material consideration which attracts substantial weight and indicates to me that it is not necessary in this case to adhere strictly to the DMP policy DMHD 1 criterion in respect of widths of extensions.”

- 5.15 To recap, the very minor alterations to that previously approved comprise change to the size of the side entrance door to the new dwelling, a canopy porch and windows within the first-floor rear elevation of the proposed extension.



Approved side elevation



Proposed side elevation



Approved rear elevation

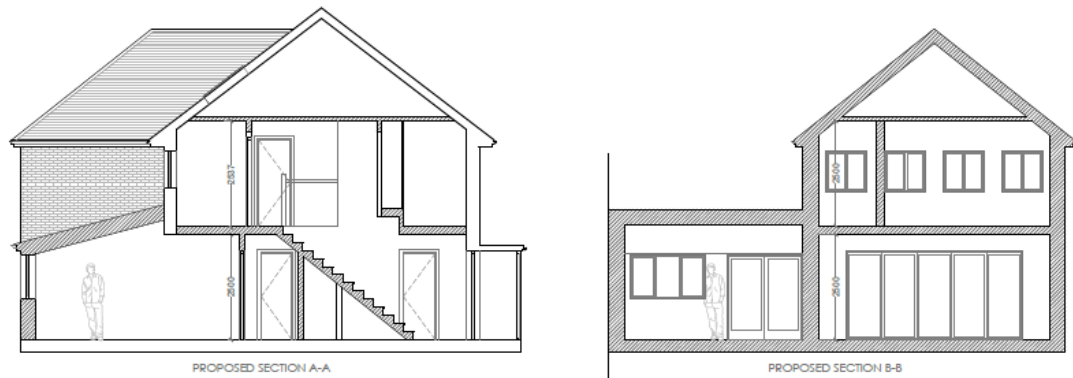


Proposed rear elevation

- 5.16 The extant planning approval is a planning merit to which significant weight should be given in this case.
- 5.17 The modest changes to the external appearance of the building over and above that previously approved would still reflect the design, appearance and materials of dwellings in the host terrace and once built would assimilate seamlessly and harmoniously.
- 5.18 Therefore, the scheme would still comply with the aims of the NPPF, London Plan (2021), policy BE1 of the Hillingdon Local Plan: Part 1 Strategic Policies and policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two – Development Management Policies which collectively seek high quality development which illustrates high quality design and respects local context.

Living standards for future occupiers

- 5.19 London Plan policy D6 (Housing quality and standards) sets out that housing development should be of high quality design and provide adequately sized rooms with comfortable and functional layouts.
- 5.20 Local Plan policy DMHB 16 (Housing standards) accords with the requirements of London Plan policy D6 requiring development to meet or exceed the most up to date internal space standards.
- 5.21 The development proposes to retain the existing 3-bedroom/5-person dwelling and extend this with a part single/part two storey rear extension. The ground floor extension will accommodate a new kitchen/diner whilst the first-floor extension would facilitate an ensuite to the master bedroom. The host building would have a GIA of 103.58m².
- 5.22 The new dwelling would accommodate a 2-bedroom/4-person unit with a GIA of 85.2m² comprising living room, entrance hallway, WC, combined kitchen/dining room and store cupboard to the ground floor with 2x bedrooms and family bathroom to the first floor.
- 5.23 Both dwellings exceed the minimum internal space standards for a 3-bedroom/5-person unit and the proposed 2-bedroom/4-person unit set out in Table 3.1 of the London Plan and Table 5.1 of DMP policy DMHB 16 (Housing standards).
- 5.24 The section plan also demonstrates that the internal floor to ceiling height would be at least 2.5m and due to the layout of the rooms and the outlook, the proposal would provide comfortable living conditions for future occupants.



Proposed section

- 5.25 Regarding outdoor space the host dwelling would retain a rear garden of 95.5m² whilst the new dwelling would have a private rear garden of 102.5m². The dwellings would have a patio area adjacent to the house with the remaining area soft landscaped. A 1.8m high boundary close boarded fence would be installed between the gardens to safeguard privacy.



Existing large rear garden would be subdivided

- 5.26 In addition, given the orientation of the gardens relative to the trajectory of the sun they would also receive a reasonable amount of sunlight.

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- 5.27 DMP policy DMHB 18 (Private outdoor amenity space) states that 2 and 3 bedroom dwellings should provide at least 60m² of private garden and therefore, the proposal would easily exceed those requirements.
- 5.28 Taking the above points into account the proposed development would provide a good standard of living for existing and future occupants that would comply with the aims of the NPPF, London Plan policy D6 and DMP policies DMHB 16 and DMHB 18.

Impact on neighbour amenity

- 5.29 Paragraph 130 of the NPPF states that planning policies and decisions should ensure that developments create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.
- 5.30 London Plan policy D3 (Optimising site capacity through the design-led approach) requires development to amongst other criteria deliver appropriate outlook, privacy and amenity.
- 5.31 Local Plan policy DMHB 11 (Design of new development) states that new residential development should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space.
- 5.32 The scale and position of the proposed extensions have already been approved. The Inspector's appeal decision stated:

"9. Whilst the Council's reason for refusal is set down in the decision notice, some residents expressed other concerns. I saw that the dwelling sat in a large plot, and I have little doubt that the plot would be capable of accommodating the extensions sought whilst allowing sufficient space for the reasonable amenity and parking requirements of its future occupants. I also consider that the extensions could be carried out without materially affecting the living conditions of neighbouring residents, including those in St Nicholas Close, some of whom were signatories to the submitted petitions, and the Council does not suggest otherwise."

