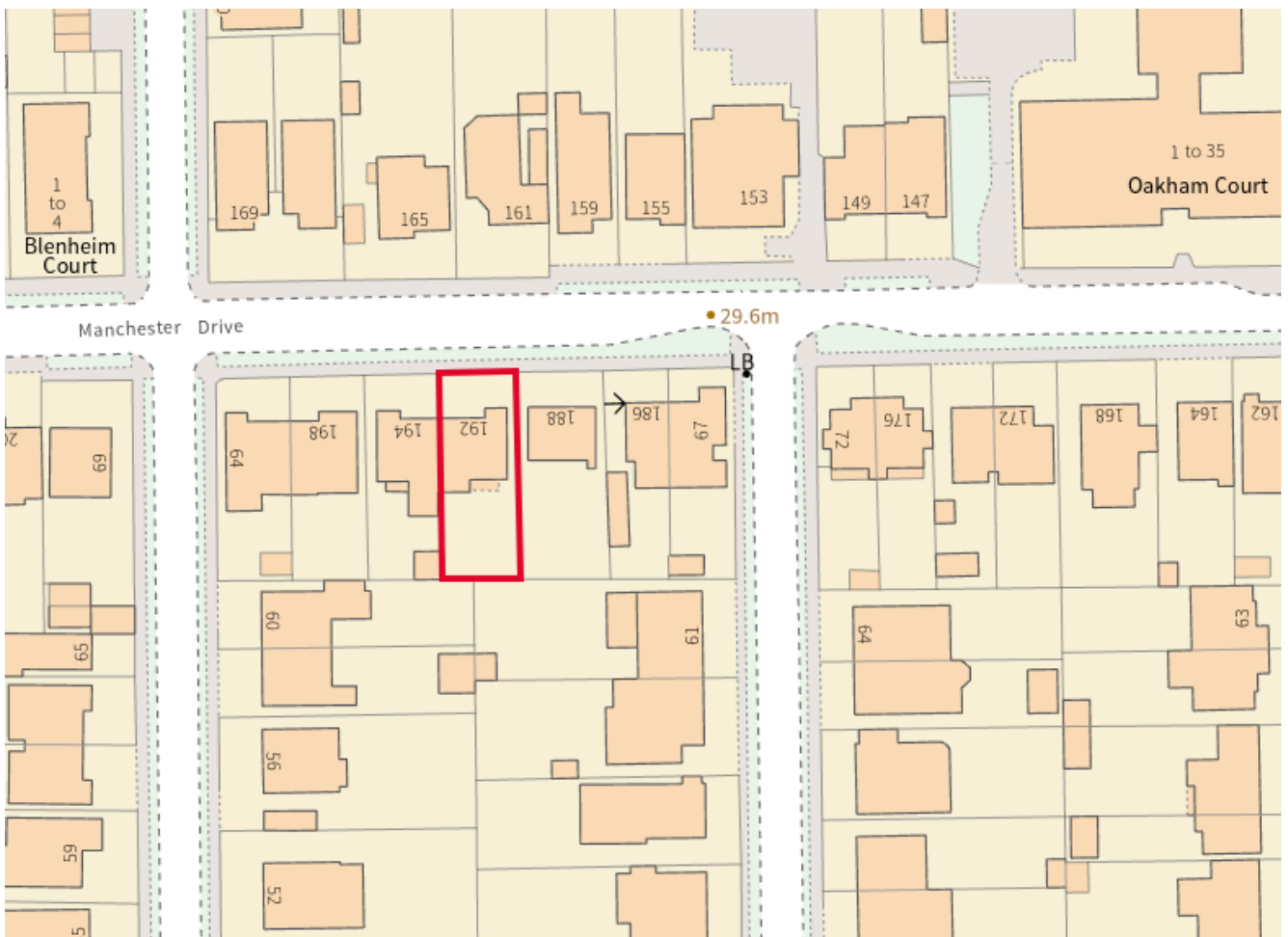


Reference:	23/00091/UNAU_B	
Report Type:	Enforcement	
Ward:	Blenheim Park	
Breach of Planning Control:	Erection of roof additions including a hip to gable roof extension and a rear dormer	
Address:	192 Manchester Drive, Leigh-on-sea, Essex, SS9 3EX	
Case Opened Date:	18 th May 2023	
Case Officer:	Tinotenda Mangwanda/ Author: Jennifer Doherty	
Recommendation:	AUTHORISE ENFORCEMENT ACTION	



