

PLANNING COMMITTEE – 26 MAY 2022

PART I – DELEGATED

8. 22/0394/FUL: Loft conversion including side dormer window and flank rooflights at 23 LEWES WAY, CROXLEY GREEN, HERTFORDSHIRE, WD2 3SN.

Parish: Croxley Green Parish Council
Expiry of Statutory Period: 02.06.22

Ward: Durrants
Case Officer: Clara Loveland

Recommendation: That Planning Permission be Granted.

Reason for consideration by the Committee: Croxley Green Parish Council called-in this application for the reasons set out at paragraph 4.1.1.

1 Relevant Planning and Enforcement History

- 1.1 22/0414/RSP - Demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height. Pending decision.
- 1.2 21/2446/FUL - Part Retrospective: Demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height and insertion of dormer window in the western roofslope and rooflights in both side roofslopes. Application withdrawn 22.12.21.
- 1.3 20/0222/COMP - Unauthorised extensions – Pending consideration.
- 1.4 20/1557/RSP - Part Retrospective: Loft conversion including hip to gable roof extension and insertion of rear dormer to provide habitable accommodation within the roof – Refused.

Refused for the following reasons:

R1 - The introduction of hip to gable roof alterations and rear dormer window would by virtue of the elevated roof bulk, massing, design and siting result in an uncharacteristic and visually intrusive form of development which subsumes and exacerbates the prominence of the host dwelling to an unacceptable degree. The development therefore fails to respect the character of the host dwelling and wider streetscene and results in demonstrable harm to the visual amenities of Lewes Way, contrary to Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).

R2 - The hip-to gable roof forms and rear dormer window, by virtue of their siting, design and significant increase in the overall elevated roof bulk and massing would result in an obtrusive and unneighbourly form of development, resulting in demonstrable harm to adjacent neighbouring residential amenity. The development is therefore contrary to Policy CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

An appeal was submitted in relation to this refusal which was dismissed by the Planning Inspectorate (appeal reference: APP/P1940/D/20/3262933) with the Inspector upholding both reasons for refusal.

- 1.5 20/1253/FUL - Part Retrospective: Loft conversion including insertion of rear dormer to provide habitable accommodation within the roof - Withdrawn 30.07.2020.

- 1.6 19/2497/CLPD - Certificate of Lawfulness Proposed Development: Loft conversion including hip to gable extensions and rear dormer - Withdrawn 27.01.2020.
- 1.7 19/1691/RSP - Part Retrospective: Construction of detached building - Permitted 21.10.2019.
- 1.8 19/0156/COMP - Enforcement Enquiry: Outbuilding on raised platform with no planning permission - Case Closed 28.10.2019.
- 1.9 18/0204/COMP - Enforcement Enquiry: Alleged breach of planning conditions (18/0049/PDE) - Case Closed 12.10.2018.
- 1.10 18/1680/FUL - Demolition of existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height - Permitted 16.11.2018 and part implemented (lawfully commenced within time limit so remains extant).
- 1.11 18/0049/PDE - Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3 metres and eaves height 2.9 metres) - Permitted 06.02.2018.
- 1.12 17/2534/PDE - Prior Approval: Single storey rear extension (depth 8 metres, maximum height 3 metres and eaves height 2.9 metres) - Withdrawn 04.010.2018.

2 Description of Application Site

- 2.1 The application site, contains a two storey detached dwelling located on the southern side of Lewes Way, Croxley Green. Lewes Way is a residential street which comprises of two storey detached dwellings of a similar architectural style and design, some of which have been extended or altered. The land levels within the vicinity slope gently upwards from west to east.
- 2.2 The application dwelling is undergoing works which are substantially complete to implement approved planning application 18/1680/FUL. Other unauthorised works have also taken place including the construction of gable ends to the eastern and western flanks and a dormer window within the rear roof slope. These unauthorised works are subject to planning enforcement case 20/0222/COMP have been removed.
- 2.3 The dwelling is set back from the highway and has a driveway to accommodate three vehicles.
- 2.4 To the rear there is an area of lawn and an outbuilding located to the rear of the site. High level close boarded fencing encloses the rear amenity space provision. Land levels increase to the rear of the site.
- 2.5 The neighbour to the east, number 21 Lewes Way, benefits from a single storey rear extension and multiple outbuildings are located to the rear of the neighbouring site. Due to the topography, this neighbour is located at a lower land level than the host dwelling. The neighbour to the west, number 25 Lewes Way, on marginally higher land level, benefits from a single storey rear extension and outbuildings located to the rear of the neighbouring site.

