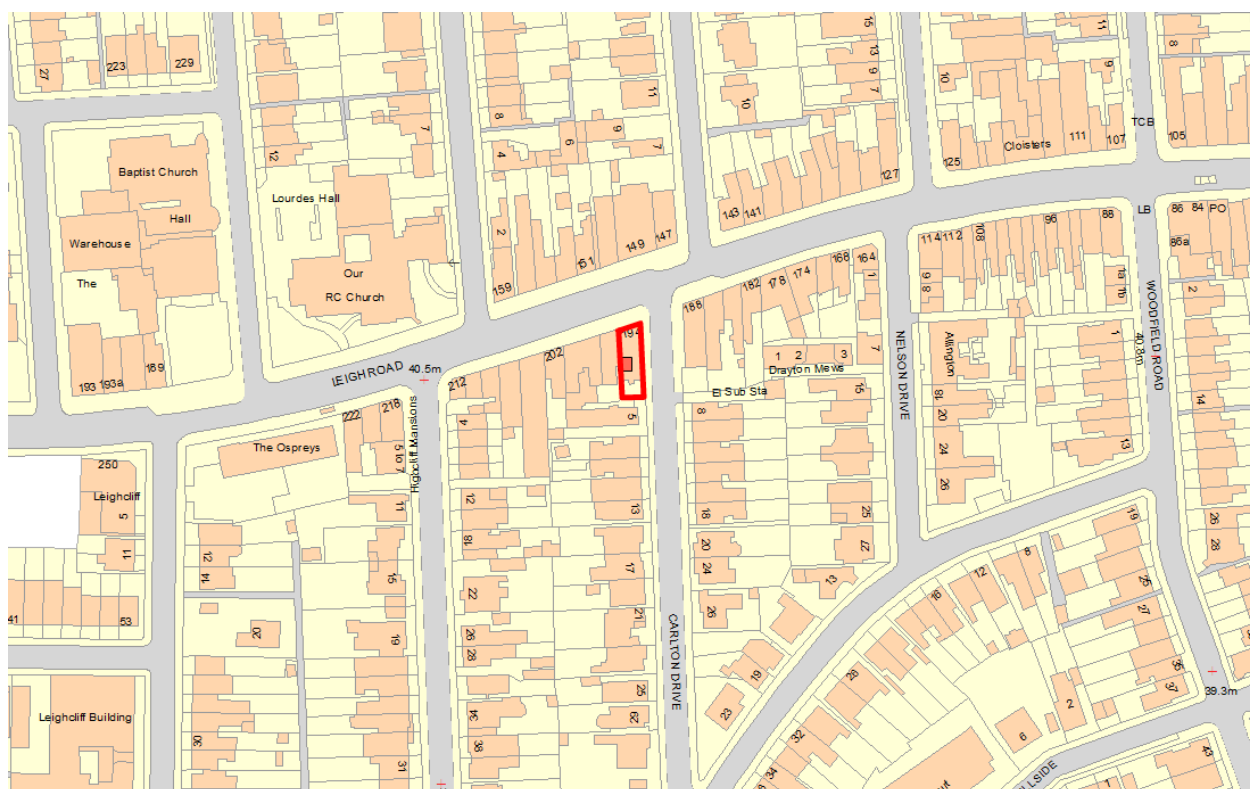


Reference:	19/00597/FUL	
Ward:	Leigh	
Proposal:	Erect hip to gable roof extension to rear to form one self-contained flat, install dormer to front, external staircase to rear and layout parking, cycle store and bin storage to rear (Amended Proposal)	
Address:	194 Leigh Road, Leigh-On-Sea, Essex	
Applicant:	Mr J Doassans	
Agent:	Stone Me Ltd	
Consultation Expiry:	25.04.2019	
Expiry Date:	07.06.2019	
Case Officer:	Kara Elliott	
Plan No's:	1729/05/B, 1729/06/C, 1729/07/A, 1729/09/A	
Recommendation:	GRANT PLANNING PERMISSION subject to conditions	



1 Site and Surroundings

- 1.1 No 194 is a two-storey end of terrace commercial property consisting of a bar and lounge area to the ground floor with decked patio area to rear and a lounge area to the first floor. It is situated on the south side of Leigh Road, west of its junction with Carlton Drive. Immediately adjoining is a two storey building used as an artist's studio/gallery. The nearest residential accommodation is opposite in Carlton Drive and within the Leigh Road terrace to the west, above commercial properties.