- 5.33 In this instance, the very minor alterations in terms of the entrance door, porch canopy and change to the windows within the first-floor rear extension would not result in any unacceptable impacts on amenity through a loss of outlook, privacy, daylight or sunlight.



Proposed 3D renders

- 5.34 The internal layout has also been specifically chosen to ensure that the residential amenity of occupiers of the host property would not be unduly affected by the addition of a new dwelling on the site by reason of overbearing impacts, loss of outlook, sunlight or daylight.
- 5.35 Taking the above points into account and the planning history of the site the development would safeguard the residential amenities of existing and future neighbours thus, complying with the aims of the NPPF, London Plan policy D3 and DMP policy DMHB 11.

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Transport

- 5.36 Paragraph 111 of the NPPF states ***“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe”***.
- 5.37 London Plan policy T5 (Cycling) sets out the standards for cycle storage, policies T6 (Parking) and T6.1 (Residential parking) state that car parking should be restricted in line with levels of existing and future public transport accessibility and connectivity.
- 5.38 The London Plan indicates that a 2-bedroom C3 dwelling should have 2 cycle storage spaces whilst 2 and 3-bedroom dwellings within Outer London with a PTAL of 0 – 1 should have a maximum parking provision of up to 1.5 spaces per dwelling.
- 5.39 The supporting text to Table 10.3 (Maximum residential parking standards) of the London Plan states *“Where Development Plans specify lower local maximum standards for general or operations parking, these should be followed”*.
- 5.40 Hillingdon Local Plan Part Two policies DMT 5 (Pedestrians and Cyclists) and DMT 6 (Vehicle Parking) set out that development proposal must comply with the parking standards outlined in Appendix C Table 1. Supporting paragraph 8.30 sets ***“The standards contained within Appendix 1 Table C are expressed as maximum levels and do not imply any minimum level”***.
- 5.41 Table 1 sets out that dwellings with curtilage should provide a maximum of 2 car parking spaces and 1 cycle storage space per 2-bedroom unit.

DWELLINGS WITH CURTILAGE	
2 spaces per dwelling	(a) 1 per 1 or 2 bed unit.
	(b) 2 per 3 or more bed unit

Appendix C Table 1

- 5.42 The scheme proposes to provide cycle storage to the side of the proposed dwelling which would be easily accessible through a locked gate.
- 5.43 In addition, the scheme would provide 1 car parking space per dwelling which would not exceed the maximum standards set out in both the London Plan and DMP. The proposal would utilise the existing dropped kerb to the front of the property and thus would not result in any loss of on-street parking provision.



Existing parking arrangements

- 5.44 The council previously refused application ref 36391/APP/2022/521 on the basis of insufficient parking for future residents.
- 5.45 In this case the applicant proposes to put forward information that demonstrates that the development would not lead to harmful impact on highway safety.
- 5.46 There are currently 14 dwellings on St Luke Close, of which only 2 do not have any off-street parking provision. Due to the layout of houses on the close there are adequate lengths of unrestricted kerbside parking available to meet any additional demands that may be created by the development.
- 5.47 Furthermore, although the site does have a PTAL rating of 1A it is close to a short parade of commercial units on Moorfield Road which has a newsagents, convenience store and takeaways, and just 500m from bus stops on High Road to the south and 550m from Cowley Retail Park and a Tesco Supermarket.
- 5.48 The proposal includes adequate cycle storage facilities that will ensure future occupiers are encouraged to more sustainable modes of transport.
- 5.49 Given the information above the proposed development by reason of its parking provision would comply with the aims of the NPPF, London Plan and DMP policies DMT

5 and DMT 6. Therefore, the development would not result in an unacceptable impact on highway safety.

Refuse and recycling

- 5.50 DMP policy DMHB 11 (Design of new development) states that *“Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours”*.
- 5.51 The scheme proposes to include waste storage within the front garden of the proposed property. Given that the area comprises of rows of terrace dwellings without separate access to their rear gardens the storage of waste within the front gardens has been established.
- 5.52 In summary, the proposed development would comply with the aims of DMP policy DMHB 11.

6.0 CONCLUSION

- 6.1 The creation of a 1x two-bedroom dwelling would boost the council's housing supply and support the aims of the NPPF, London Plan and Hillingdon Local Plan.
- 6.2 The proposed scheme has been sensitively designed to ensure that it would maintain the character and appearance of the existing building, host terrace and wider area taking into account the principle of development that has already been established at appeal.
- 6.3 In addition, the scheme would be considered a neighbourly form of development that would not materially affect the living conditions at adjacent properties whilst also providing a good standard of living for future occupants of the development.
- 6.4 The proposal would also provide adequate car parking, cycle and waste storage which would not result in any detrimental impacts on highway safety.
- 6.5 Therefore, the scheme would adhere with the aims of the NPPF, London Plan policies D4, D6, T6 and T6.1, Strategic Policy BE1 and Development Management Policies DMHB 11, DMHB 12, DMHB 16, DMHB 18, DMHD 1, DMT5 and DMT6.
- 6.6 Mindful that the National Planning Policy Framework (NPPF) states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development, for the above reasons, it is politely requested that this application is granted planning permission at the earliest opportunity with any conditions deemed appropriate to the circumstances of this case.