3 Description of Proposed Development

- 3.1 This application seeks planning permission for a loft conversion including side dormer window and flank rooflights. The submitted plans indicate that once constructed, the dwelling would essentially appear as if planning permission 18/1680/FUL (and 22/0414/FUL, pending decision) and this planning scheme have been constructed.

- 3.2 The proposed side dormer window would be located on the western flank roof slope, facing neighbour no.25. It would have a width of 2.7m, a depth of 2.8m and a partial crown roof with a height of 2.2m falling to an eaves height of 1.7m. It would also be set down from the ridge line by 0.2m. It would have a fixed shut obscurely glazed window.
- 3.3 There would also be 1 rooflight inserted within the western flank roof slope and 2 rooflights within the eastern roof slope. All rooflights would be located at a high level.
- 3.4 Amended plans were provided as part of this application to ensure that the plans were correctly labelled to indicate the proposed development and the pre-existing extent of the dwelling.

4 Consultation

4.1 Statutory Consultation

4.1.1 Croxley Green Parish Council: Objection.

CGPC object for the following reasons:

- 1. Development does not comply with CA2 of the Neighbourhood Plan.*
- 2. This further development would result in a total over massing of site.*
- 3. There are concerning privacy issues and loss of light for neighbours.*

Neighbours comments should be taken into account. If the planning officer is minded to approve the application then CGPC request that it be considered by TRDC planning committee.

4.1.2 National Grid: [No comment received. Any comments received will be verbally updated at the Committee meeting].

4.2 Public/Neighbour Consultation

4.2.1 Number consulted: 7

4.2.2 No of responses received: 2 objections received

4.2.3 Summary of responses:

- Plans are incorrect and insufficient;
- Concern that future applications for more roof enlargement will occur e.g. second dormer on eastern flank;
- Unduly dominate and overbearing;
- Loss of light;
- Overlooking;
- Poor quality design;
- Out of character;
- Contrary to planning policies;
- No information on pre-application advice given to the applicant;
- Appeal decision dismissed roof enlargements;
- No valid planning permission exists on the site;
- The fenestration alterations have not been granted permission;
- 18/1680/FUL could only be achieved by the Council under-enforcing;
- Enforcement action has been delayed;
- There is no reason for the proposal e.g. staircase to the dormer window;
- Crown roof of the dormer would be dominant;

- Side dormer would overlook no.25;
- Dormer will not be used for its stated purpose;
- Roof lights should be 1.8m above the finished floor level;
- Cumulative increase of the dwelling and the side dormer would be harmful on neighbours;
- Dormer is large in scale and reduced spacing between buildings;
- Dormer would accentuate the impact of the increase in ridge height;
- Not overcome the Appeal considerations;
- The site has been a building site for 4.5 years – never-ending project;
- Not able to enjoy property;
- Eyesore;
- A 5 year hiatus on planning applications should be applied.

Officer comment: Only material planning considerations can be assessed as part of this application. Officers are not able to pre-empt future development and as such, future development is not assessed within this application. During the course of this application amended plans were sought and plans were labelled correctly and now portray the proposed development in a street scene context.

The Local Planning Authority (LPA) are content that the 2018 planning permission was lawfully commenced in-time and therefore remains extant. Whilst the works in relation to the 2018 permission subsequently deviated away from the approved plans; works are now underway to ensure that they are built in accordance with the plans. Any enforcement action which was going to be undertaken if works had not progressed would have required the implementation of the 2018 planning permission or the removal of the unauthorised extensions.