2 The Proposal

- 2.1 Planning permission is sought to erect a roof extension to the rear and a pitched roof gable-end dormer to the front roof slope to form a one bedroom second storey flat with a roof terrace to the rear.
- 2.2 The newly created second storey one bedroom/two person flat would have a footprint of approximately 64m²; with approximately 50m² of that floorspace with a head height of over 1.5 metres. Accommodation would consist of one double bedroom (with en-suite) and an open plan kitchen/living area. The gable to the rear addition would be entirely glazed with a single door providing access to the proposed roof terrace. Internal access to the flat would be available from the first floor of the unit as well as via an external staircase at the rear of the building.
- 2.3 The proposed rear extension would have a height of approximately 10.5 metres to its ridge and would project 8 metres deep with a width of 6 metres. The gable-end pitched roof dormer to the front would have a height of 3 metres, a width of 3.3 metres and would project 3.7 metres, set approximately 1 metre above the existing eaves height.
- 2.4 The proposed rear roof terrace would have a footprint of approximately 20m². Metal balustrading is proposed around the perimeter of the roof terrace.
- 2.5 The proposed development would be finished in render with black uPVC window frames and clay roof tiles to match the existing.
- 2.6 The application states that the proposed dwelling unit would be occupied by the manager of the existing bar at the application site.
- 2.7 One off-street vehicle parking space and one cycle parking space is proposed for the occupant of the flat, located within the rear yard which will also be used to store waste for the flat and waste for the existing commercial premises.
- 2.8 Planning permission was refused in August 2018 for development identical to the proposed scheme, except that it relied on having no off-street parking. The sole reason for refusal was as follows;

"The proposed development, by reason of the absence of off-street parking for the proposed dwelling unit, would cause additional on street parking in an area of parking stress to the detriment of residential amenity, highway safety and the free-flow of traffic. This is unacceptable and contrary to the National Planning Policy Framework (2018), Development Management Document (2015) Policy DM15 and Core Strategy (2007) Policy CP3."

3 Relevant Planning History

- 3.1 06/00902/FUL - Erect two storey rear extension, change of use of first floor to restaurant and alter side and front elevations – Refused;
- 3.2 08/00810/FUL - Install new shopfront and alter side elevation - Refused;
- 3.3 08/01143/FUL - Alter side elevation - Refused;
- 3.4 08/01331/FUL - Install new shopfront - Refused;
- 3.5 14/01193/FUL - Install new shopfront – Granted.
- 3.6 On 7th March 2018 the Council authorised service of an enforcement notice to require the removal of an unauthorised pergola at the rear. The unauthorised structure was subsequently removed, prior to any enforcement notice being served.
- 3.7 18/00250/FUL - Erect pergola to rear (Retrospective) – Refused 10.04.2018.
- 3.8 18/00813/FUL - Erect hip to gable roof extension to rear to form one self-contained flat, install dormer to front, external staircase to rear and form roof terrace – Refused 03.08.2018

4 Representation Summary

Consultation Responses

Leigh Town Council

- 4.1 No objection.

Highways & Transport

- 4.2 No objection. Comments: 1 car parking space has been provided which has overcome the previous reason for refusal.

Waste & Recycling

- 4.3 Comments:
- For the household element we would expect a loose sack/individual receptacle collection – crews will not be able to empty individual bins for a single property;
 - It is not clear from the plans what sized bins are being proposed;
 - The space needs to allow for the commercial and household waste contractors to be able to access and manoeuvre the bins, particularly when a parked car is there;
 - Commercial bins must not be on the public highway;
 - Household recycling and waste needs to be presented at the kerbside on collection day (how it is stored in the interim is up to the householder to manage in a way that is suitable to them);

- 4.4 Officer comment: The applicant has confirmed that 2 x 110 litre commercial bins are provided within the rear courtyard which corresponds with submitted plan 1729/07A. Further comment on waste and recycling is contained within the main body of the report.