1 Site and Surroundings

- 1.1 The site is occupied by a semi-detached bungalow on the southern side of Manchester Drive. The site is not on article 2(3) land or subject to any other planning related designation.

2 Lawful Planning Use

- 2.1 The lawful planning use is as a dwellinghouse within Use Class C3 of the Town and Country Planning (Use Classes) Order 1987 (as amended).

3 Relevant Planning History

- 3.1 The planning history most relevant to this report is shown on the table below:

Application Reference Number	Description of Development	Outcome [Date]
23/00820/CLP	Hip to gable roof extension, dormer to rear and install rooflights to front (Lawful Development Certificate - Proposed)	Refused [21.07.2023]
23/00714/PREAPF	Erect hipped to gable roof extension, dormer to rear, rooflights to front and window to side to convert loft into habitable accommodation - WRITTEN ADVICE ONLY	Advice given [18.05.2023]
23/00354/FULH	Erect hipped to gable roof extension, dormer to rear, rooflights to front and window to side to convert loft into habitable accommodation (Amended Proposal)	Refused [25.04.2023]
22/02440/PREAPF	Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace and single storey rear extension (written advice)	Advice given [10.01.2023]
22/02427/FULH	Erect single story rear extension and access ramp to front (amended proposal)	Granted [13.02.2023]
22/01991/FULH	Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension	Refused [14.12.2022]

4 Planning Policy Summary

- 4.1 The National Planning Policy Framework (NPPF) (2023);
- 4.2 Planning Practice Guidance (PPG) (2024);
- 4.3 National Design Guide (NDG) (2021);
- 4.4 Core Strategy (2007): Policies KP2 (Development Principles), CP4 (Environment and Urban Renaissance);
- 4.5 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land),;

4.6 Southend-on-Sea Design and Townscape Guide (2009);

5 Procedural Matters

5.1 This case is presented to the Development Control Committee because officers consider it would be expedient to take enforcement action, including by issuing an enforcement notice.

6 The breach of planning control

6.1 The identified breach of planning control is the:

- Erection of roof additions including a hip to gable roof extension and a rear dormer.

7 Efforts to resolve the breach to date

7.1 In May 2023 a complaint was received by the Council alleging the erection of a hip to gable roof extension. Earlier in 2023, an application (reference 23/000354/FULH - (the '2023 Application') seeking planning permission for roof additions had been refused. The officer's report for the 2023 Application is appended to this report as Appendix 1. Before that, in February 2023, planning permission had been granted for other extensions and alterations to the property at ground floor level.

7.2 In the same month, a certificate of lawfulness application (reference 23/00820/CLP – the 'CLP Application') was submitted following the refusal of the 2023 Application and the receipt of pre-application advice. The CLP Application was refused in July 2023 as the proposed development was deemed unlawful.

7.3 Following the receipt of the complaint, the planning officer wrote to the owner regarding the works. The owner confirmed by emails in May 2023 and again in September 2023 that the works to the roof were associated with the construction of the rear extension for which planning permission was granted in February 2023. Following a site visit in October, the officer was informed by the owner that works to the roof had stopped.

7.4 A further complaint was received on 11th April 2024, stating works had recommenced. Following a site visit, it was confirmed that the works to construct a hip to gable roof extension and a rear dormer had commenced and have been progressing at pace. A letter was sent on 25th April 2024 regarding the unauthorised works, but information has been received to demonstrate that the works continued after that. It is understood that the development is being constructed in accordance with the plans put forward for the (unsuccessful) CLP Application.