The LPA must assess all validated planning applications it receives, unless it is a similar submission to an application which has been previously approved or refused and the time within which an appeal could be made to the Secretary of State has not expired (section 70B of the Town and Country Planning Act 1990 (as amended)).

4.2.4 Site Notice: Not required.

4.2.5 Press notice: Not required.

5 Reason for Delay

5.1 None.

6 Relevant Planning Policy, Guidance and Legislation

6.1 National Planning Policy Framework and National Planning Practice Guidance

6.1.1 In 2021 the updated National Planning Policy Framework was published. This is read alongside the National Planning Practice Guidance (NPPG). The determination of planning applications is made mindful of Central Government advice and the Local Plan for the area. It is recognised that Local Planning Authorities must determine applications in accordance with the statutory Development Plan, unless material considerations indicate otherwise, and that the planning system does not exist to protect the private interests of one person against another. The NPPF is clear that “existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of this Framework. Due weight should be given to them, according to their degree of consistency with this Framework”.

6.1.2 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’. The NPPF retains a presumption in favour of sustainable development. This

applies unless any adverse impacts of a development would 'significantly and demonstrably' outweigh the benefits.

6.2 The Three Rivers Local Development Plan

The application has been considered against the policies of the Local Plan, including the Core Strategy (adopted October 2011), the Development Management Policies Local Development Document (adopted July 2013) and the Site Allocations Local Development Document (adopted November 2014) as well as government guidance. The policies of Three Rivers District Council reflect the content of the NPPF.

The Core Strategy was adopted on 17 October 2011 having been through a full public participation process and Examination in Public. Relevant policies include Policies CP1, CP9, CP10 and CP12.

The Development Management Policies Local Development Document (DMLDD) was adopted on 26 July 2013 after the Inspector concluded that it was sound following Examination in Public which took place in March 2013. Relevant policies include DM1, DM6, DM13 and Appendices 2 and 5.

The Croxley Green Neighbourhood Plan Referendum Version (adopted December 2018) is also relevant, specifically Policy CA2 and Appendices B and C. The site is within Character Area 7.

6.3 Other

The Community Infrastructure Levy (CIL) Charging Schedule (adopted February 2015).

The Localism Act received Royal Assent on 15 November 2011. The growth and Infrastructure Act achieved Royal Assent on 25 April 2013.

The Wildlife and Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2010, the Natural Environment and Rural Communities Act 2006 and the Habitat Regulations 1994 may also be relevant.

7 **Planning Analysis**

7.1 Overview:

7.2 Planning permission was granted in 2018 to demolish existing garage and construction of single storey and two storey front, side and rear extensions, first floor rear extension and alterations to roof to include increase in ridge height under application reference 18/1680/FUL. This application was approved at Three Rivers Planning Committee on Thursday 15th November 2018.

7.3 During the investigation it came to light that planning permission granted in 2018 under application 18/1680/FUL had not been implemented in accordance with approved plans. Breaches on site included a loft conversion including hip to gable roof extension towards the rear and the insertion of a rear dormer.

7.4 As above, Officers consider that works permitted under reference 18/1680/FUL lawfully commenced.

7.5 It should be noted that this application **only** seeks the addition of a loft conversion including side dormer window and flank rooflights. It does not make an assessment of unauthorised works nor the works subject to 22/0414/RSP. Only the development proposed within the submitted plans are assessed within this application.