Public Consultation

- 4.5 10 neighbours were notified and a site notice was displayed. 12 letters of representation have been received raising objection on the following grounds;
- Impact on residential amenity;
 - Existing noise and disturbance from the bar;
 - Anti-social/criminal behaviour from patrons;
 - Impact on highway safety;
 - Create new point of disturbance;
 - Overlooking properties on Carlton Drive;
 - Large numbers of people could congregate at the rear/roof terrace including for private patrons;
 - Roof terrace would result in noise and overlooking into gardens and windows of neighbouring properties;
 - No internal access to the flat;
 - The external staircase will allow patrons of the bar to gain access to the roof terrace;
 - Harm to character and appearance of the site and;
 - Fire Risk;
 - Small size of flat internally;
 - The first floor landing of the fire escape is already used by patrons as an external smoking area;
 - Harm to neighbour amenity;
 - Concerns with the safety of the building including means of escape through the site;
 - Not enough parking provided;
 - The proposed car parking space is not big enough;
 - Visual impact of rear staircase;
 - Fire door is left open;
 - Potential for bar to be increased in the future;

- 4.6 Officer Comment: These concerns are noted and they have been taken into account in the assessment of the application. However, they are not found to represent a reasonable basis to refuse planning permission in the circumstances of this case.

5 Planning Policy Summary

National Planning Policy Framework (2019)

- 5.1 Core Strategy (2007) Policies KP1 (Spatial Strategy), KP2 (Development Principles), CP3 (Transport and Accessibility), CP4 (The Environment and Urban Renaissance),
- 5.2 CP8 (Dwelling Provision)

Development Management Document (2015) Policies DM1 (Design Quality), DM3

- 5.3 (The Efficient and effective use of land), DM7 (Dwelling Mix, Size and Type), DM8 (Residential Standards), DM15 (Sustainable Transport Management)

The Design & Townscape Guide 2009

- 5.4 Technical Housing Standards – Nationally Described Space Standard (2015)

5.5

6 Planning Considerations

- 6.1 The main considerations in relation to this application are the principle of the development, design and impact on the character and appearance of the area, traffic and transportation including parking, impact on residential amenity, standard of accommodation for the future occupiers, CIL contributions and whether the amended scheme overcomes the reason for refusal of the previous application 18/00813/FUL.

7 Appraisal

Principle of Development

National Planning Policy Framework (2019), Core Strategy (2007) Policies KP1, KP2, CP4 and CP8, Development Management Document (2015) Policies DM1, DM3, DM7, DM8, DM13 and the advice in Design and Townscape Guide (2009)

- 7.1 The site is previously developed land and Core Strategy policy CP8 is relevant. This supports the provision of dwellings on such land subject to detailed considerations where it is expected that the intensification of development will play a role in meeting the housing needs of the Borough.
- 7.2 Government advice currently states that all sites should be examined in order to determine their potential for redevelopment for residential purposes. It should also be noted that Government Policy is to maximise the use of urban land. As such there is no objection in principle to a new residential unit within this site and this did not form a reason for refusal of the previous application.
- 7.3 On this basis, subject to the detailed considerations that will be undertaken below, it is considered that the policy framework supports the broad principle of undertaking residential development at this site. The proposed development would not result in the loss of any primary shopping frontage in accordance with DM13 of the Development Management Document.
- 7.4 It is noted that the proposed accommodation is intended to be occupied by the manager of the bar. However, the proposed development is assessed as it would be for any other conventional dwelling. Whilst it is not imperative to provide employee accommodation for the existing use of the site as a bar, this intention is seen in line with supporting and improving local businesses which in principle is considered acceptable.

- 7.5 The proposed development consisting of the creation of a second floor one bedroom flat and extensions and alterations to the existing building is considered to be acceptable and policy compliant in principle. The related detailed considerations are assessed below.