8 Appraisal

8.1 Through the determination of the 2023 Application, the Local Planning Authority has previously found that the development on site is unacceptable in relation to its impact on the character and appearance of the area, and accessibility requirements. The officer's report for the 2023 Application is appended to this report as Appendix 1 and the relevant planning considerations are discussed in the following paragraphs of this report. Regarding the CLP Application, this was refused as it was found that the development is not compliant with permitted development limitations such that there is no fall-back position to be considered for these works.

Principle of Development

- 8.2 Policy DM3 (4) of the Development Management Document as amended by the Technical Housing Standards Policy Transition Statement (2015) states that: “The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:
- (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; and
 - (ii) Will not result in a net loss of housing accommodation suitable for the needs of Southend’s older residents having regard to building regulation M4 (2) – ‘accessible and adaptable dwellings”
- 8.3 In relation to DM3 (4) (i) the design section further discusses this point. In respect of criterion (ii), Building Regulations state that in relation to existing buildings, accessibility should be no less compliant with the standards than it was before the works took place. The development, as it appears to be carried out in accordance with the plans submitted with the unsuccessful CLP Application, does not appear to result in a building that would be less compliant with Building Regulations’ standards. In this respect, an objection is not raised in principle.

Impact on the Character of the Area

- 8.4 As discussed in paragraphs 6.6 to 6.12 of the officer’s report of the 2023 Application (Appendix 1), the development was found to be unacceptable in terms of its impact on the character and appearance of the site, this pair of semi-detached dwellings and the wider surrounding area. This finding is still relevant.
- 8.5 The hip to gable roof extension and dormer to the rear significantly unbalance the pair of semi-detached dwellings and are out of keeping within the streetscene and the wider rear garden scene, causing a detrimental impact on the character of the existing property, the streetscene and wider surroundings.
- 8.6 There are few examples of rear dormers within the immediate garden scene and those that exist are small scale. The constructed dormer to the rear due to its size, form and design is considered to be oversized and overbearing and does not appear incidental within the roof slope, representing poor design to the detriment of the character of the and appearance of the property. The windows do not align with the fenestration of the lower floors.
- 8.7 Overall, it is considered that the scale, form, siting and design of the roof extensions have resulted in visually dominant and incongruous additions significantly harmful to the existing property, the pair of semi-detached dwellings, the rear garden scene, the wider streetscene and surrounding area and the development is unacceptable and contrary to policy in this regard.

Amenity Impacts

- 8.8 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies that development should protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight. Further advice on how to achieve this is set out in the Council’s Design and Townscape Guide.
- 8.9 It is not clear what rooms would be provided when the roof extensions are complete. At this time the rear dormer appears to be constructed to include three openings. The plans

submitted both for the 2023 Application and the CLP Application also show a side facing window. The side elevation is close proximity To No. 188 Manchester Drive. The rear dormer is being constructed some 12.6m from the rear boundary of the site with No.61 Madeira Avenue and No.60 Blenheim Crescent. As this development is not being carried out in accordance with a planning permission or under permitted development provisions, the rear and side facing openings would result in significantly harmful overlooking, and loss of privacy to the detriment of the residential amenity of current and future occupiers of the previously mentioned neighbouring properties.

- 8.10 As discussed in paragraphs 6.13 to 6.17 of the Officer's Report (Appendix 1) were the development granted planning permission, conditions could be imposed to require these openings to be obscured glazed and not fully openable. Without such a condition, the impact of the development on the residential amenity of neighbouring occupiers would be unacceptable and contrary to policy.

Other matters

- 8.11 The development is not found to result in any significant parking or highways impacts so it is acceptable and policy compliant in these regards.