7.6 Impact on Character and Street Scene

- 7.6.1 Policy CP1 of the Core Strategy (adopted October 2011) seeks to promote buildings of a high enduring design quality that respect local distinctiveness and Policy CP12 of the Core Strategy (adopted October 2011) relates to design and states that in seeking a high standard of design the Council will expect development proposals to 'have regard to the local context and conserve or enhance the character, amenities and quality of an area'.
- 7.6.2 Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013) sets out that development should not have a significant impact on the visual amenities of the area. In relation to new development, the Design Criteria of the DMP LDD stipulates that oversized, unattractive and poorly sited development can detract from the character and appearance of the street scene. With specific regards to dormers, Appendix 2 states that dormer windows should always be subordinate to the main roof. They should be set below the existing ridge level, set in from either end of the roof and set back from the plane of the front or rear wall. The roof form should respect the character of the house if possible. Crown roof can exacerbate the depth of properties and often result in an inappropriate bulk and massing. As such, they are generally discouraged and more traditional pitched roof are generally favoured.
- 7.6.3 The Croxley Green Neighbourhood Plan (adopted December 2018) states that new development should seek to conserve and, wherever possible, enhance the key elements of the character and appearance of the Character Areas. The Neighbourhood Plan comments in relation to character area and Lewes Way that;
- “Areas 7 is a large district and more homogeneous than the rest of the parish with 1930s two storey semi-detached houses dominating in the southern part and extensive frontages of 1930s bungalows, particularly in Links Way. Development of the northern part of this area ceased during the Second World War and resumed afterwards. There were some plots where foundations had been laid and these remained incomplete for years. When development recommenced it included a substantial area of 1950s social housing, both terraced houses, maisonettes and flats. There are also two sizeable later developments on previously non-residential sites. At the north end of Manor Way, on the site of the former Durrants School. More recently, Durrants, formerly private playing fields after the sale of the old estate. To the ancient byway of north Little Green Lane forms a distinct edge to the Parish boundary with beautiful countryside of open farmland and woods beyond. This “green edge” is an important characteristic around most of the perimeter of the Parish and is especially important on the eastern boundary where the Green Belt is so narrow”*
- 7.6.4 Policy CA2 of The Croxley Green Neighbourhood Plan requires that domestic extensions should seek to conserve and enhance the Character of the area through the control of massing, alignment and height. Extensions that have an overbearing or adverse visual effect on the Character Area in which it is located will be resisted. Appendix C states that “Box” dormers should be avoided on front and side elevations and any roof lights should be appropriately scaled. Additionally, flat roofs on front or side extensions are generally inappropriate, except on small dormers.
- 7.6.5 Owing to the position of the proposed side dormer, it would be visible from the wider street of Lewes Way. Although visible, the views would largely be from an oblique angle from a westerly direction. Additionally, the proposed side dormer would be positioned some 8m back from the front elevation which reduces its prominence when viewing the dwelling from Lewes Way. However, the side dormer roof would be of a limited extent and includes a hipped to crown roof. As such, when considered against the guidance provided within The Croxley Green Neighbourhood Plan it cannot be said to be a ‘box’ dormer. Consequently, given its limited size, design and siting it would not be unacceptable when viewed against the extended dwelling and wider streetscene which includes various examples of similar side dormers. The submitted plans also indicate that the dormer would be finished in

materials which would match the existing dwelling which would contribute to ensure it blends in with the existing house.

7.6.6 The proposed rooflights would be of a size, extent and positioning which would not be excessive or prominent in relation to the host dwelling or wider area. It is also noted that there are numerous rooflights within the wider street of a similar design such that they would not appear out of character.

7.6.7 In summary, it is considered that the proposed extensions would not result in any adverse impact on the host dwelling or wider streetscene. The development would therefore accord with Policies CP1 and CP12 of the Core Strategy (adopted October 2011), Policies DM1 and Appendix 2 of the Development Management Policies Document (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).

7.7 Impact on amenity of neighbours

7.7.1 Policy CP12 of the Core Strategy states that development should 'protect residential amenities by taking into account the need for adequate levels of disposition of privacy, prospect, amenity and garden space'.

7.7.2 Policy DM1 and Appendix 2 of the Development Management Policies document set out that development should not result in the loss of light to the windows of neighbouring properties nor allow overlooking, and should not be excessively prominent in relation to adjacent properties.

7.7.3 The proposed rooflights are of a size, extent and positioning that they would not result in any unacceptable overlooking. Nevertheless, to ensure privacy is maintained, a condition is recommended that the rooflights are non-openable unless they are 1.7m above the internal floor level.

7.7.4 The proposed dormer would have no adverse impact on adjacent neighbour to the east, no.21 given it is sited to the western roofslope facing no.25.