Design and Impact on the Street Scene

National Planning Policy Framework (NPPF) (2019), Core Strategy (2007) Policies KP2 and CP4, Development Management (2015) policies DM1, DM3, DM13 and advice in the Design and Townscape Guide (2009).

- 7.6 Good design is a fundamental requirement of new development to achieve high quality living environments. Its importance is reflected in the NPPF, in the Policies KP2 and CP4 of the Core Strategy and also in Policy DM1 of the Development Management Document. The Design and Townscape Guide also states that *“the Borough Council is committed to good design and will seek to create attractive, high-quality living environments.”*
- 7.7 Paragraph 124 of the NPPF states that; *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. 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.”*
- 7.8 Policy DM1 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”*.
- 7.9 According to Policy KP2 of the Core Strategy states that new development should *“respect the character and scale of the existing neighbourhood where appropriate”*. Policy CP4 of the Core Strategy requires that development proposals should *“maintain and enhance the amenities, appeal and character of residential areas, securing good relationships with existing development, and respecting the scale and nature of that development”*.
- 7.10 Consistent with the findings on the previous application, in which the proposals design and impact in the streetscene were considered to be acceptable on their merits, it is similarly considered that the proposed gable-end roof extension would not result in demonstrable harm to the character and appearance of the application site or the wider area due to its compatibility with surrounding development and its limited depth which does not extend to the rear of the existing building. The use of glazing within the rear gable of the proposed addition to the rear is considered to be an interesting feature which would not result in demonstrable harm to the character and appearance of the building or the wider area.
- 7.11 In addition, in the previous application it was found that front dormers are a common feature in the streetscene and due to its subservient size, scale, bulk and height, as well as well-proportioned fenestration and position within the roof, the proposed dormer would not result in a dominant addition to the principal elevation.

- 7.12 The use of matching materials for the proposed additions will assist in integrating them successfully with the existing building.
- 7.13 In visual terms, and again consistent with the basis of the previous decision, there is no objection to the roof terrace due to its limited views from the public realm as a result of its location at second floor level and its set back position within the site.
- 7.14 In light of the above, it is considered that the proposed development would not be out of keeping with the urban grain in this location and would not have a detrimental impact on the character and appearance the existing building or the area more widely. The development is therefore acceptable in these regards and policy compliant.

Living Conditions for Future Occupiers / Amenity Space

National Planning Policy Framework (2019), Policy KP2 and CP4 of the Core Strategy (2007), Development Management Document (2015) Policies DM1, DM3 and DM8 and advice in the Design and Townscape Guide and the National Technical Housing Standards.

- 7.15 Paragraph 17 of the NPPF states that *“planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings”*. It is considered that most weight should be given to the Technical Housing Standards that have been published by the government which are set out as per the below table;
- Minimum property size 1 bedroom (1 person) 37sqm-39sqm, 1 bedroom (2 persons) 50sqm, 2 bedroom (3 persons) 61sqm and 2 bedrooms (4 persons) 70sqm
 - Bedroom Sizes: The minimum floor area for bedrooms to be no less than 7.5m² for a single bedroom with a minimum width of 2.15m²; and 11.5m² for a double/twin bedroom with a minimum width of 2.75m or 2.55m in the case of a second double/twin bedroom.
 - Floorspace with a head height of less than 1.5 metres should not be counted in the above calculations unless it is solely used for storage in which case 50% of that floorspace shall be counted.
 - A minimum ceiling height of 2.3 metres shall be provided for at least 75% of the Gross Internal Area.
- 7.16 Weight should also be given to the content of policy DM8 which states the following standards in addition to the national standards;
- Provision of a storage cupboard with a minimum floor area of 1.25m² should be provided for 1-2 person dwellings. A minimum of 0.5m² storage area should be provided for each additional bed space.
 - Amenity: Suitable space should be provided for a washing machine and for drying clothes, as well as private outdoor amenity, where feasible and appropriate to the scheme.