Enforcement Action

- 8.12 Given the harm identified above, it is reasonable, expedient and in the public interest to pursue enforcement action in the circumstances of this case. This will reasonably aim to secure the removal of the unauthorised hip to gable roof extension and rear dormer in their entirety, restore the roof to its condition before the breach took place and remove from the site all materials resulting from compliance. No lesser steps that could remedy the identified breach or associated harm have been identified. It is considered that two (2) months would be sufficient and reasonable time to allow for compliance with the above described steps particularly considering that an additional period of at least 28 calendar days has to be allowed before any enforcement notice takes effect.
- 8.13 Staff consider that taking enforcement action is proportionate and justified in the circumstances of the case and that an enforcement notice should be served as this will bring further focus to the need for the breach to cease and the identified harm to be remedied. Service of an enforcement notice carries its own right of appeal and does not fetter the owner in seeking to gain planning permission for a different proposal which remedies the identified harm.
- 8.14 Taking enforcement action in this case may amount to an interference with the owner/occupier's human rights. However, it is necessary for the Council to balance the rights of the owner/occupiers against the legitimate aims of the Council to regulate and control land within its area in the public interest.

Equality and Diversity Issues

- 8.15 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment, and victimisation, and must advance equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have, in considering this planning enforcement case and preparing this report, had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the

Council's statutory duties under this legislation.

9 Recommendation

9.1 AUTHORISE ENFORCEMENT ACTION to require those issued with a copy of the Enforcement Notice to:

- a) Remove from the site the hip to gable roof extension and rear dormer,**
- b) Restore the roof of the dwelling to its condition before the breach took place; and**
- c) Remove from site all materials resulting from compliance with a) and b) above.**

9.2 For the following reasons:

01 The scale, form, siting and detailed design of the roof extensions under construction result in visually dominant and incongruous additions to the existing building which results in significant harm to the character and appearance of the site, the rear garden scene, the streetscene and wider area. This is unacceptable and contrary to the National Planning Policy Framework (2023), Policies KP2 and CP4 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009) and the National Design Guide (2021).

02 In the absence of a planning condition to require that the rear and side facing openings created at roof level are glazed in obscure glass and non-openable up to 1.7m from internal floor levels, the development would result in unacceptable overlooking and loss of privacy, causing significant harm to the residential amenity of neighbouring occupiers at No. 188 Manchester Drive, No. 61 Madeira Avenue and No.60 Blenheim Crescent. This is unacceptable and contrary to the National Planning Policy Framework (2023), Policy KP2 of the Core Strategy (2007), Policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

9.3 The authorised enforcement action to include (if/as necessary) the service of an Enforcement Notice under Section 172 of the Act with time for compliance of two (2) calendar months and the pursuance of proceedings whether by prosecution or injunction to secure compliance with the requirements of the Enforcement Notice.

Appendix 1

Reference:	23/00354/FULH
Application Type:	Householder
Ward:	Blenheim Park
Proposal:	Erect hipped to gable roof extension, dormer to rear, rooflights to front and window to side to convert loft into habitable accommodation (Amended Proposal)
Address:	192 Manchester Drive, Leigh-on-Sea, Essex, SS9 3EX
Applicant:	Mr Rajesh Ankuru
Agent:	Mr Thana Sanjeevan of M74 Consulting Engineers Ltd
Consultation Expiry:	5 th April 2023
Expiry Date:	26 th April 2023
Case Officer:	Jennifer Doherty
Plan Nos:	Location Plan, 2080/01, 2080/02, 2080/03, 2080/04, 2080/19B, 2080/0120B, 2080/21A
Supporting Documents:	Design and Access Statement dated 1 st March 2023
Recommendation:	REFUSE PLANNING PERMISSION

1 Site and Surroundings

- 1.1 The application site contains a semi-detached bungalow on the south side of Manchester Drive. It is in a mixed streetscene which contains bungalows, chalets and houses of traditional and modern designs.
- 1.2 There are no specific policy designations covering the site.

2 The Proposal

- 2.1 Planning permission is sought to form a hipped to gable roof extension and to install a dormer to the rear to form habitable accommodation in the roofspace.
- 2.2 The gable roof extension would be some 4.9m wide, 2.8m high and 10m deep. The flat roofed dormer would be some 4.7m deep, 2.4m high and 7.5m wide. The dormer would be set above the eaves by 0.3m and 0.1m below the ridge line. Three windows are proposed to the rear elevation and four rooflights to the front.
- 2.3 The application has been submitted as an amended proposal following a refused application 22/01991/FULH. The dormer has been reduced in width, a large window to the rear has been replaced with a smaller window and an obscured glazed window is proposed to the eastern flank elevation.