7.7.5 The proposed dormer would introduce built form on an already extended dwelling closest to neighbour no.25. The proposed side dormer would extend beyond the first floor rear wall of no.25 and thus would be noticeable from within the rear garden. Nevertheless, this neighbouring property has extended at ground floor level and thus, the dormer would not be facing the rear garden. Additionally, the window within the dormer is shown to be fixed shut and obscurely glazed and this will be conditioned to that effect to ensure no unacceptable overlooking. Given its elevated height and minimal scale, contained within the roof slope, there would not be a harmful loss of light or overshadowing nor would the dormer be overbearing on this neighbour.

7.7.6 The proposed dormer would face directly towards no.25 and includes a flank window. The dormer window would serve a stairwell providing access to the loft space, rather than a habitable room. As such, a condition is recommended and considered reasonable and necessary to ensure that the window is obscurely glazed and non-openable unless above 1.7m from the internal floor level in which it is positioned. This would ensure no actual or perceived overlooking could take place. Subject to this condition, the window is considered acceptable.

7.7.7 The proposed development is not considered to result in any adverse impact upon neighbouring properties and is acceptable in accordance with Policy C12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies document (adopted July 2013).

7.8 Amenity Space Provision for future occupants

7.8.1 Policy CP12 of the Core Strategy states that development should take into account the need for adequate levels and disposition of amenity and garden space. Section 3 (Amenity Space) of Appendix 2 of the Development Management Policies document provides indicative levels of amenity/garden space provision.

7.8.2 The indicative amenity space for a 4 bedroom dwelling is 105sqm. The application site would retain approximately 200sqm amenity space which would exceed the standards. Further, the proposal would not result in any addition of bedrooms and as such there would be no alteration to the existing amenity space.

7.9 Wildlife and Biodiversity

7.9.1 Section 40 of the Natural Environment and Rural Communities Act 2006 requires Local Planning Authorities to have regard to the purpose of conserving biodiversity. This is further emphasised by regulation 3(4) of the Habitat Regulations 1994 which state that Councils must have regard to the strict protection for certain species required by the EC Habitats Directive.

7.9.2 The protection of biodiversity and protected species is a material planning consideration in the assessment of applications in accordance with Policy CP9 of the Core Strategy (adopted October 2011) and Policy DM6 of the DMLDD. National Planning Policy requires Local Authorities to ensure that a protected species survey is undertaken for applications that may be affected prior to determination of a planning application.

7.9.3 The application has been submitted with a Biodiversity Checklist was submitted with the application and states that no protected species or biodiversity interests will be affected as a result of the application. The Local Planning Authority is not aware of any records of bats (or other protected species) within the immediate area that would necessitate further surveying work being undertaken.

7.10 Trees and Landscaping

7.10.1 Policy DM6 of the DMP LDD sets out that development proposals should seek to retain trees and other landscape and nature conservation features, and that proposals should demonstrate that trees will be safeguarded and managed during and after development in accordance with the relevant British Standards.

7.10.2 The application site is not located within a Conservation Area and no trees on or adjacent to the site are protected by a Tree Preservation Order. No trees of public amenity value would be harmed or removed by virtue of the proposal and the development is considered acceptable in this regard.

7.11 Highways, Access and Parking

7.11.1 Core Strategy Policy CP10 (adopted October 2011) requires development to make adequate provision for all users, including car parking. Policy DM13 in the Development Management Policies document (adopted July 2013) states that development should make provision for parking in accordance with the Parking Standards set out within Appendix 5.

7.11.2 The indicative car parking level for 4 bedrooms is 3 assigned spaces. The block plan submitted as part of this application indicates that there would be 3 assigned parking spaces, of which when measured, would be of an appropriate size to accommodate 3 vehicles. Given that the proposed plans indicate the dwelling would be 4 bedrooms, it is considered that the parking circumstances are acceptable.