- Storage: Suitable, safe cycle storage with convenient access to the street frontage.
- Refuse Facilities: Non-recyclable waste storage facilities should be provided in new residential development in accordance with the Code for Sustainable Homes Technical Guide and any local standards. Suitable space should be provided for and recycling bins within the home. Refuse stores should be located to limit the nuisance caused by noise and smells and should be provided with a means for cleaning, such as a water supply.
- Working: Provide suitable space which provides occupiers with the opportunity to work from home. This space must be able to accommodate a desk and filing/storage cupboards.

- 7.17 The proposed residential unit to the second floor would measure approximately 65m² in total, with 50 square metres of that floorspace having a head height of over 1.5 metres and would be considered as acceptable for a one bedroom, two person dwelling. The unit would gain a good level of natural light and outlook from the fully glazed rear gable elevation to the rear and the wide front dormer. The bedroom would have an overall floorspace of approximately 11.85m², in compliance with the national standard which stipulates a minimum floorspace of 11.5m² for a double bedroom. Consistent with the findings of the previous proposal for a unit of the same size and layout, it is therefore considered that the proposed residential unit would provide suitable living accommodation for future occupants.
- 7.18 The required amount of amenity space for a development will be determined on a site by site basis taking into account local parks and the constraints of the site. Developments that provide little or no private amenity space will only be acceptable in exceptional circumstances and will be required to justify their reasons. Policy DM8 of the Development Management Document states that all new dwellings must make provision for useable private outdoor amenity space for the enjoyment of intended occupiers; for flatted schemes this can take the form of a balcony or semi-private communal amenity space.
- 7.19 The roof terrace would provide an external amenity space for the proposed flat amounting to approximately 20m². It is considered that the roof terrace provides a good standard of external amenity space for the proposed flat and this was found acceptable within the previous scheme.
- 7.20 In terms of the impacts upon the future occupiers considering the use of the ground and first floors as a bar, whilst the current proposed occupier (bar manager) is likely to be working during operating hours, the lifetime use of the dwelling for persons not associated with the bar must be considered. In addition, it would not be unreasonable to consider the effect of the noise from the use below at times when the occupier is not working and upon a partner. Considering the late night drinking establishment below the proposed flat, it is appropriate to include a noise mitigation condition in order to ensure that the amenities of the occupiers of the development are not prejudiced by noise.
- 7.21 For the reasons above it is considered that the proposed development would result in an acceptable standard of accommodation for future occupiers of the flat and is acceptable and policy compliant in these regards.

Impact on Neighbouring Properties

National Planning Policy Framework (2019), Policies KP2 and CP4 of the Core Strategy (2007), Development Management (2015) Policies DM1, DM3 and DM8 and advice in the Design and Townscape Guide (2009).

- 7.22 Policies DM1 and DM3 of the Development Management Document and CP4 of the Core Strategy refer to the impact of development on surrounding occupiers. High quality development, by definition, should provide a positive living environment for its occupiers whilst not having an adverse impact on the amenity of neighbours. Protection and enhancement of amenity is essential to maintaining people's quality of life and ensuring the successful integration of proposed development into existing neighbourhoods.
- 7.23 Consistent with the findings in the previous proposal, the proposed two storey rear addition would not project to the rear of the existing building and due to its height no higher than that of the existing building as well as the absence of residential dwellings immediately to the south (rear) of the site, it is not considered that the proposed development would be to the detriment of the amenities of the surrounding residential occupiers from an obtrusive or overbearing form of development, nor result in an unacceptable sense of enclosure or a loss of light or privacy. This also applies to the attached property to the west.
- 7.24 The proposed large, elevated roof terrace has a depth of 3.3 metres. This would enable users to have views across to the side of the buildings within Carlton Drive. However, due to the presence of the two storey, deep, commercial building to the rear of the site, the orientation of the application site and the dwellings within Carlton Drive (i.e. no front or rear elevations facing the proposed development), a significant depth in excess of over 16 metres to the side of the nearest dwelling (7 Carlton Drive) and the obstructed and unavailable views for users of the terrace to view into the amenity areas of any of the neighbouring properties, it is not considered that the roof terrace would result in any material harm through perceived or actual overlooking or a loss of privacy. This finding is consistent with that of the previous decision.
- 7.25 The proposed second storey dormer window is not considered to result in demonstrable harm to the amenities of neighbouring occupiers due to its position and height and the distance to first and second floor dwellings opposite within Leigh Road of approximately 19 metres and was not a reason for refusal of the previous scheme.
- 7.26 Were the rear external staircase leading to the terrace to be used in association with the bar, this could lead to harmful levels of disturbance and overlooking. Condition 7 at the end of this report seeks to control this from happening.
- 7.27 Subject to conditions, the development is found to be acceptable and policy compliant on neighbour amenity grounds in all relevant regards.