3 Relevant Planning History

- 3.1 22/01991/FULH- Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace, erect single storey rear extension- Refused
- 3.2 22/02427/FULH- Erect single storey rear extension and access ramp to front (amended proposal) - Granted
- 3.3 22/02440/PREAPF- Hipped to gable roof extension with dormer to rear to form habitable accommodation in the loftspace and single storey rear extension (written advice)

4 Representation Summary

Public Consultation

- 4.1 8 neighbouring properties were notified of the application by letter. Five letters of representation have been received which have been summarised below:
 - Large size and scale
 - Overlooking and loss of privacy
 - Noise and disruption
 - Not in keeping with the surrounding area
 - Mismatching the pair of dwellings
 - Intrusive development
 - Impact on parking
 - Loss of a bungalow
 - Privacy impact
 - Loss of natural light
 - Noise pollution
 - Previous reasons for refusal not overcome

Officer comments: The views in the representations have been taken into consideration in the assessment of the application. Other than as reflected in the reasons for refusal at Section 8 of the report the remaining points of objection raised were not found to be justifiable reasons for refusing planning permission in the circumstances of this case.

Leigh Town Council

- 4.2 Objection- The proposed development by reason of its design, height, scale and bulk will appear as overly dominant and will be an over development of the property. The property is a semi-detached bungalow that has a specific architectural design in symmetry with the neighbouring property. This extension will have a massive impact on the street scene as it unbalances the two properties particularly from the rear garden.

5 Planning Policy Summary

- 5.1 The National Planning Policy Framework (NPPF) (2021)
- 5.2 Planning Practice Guidance (PPG) – National Design Guide (NDG) (2021)
- 5.3 Core Strategy (2007): Policies KP2 (Development Principles), CP4 (Environment and Urban Renaissance).
- 5.4 Development Management Document (2015): Policies DM1 (Design Quality), DM3 (Efficient and Effective Use of Land), DM15 (Sustainable Transport Management).

- 5.5 Southend-On-Sea Design & Townscape Guide (2009)
- 5.6 Technical Housing Standards Policy Transition Statement (2015)
- 5.7 Community Infrastructure Levy (CIL) Charging Schedule (2015)

6 Appraisal

Principle of Development

- 6.1 The proposal is considered in the context of the above policies. These policies and guidance support alterations and extensions to properties in most cases but require that such alterations and extensions respect the existing character and appearance of the building and the surrounding area. The dwelling is located within a residential area where extensions and alterations to this property are considered acceptable in principle.
- 6.2 Policy DM3 (4) of the Development Management Document as amended by the Technical Housing Standards Policy Transition Statement (2015) states that: "The conversion or redevelopment of single storey dwellings (bungalows) will generally be resisted. Exceptions will be considered where the proposal:
 - (i) Does not create an unacceptable juxtaposition within the streetscene that would harm the character and appearance of the area; and
 - (ii) Will not result in a net loss of housing accommodation suitable for the needs of Southend's older residents having regard to building regulation M4 (2) – 'accessible and adaptable dwellings'
- 6.3 In relation to DM3 Part (i) the application site is within a street of mixed character. Within the immediate streetscene are both hipped roof bungalows and gabled roof bungalows. Therefore, and consistent with the basis of the decision made on the previous 2022 application, there is no objection in principle to the creation of roof accommodation. Further assessment of the impact upon the character and appearance is assessed below in the relevant section.
- 6.4 In respect of criterion (ii), the standards require, amongst others, a step-free access to the dwelling and any associated parking space, a step-free access to a WC, accessible accommodation and sanitary facilities for older people or wheelchair users and socket outlets and other controls reasonably accessible to people with reduced reach.
- 6.5 The proposed ground floor plan shows that two ground floor bedrooms would be provided however it does not show step-free access to a WC. Planning permission has been granted for a step free-access into the dwelling. Due to no step-free access to a WC, the proposed development would not meet the criteria of building regulation M4(2) so an objection is raised on this basis. Other material planning considerations are discussed below.