8 RECOMMENDATION

That PLANNING PERMISSION BE GRANTED subject to the following conditions:

- C1 The development hereby permitted that have not yet been carried out shall be begun before the expiration of 3 years from the date of this permission.
- Reason: In pursuance of Section 91(1) of the Town and Country Planning Act 1990 and as amended by the Planning and Compulsory Purchase Act 2004.
- C2 Following the substantial completion of planning permission 18/1680/FUL or 22/0414/RSP (if granted) the development hereby permitted shall be carried out in accordance with the following approved plans: TRDC 001 REV D (Block Plan); TRDC 002 REV A (Location Plan); 3879/2K (dated Mar 2022); 3879/8B (dated Mar 2022); 3979/9C (dated Mar 2022); 3879/7G (dated Apr 2022); 3978/12.
- Reason: For the avoidance of doubt, and in the proper interests of planning in accordance with Policies CP1, CP9, CP10 and CP12 of the Core Strategy (adopted October 2011), Policies DM1, DM6 and DM13 and Appendices 2 and 5 of the Development Management Policies (adopted July 2013) and the Croxley Green Neighbourhood Plan (adopted December 2018).
- C3 Unless specified on the approved plans, all new works or making good to the retained fabric shall be finished to match in size, colour, texture and profile those of the existing building.
- Reason: To prevent the proposed dormer from being constructed in inappropriate materials in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- C4 The proposed window serving the stairwell within the dormer hereby permitted facing neighbour dwelling No.25 shall be fitted with purpose made obscured glazing and shall be permanently fixed shut. The window shall be permanently retained in that condition thereafter.
- Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).
- C5 The rooflights hereby permitted shall be positioned at a minimum internal cill height of 1.7m above the internal floor level.
- Reason: To safeguard the amenities of the occupiers of neighbouring residential properties in accordance with Policies CP1 and CP12 of the Core Strategy (adopted October 2011) and Policy DM1 and Appendix 2 of the Development Management Policies LDD (adopted July 2013).

8.2 **Informatives**

- 11 With regard to implementing this permission, the applicant is advised as follows:

All relevant planning conditions must be discharged prior to the commencement of work. Requests to discharge conditions must be made by formal application. Fees are £116 per request (or £34 where the related permission is for extending or altering a dwellinghouse or other development in the curtilage of a dwellinghouse). Please note that requests made without the appropriate fee will be returned unanswered.

There may be a requirement for the approved development to comply with the Building Regulations. Please contact Hertfordshire Building Control (HBC) on 0208 207 7456 or at

buildingcontrol@hertfordshirebc.co.uk who will be happy to advise you on building control matters and will protect your interests throughout your build project by leading the compliance process. Further information is available at www.hertfordshirebc.co.uk.

Community Infrastructure Levy (CIL) - Your development may be liable for CIL payments and you are advised to contact the CIL Officer for clarification with regard to this. It is a requirement under Regulation 67 (1), Regulation 42B(6) (in the case of residential annexes or extensions), and Regulation 54B(6) (for self-build housing) of The Community Infrastructure Levy Regulations 2010 (As Amended) that a Commencement Notice (Form 6) is submitted to Three Rivers District Council as the Collecting Authority no later than the day before the day on which the chargeable development is to be commenced. DO NOT start your development until the Council has acknowledged receipt of the Commencement Notice. Failure to do so will mean you will lose the right to payment by instalments (where applicable), lose any exemptions already granted, and a surcharge will be imposed.

Care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense.

Where possible, energy saving and water harvesting measures should be incorporated. Any external changes to the building which may be subsequently required should be discussed with the Council's Development Management Section prior to the commencement of work.

- I2 The applicant is reminded that the Control of Pollution Act 1974 allows local authorities to restrict construction activity (where work is audible at the site boundary). In Three Rivers such work audible at the site boundary, including deliveries to the site and running of equipment such as generators, should be restricted to 0800 to 1800 Monday to Friday, 0900 to 1300 on Saturdays and not at all on Sundays and Bank Holidays.
- I3 The Local Planning Authority has been positive and proactive in its consideration of this planning application, in line with the requirements of the National Planning Policy Framework and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2015. The Local Planning Authority suggested modifications to the development during the course of the application and the applicant and/or their agent submitted amendments which result in a form of development that maintains/improves the economic, social and environmental conditions of the District.