Traffic and Transportation issues

National Planning Policy Framework (2019), Policies KP2, CP3 and CP4 of the Core Strategy (2007), Development Management (2015) Policies DM1, DM3 and DM15 and advice in the Design and Townscape Guide.

- 7.28 The adopted Vehicle Parking Standards are expressed as a maximum and state that one space should be provided per unit. Policy DM15 allows for flexibility in its application of the policy and states that the residential vehicle parking standards may be relaxed where it can be demonstrated that the development is proposed in a sustainable location with frequent and extensive links to public transport and/or where the rigid application of these standards would have a clear detrimental impact on local character and context.
- 7.29 In response to the sole reason for refusal for the previous application, this amended proposal now includes one on-site parking space for the new flat.
- 7.30 This space is proposed to the rear of the site to be accessed via an existing crossover serving an existing yard. A cycle space is also proposed in this area as well as the waste storage for the flat and the commercial premises. The size of the parking spaces (vehicular and cycle), as well as the requirements for the amount and size of waste storage (including 2 x 110l commercial bins) has been considered and it is considered that there would be adequate space at the site such that this element of the proposed development would meet the functional needs of the commercial premises and the new flat without causing harm to highway safety. It is therefore considered that the proposed development overcomes the previous parking-based reason for refusal.
- 7.30 It is considered that a suitable condition should be included to any positive decision in order to ensure specific details of secure car and cycle parking and waste storage are agreed prior to occupation of the flat.

CIL Charging Schedule 2015

- 7.31 This application is CIL liable and there will be a CIL charge payable. In accordance with Section 70 of the Town and Country Planning Act 1990 (as amended by Section 143 of the Localism Act 2011) and Section 155 of the Housing and Planning Act 2016, CIL is being reported as a material 'local finance consideration' for the purpose of planning decisions. The proposed development includes a gross internal area of 64sqm, which may equate to a CIL charge of approximately £4,622.72 (subject to confirmation). Any existing floor area that is being retained/demolished that satisfies the "in-use building" test, as set out in CIL Regulation 40, may be deducted from the chargeable area thus resulting in a reduction in the chargeable amount.

8 Conclusion

- 8.1** Having regard to all material considerations assessed above, it is considered that subject to compliance with the attached conditions, the proposed development would be acceptable and compliant with the objectives of the relevant local development plan policies and guidance as well as those contained within the National Planning Policy Framework. The proposed development would have an acceptable impact on the amenities of neighbouring occupiers and the character and appearance of the application site and the locality more widely. The proposal would not result in any adverse impact on parking provision or highways safety and it provides adequate amenities for its future occupiers. The development overcomes the previous sole reason for refusal in relation to lack of off-street parking. This application is therefore recommended for approval, subject to conditions.

9 Recommendation

Members are recommended to GRANT PLANNING PERMISSION subject to the following conditions;

- 1. The development hereby permitted shall begin no later than three years from the date of this decision.**

Reason: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.

- 2. The development hereby permitted shall be carried out in accordance with the following approved plans: 1729/05/B, 1729/06/C, 1729/07/A, 1729/09/A.**

Reason: To ensure that the development is carried out in accordance with the provisions of the Development Plan.

- 3. No development shall take place apart from demolition until samples and/or details of the materials to be used in the construction of the external elevations of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out only in accordance with the approved details.**

Reason: To safeguard character and appearance of surrounding area in accordance with Policies KP2 and CP4 of the Core Strategy 2007, Policy DM1 and DM3 of the Development Management Document 2015 and the Design and Townscape Guide 2009.