Design and Impact on the Character of the Area

- 6.6 Local and national planning policies and guidance seek to ensure that new development is well designed. 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.

- 6.7 Local development plan policies seek to ensure that new development is designed so that it adds to the overall quality of the area and respects the character of the site, its local context and surroundings, provides appropriate detailing that contributes to and enhances the distinctiveness of place; and contribute positively to the space between buildings and their relationship to the public realm.
- 6.8 Policy DM1 of the Development Management Document states that *“all development should add to the overall quality of the area and respect the character of the site, its local context and surroundings in terms of its architectural approach, height, size, scale, form, massing, density, layout, proportions, materials, townscape and/or landscape setting, use, and detailed design features.”*
- 6.9 In relation to extensions which include dormers the Design and Townscape Guide states: *‘ Proposals for additional roof accommodation within existing properties must respect the style, scale and form of the existing roof design and the character of the wider townscape. Dormer windows, where appropriate, should appear incidental in the roof slope (i.e. set in from both side walls, set well below the ridgeline and well above the eaves). The position of the new opening should correspond with the rhythm and align with existing fenestration on lower floors. (Note: one central dormer may also be an appropriate alternative.) The size of any new dormer windows, particularly on the front and side elevations, should be smaller to those on lower floors and the materials should be sympathetic to the existing property. The space around the window must be kept to a minimum. Large box style dormers should be avoided, especially where they have public impact, as they appear bulky and unsightly. Smaller individual dormers are preferred.’*
- 6.10 In seeking to overcome the reasons for refusal of the 2022 application the current proposal has comparatively reduced the width of the dormer and the size of the rear dormer window. The proposed hip to gable roof extension and dormer to the rear would nevertheless significantly unbalance the pair of semi-detached dwellings and would be out of keeping within the streetscene and the wider rear garden scene, causing a detrimental impact on the character of the existing property, the streetscene and wider surroundings.
- 6.11 There are few examples of rear dormers within the immediate garden scene and those that exist are small scale. The proposed dormer to the rear due to its size, form and design is considered to be oversized and overbearing and would not appear incidental in the roof slope, representing poor design to the detriment of the character of the property. The windows do not align with the fenestration of the lower floors. Whilst permitted development rights exist for some roof additions and in particular rear dormers, there is no fallback position to consider in this instance as the cumulative roof additions would exceed requirements and would require express planning permission as a whole and it is reasonable that they are considered in terms of their combined impact.
- 6.12 Overall, it is considered that the scale, form, siting and design of the proposed hip to gable roof extension and dormer would result in visually dominant and incongruous additions significantly harmful to the existing property, the pair of semi-detached dwellings, the rear garden scene and the and wider streetscene and surrounding area and the proposal is unacceptable and contrary to policy in this regard.

Amenity Impacts

- 6.13 Local and national planning policies and guidance seek to secure high quality development which protects amenity. Policy DM1 of the Development Management Document specifically identifies that development should protect the amenity of the site, immediate neighbours, and surrounding area, having regard to privacy, overlooking, outlook, noise and disturbance, visual enclosure, pollution, and daylight and sunlight. Further advice on how to achieve this is set out in the Council's Design and Townscape Guide.
- 6.14 The proposed rear dormer would provide two additional bedrooms for the property which, as a change to the previously refusal application, would be forward facing only. The rear elevation of the proposed dormer would now contain only windows to two shower rooms and a stairwell corridor. The dormer would be contained within the parameters of the existing roofspace. It is not considered that the additional bulk to the roof would have a significantly harmful impact on the amenity of occupiers of No 188 and 194 Manchester Drive neighbouring either side. A proposed window to the eastern flank is to be obscured and could be secured by condition to reduce any overlooking or perceived or actual loss of privacy concerns to no 188 Manchester Drive were the proposal otherwise acceptable. It is considered that this relationship is acceptable in terms of amenity impacts in all relevant regards.
- 6.15 A garden depth of some 12.6m from the rear wall of the dormer would be maintained to the rear. Whilst the presence of new first floor windows would lead to some perceived sense of overlooking these windows are no longer serving habitable accommodation and could reasonably be obscured glazed without detriment to the host dwelling's internal living environment. As such, and allowing for a potential condition for the new first floor rear facing windows to be obscured glazed and fixed aside from top opening fanlights were the proposal otherwise acceptable in all other regards, the impact on neighbours' privacy is considered to be within acceptable limits. The amended proposal therefore overcomes the basis of the previous amenity-related reason for refusal.
- 6.16 There is no objection to the proposed rooflights to the front which face into the public domain with no harmful amenity impacts in any relevant regard.
- 6.17 Allowing for potential conditions as described, the proposal's impact on residential amenity would therefore be acceptable and policy compliant.