- 4. The residential dwelling hereby approved shall not be occupied unless and until details of on-site refuse and recycling facilities and cycle parking have been submitted to and agreed in writing by the Local Planning Authority. The refuse and recycling facilities and cycle parking shall thereafter be implemented and made available for use in accordance with the approved details before first occupation of the dwelling and shall be permanently maintained thereafter.**

Reason: In order to protect the character and visual amenities of the area

and the environment for residents and provide sustainable modes of transport in accordance with Policies KP2 and CP4 of the Core Strategy (2007) and Development Management Document (2015) policies DM1, DM3 and DM15.

5. Demolition or construction works associated with this permission shall not take place outside 08:00 hours to 18:00 hours Mondays to Fridays and 08:00 hours to 13:00 hours on Saturdays and shall not take place at any time on Sundays or Bank Holidays.

Reason: In order to protect the amenities of occupiers of the development surrounding occupiers and to protect the character the area in accordance with policies KP2 and CP4 of the Core Strategy (2007) and Policies DM1 and DM3 of the Development Management Document (2015).

6. Prior to the commencement of the development, a full scheme of the measures to be incorporated in the development to mitigate the impact of noise from road traffic, the activities of uses neighbouring the site and any other relevant sources of noise on the future occupiers of the new dwelling in the development shall be submitted and approved in writing by the Local Planning Authority. The development shall be implemented in full accordance with the approved scheme of noise mitigation measures in its entirety before the first occupation of the dwelling.

Reason: To ensure that the amenities of the occupiers of the development are not prejudiced by noise and in accordance with the National Planning Policy Framework (NPPF), Core Strategy (2007) policy CP4, Development Management Document (2015) policy DM1 and The Design and Townscape Guide (2009).

7. The flat and roof terrace hereby approved shall only be used as self-contained residential accommodation and private amenity space for the enjoyment of the occupier/s of the flat hereby granted and shall at no times be used in connection with the commercial use of the application site.

Reason: To protect the privacy and environment of people in neighbouring residential properties, in accordance with the National Planning Policy Framework (2019), Core Strategy (2007), policy CP4, Development Management Document policy DM1, and the Design and Townscape Guide (2009).

8. The dwelling hereby permitted shall not be occupied unless and until space has been provided within the site for one car to be parked. The parking space shall be made available for use prior to first occupation of the dwelling hereby approved and shall be permanently retained thereafter solely for the parking of occupiers of the development hereby approved and their visitors.

Reason: To ensure that adequate car parking is provided and retained to serve the development in accordance with Policies CP3 of the Core

Strategy (2007) and Policy DM15 of the Development Management Document (2015).

Informative

- 1. Please note that the development the subject of this application is liable for a charge under the Community Infrastructure Levy Regulations 2010 (as amended). A Community Infrastructure Levy (CIL) Liability Notice will be issued as soon as practicable following this decision notice. This contains details including the chargeable amount, when this is payable and when and how exemption or relief on the charge can be sought. You are advised that a CIL Commencement Notice (CIL Form 6) must be received by the Council at least one day before commencement of development. Receipt of this notice will be acknowledged by the Council. Please ensure that you have received both a CIL Liability Notice and acknowledgement of your CIL Commencement Notice before development is commenced. Most claims for CIL relief or exemption must be sought from and approved by the Council prior to commencement of the development. Charges and surcharges may apply, and exemption or relief could be withdrawn if you fail to meet statutory requirements relating to CIL. Further details on CIL matters can be found on the Council's website at www.southend.gov.uk/cil.**
- 2. You should be aware that in cases where damage occurs during construction works to the highway in implementing this permission that Council may seek to recover the cost of repairing public highways and footpaths from any party responsible for damaging them. This includes damage carried out when implementing a planning permission or other works to buildings or land. Please take care when carrying out works on or near the public highways and footpaths in the Borough.**
- 3. Air conditioning units shown on drawing no.1729/06C were not included in the description of proposed development so have not been included in the assessment or determination of this application. Separate consent will need to be obtained from the Local Planning Authority for installation of any externally mounted plant or equipment which materially differs the external appearance of the building.**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework. The detailed analysis is set out in a report on the application prepared by officers.