Other Matters

- 6.18 Consistent with the basis of decision on the 2022 application, the proposed development is not found to result in any significant parking or highways impacts. It is therefore acceptable and policy compliant in these regards.
- 6.19 The development is not liable for a payment under the Community Infrastructure Levy Regulations 2010 (as amended).

Equality and Diversity Issues

- 6.20 The Equality Act 2010 (as amended) imposes important duties on public authorities in the exercise of their functions and specifically introduced a Public Sector Equality Duty. Under this duty, public organisations are required to have due regard for the need to eliminate unlawful discrimination, harassment and victimisation, and must advance

equality of opportunity and foster good relations between those who share a protected characteristic and those who do not. Officers have in considering this application and preparing this report had careful regard to the requirements of the Equalities Act 2010 (as amended). They have concluded that the decision recommended will not conflict with the Council's statutory duties under this legislation.

7 Conclusion

- 7.1 Having taken all the material planning considerations into account it is considered that the scale, form, siting and design of the proposed roof extension and dormer would result in a visually dominant and incongruous addition to the existing property to the detriment of the character of the dwelling, the rear garden scene and the wider streetscene. Allowing for potential conditions to control the glazing and opening arrangements of the proposed rear facing windows the amended proposal's impact on residential amenity is considered to be acceptable. The basis of the previous proposal's accessibility-related reason for refusal has not been satisfactorily overcome. The proposal is unacceptable and contrary to policy and refusal is recommended.

8 Recommendation

- 8.1 **REFUSE PLANNING PERMISSION for the following reasons:**

01 The scale, form, siting and detailed design of the proposed roof extensions would result in visually dominant and incongruous additions to the existing building which would result in significant harm to the character and appearance of the site, the rear garden scene, the streetscene and wider area. This is unacceptable and contrary to the National Planning Policy Framework (2021), policies KP2 and CP4 of the Core Strategy (2007), policies DM1 and DM3 of the Development Management Document (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009) and the National Design Guide (Rev 2021).

02 The applicant has failed to demonstrate that the development can be built to comply with Building Regulations M4(2) Standards, and therefore that the dwelling will be accessible and adaptable and suitable for all, to the detriment of the amenities of the future occupiers of the dwelling. This is unacceptable and contrary to National Planning Policy Framework (2021), policies KP2 and CP4 of the Core Strategy (2007), policies DM1, DM3 and DM8 of the Development Management Document (2015), Technical Housing Standards Policy Transition Statement (2015) and the advice contained within the Southend-on-Sea Design and Townscape Guide (2009).

Informatives:

- 1 You are advised that as the development equates to less than 100sqm of new floorspace the development benefits from a Minor Development Exemption under the Community Infrastructure Levy Regulations 2010 (as amended) and as such no charge is payable. See www.southend.gov.uk/cil for further details about the Levy.

Positive and Proactive Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The detailed analysis is set out in a report prepared by officers. In the circumstances the proposal is not considered to be sustainable development.

Case Officer Signature.....JD..... Date 21.04.2023

Senior Officer Signature.....PK..... Date 25.04.2023

Delegated Authority Signature.....PK..... Date 25.04.2023