

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P0076.24

WARD: Emerson Park

Date Received: 16th January 2024

ADDRESS: 12 Ernest Road
Hornchurch

PROPOSAL: Erection of one 5xbed detached dwelling with habitable roof space.
Including parking, landscaping and all associated amenities following
demolition of existing dwelling

DRAWING NO(S): 100B
101I
102G
103G
104G

RECOMMENDATION: It is recommended that **planning permission be GRANTED** subject to the
condition(s) given at the end of the report

SITE DESCRIPTION

The application site is located on the southern side of Ernest Road and contains a large detached dwelling.

The application site is not located within a conservation area or within the curtilage of a listed building but is located within the Emerson Park Policy Area (Sector 6).

DESCRIPTION OF PROPOSAL

The applicant seeks planning permission for the erection of one 5xbed detached dwelling with habitable roof space along with parking, landscaping and all associated amenities following demolition of existing dwelling.

RELEVANT HISTORY

P1810.23	Erection of one 5xbed detached dwelling with habitable roof space. Including parking, landscaping and all associated amenities following demolition of existing dwelling
	Withdrawn - Invalid 11-01-2024

CONSULTATIONS/REPRESENTATIONS

Consultation letters were sent to surrounding properties. One objection was received, which are summarised as:

- The proposed dwelling is too bulky and prominent in comparison with neighbouring dwellings
- Significant differences in the eaves height of the proposed dwelling and neighbours
- The crown roof is inappropriate and adds further bulk
- The level of bulk of the dwelling would be detrimental to neighbours residential amenity
- The increase in height and depth of the new dwelling would have a significant overbearing impact on neighbours, causing loss of sunlight, overshadowing, and dominating their outlook.
- Overlooking from windows along flank walls of the proposed dwelling

All of the above are relevant planning considerations and will be addressed throughout this report. The objection listed the requirements of new dwellings within Sector 6 of the Emerson Park Policy Area with the proposed scheme to be also be assessed in reference to policy.

Internal/External Consultees

Highways: No objection

Anglia Water Assets: No comments

Thames Water: No comments

Historic England: No objection

Street Naming: Applicant must apply.

London Fire Brigade: No objection.

Waste and Recycling: Waste storage must be provided with refuse presented to street on collection day.

LBH Environmental Health: No objection subject to conditions

RELEVANT POLICIES

Havering Local Plan (2016 - 2031)

Policy 3 Housing supply

Policy 7 Residential design and amenity

Policy 10 Garden and backland development

Policy 12 Healthy communities

Policy 23 Transport Connections

Policy 24 Parking provision and design

Policy 26 Urban design

Policy 27 Landscaping

Policy 33 Air quality

Policy 34 Managing pollution

Policy 35 On-site waste management

London Plan (2021)

Policy D3 Optimising site capacity through the design-led approach
Policy D4 Delivering good design
Policy D5 Inclusive design
Policy D6 Housing quality and standards
Policy D7 Accessible housing
Policy D11 Safety, security and resilience to emergency
Policy D14 Noise
Policy H1 Increasing housing supply
Policy H2 Small sites
Policy SI 5 Water infrastructure
Policy SI 13 Sustainable drainage
Policy T4 Assessing and mitigating transport impacts
Policy T5 Cycling
Policy T6 Car parking
Policy T6.1 Residential parking
Policy T7 Deliveries, servicing and construction
Policy T9 Funding transport infrastructure through planning

NPPF (2021)

5. Delivering a sufficient supply of homes
9. Promoting sustainable transport
11. Making effective use of land
12. Achieving well-designed places

Supplementary Planning Guidance

Emerson Park Supplementary Planning Document

Referred to throughout as EP SPD

LB Havering 'Waste Management Practice Planning Guidance For Architects and Developers'

London Plan Housing SPG (2016)

London Plan Control of Dust and Emissions SPG (2014)

London Plan Character and Context SPG (2014)

London Plan Accessible London SPG (2014)

MAYORAL CIL IMPLICATIONS

The application proposes a new residential dwelling. According to the figure on the CIL form, the proposed dwelling would have a gross internal floor space which is greater by 358 square metres than the existing dwelling.

The proposal would be liable for mayoral CIL and Havering CIL. The site lies in the north (Zone A) Havering CIL charging area, and therefore would have a Havering CIL liability of £44,750 (140sqm x £125/sqm), and a Mayoral CIL liability of £8,950 (140sqm x £25/sqm) subject to indexation.

STAFF COMMENTS

A site was not undertaken as part of assessment of this application. Site photos were provided by the agent in support of this application. In determining this application, the provided photographs, Google Street View, Aerial Imagery and the submitted drawings were used to complete the assessment.

The applicant engaged the Council for Pre-Application advice (W0304.23). Advice will be referred to throughout the report where necessary.

PRINCIPLE OF DEVELOPMENT

The proposal is for the replacement of the existing dwelling on the site with a replacement dwelling. There is no net loss or increase in housing supply.

The existing house to be replaced is not of particularly special architectural merit and its loss and replacement is acceptable in principle, subject to the detailed design and character/amenity impacts being acceptable.

DENSITY/SITE LAYOUT

Policy D6 of the London Plan provides guidance in relation to the dwelling quality and standards within residential developments.

The proposed 5B8P dwelling would have an approximate GIA of 568sqm which exceeds the minimum required GIA of 128sqm and would provide a large and spacious living environment for future residents. The dwelling would contain adequate levels of storage while all bedrooms are appropriately sized. The overall layout of the dwelling is functional with living spaces to the ground floor with all bedrooms located on the upper floors. The dwelling would provide acceptable headroom for all future occupants. The proposed dwelling would be dual aspect with good outlook from the front and rear elevations at all levels. Overall, the proposed dwelling would provide a high quality of accommodation for future residents.

Like most properties in Emerson Park the proposed dwelling would also benefit from a very large rear garden well in excess of minimum requirements which would provide more than adequate private amenity space. The garden is well designed and already features extensive landscaping. There are already existing boundary treatments which do not need to be replaced.

Having applied the relevant standards to the proposals the proposed dwelling would exceed in most instances the requirements set out in Policy D6 of the London Plan. As such, the proposal is deemed to afford a reasonably degree of amenity to future occupants.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Emerson Park Policy Area

The subject site lies within Sector 6 of the Emerson Park Policy Area, in which the following policy guidance is prescribed:

'This sector is particularly typified by medium and large dwellings in spacious well landscaped grounds. Infill development will be permitted in this sector provided it does not give a cramped appearance to the street scene and its massing and architectural style is in keeping with surrounding properties. Redevelopment of a number of properties or backland development generally result in increased density and reduced rear garden lengths, both of which are harmful to the special character of Sector 6, and such proposals will not normally be permitted.

In relation to new dwellings in this sector the following criteria will apply:

- Be limited to infill development of existing frontages at plot sizes equivalent to immediately surrounding properties.
- Redevelopment will not be permitted where it will materially increase the existing density of the immediately surrounding area;
- Be of detached, single family, large and architecturally varied dwellings;
- Provide a minimum plot width of 23m which should be achieved at both the road frontage and building line.

In relation to new dwellings and extensions to existing dwellings and the resultant space between buildings, each case will be treated on its merits and with regard to the extent that architectural character, massing and existing landscaping are retained. In every case, the space that is retained between buildings should reflect the character of the street scene in the immediate surroundings.

The minimum requirement will be that no part of any new building or extension to an existing building will be permitted to be built within a minimum of 1m from an adjoining common party boundary at ground floor or 2m at first floor. It is emphasised, however, that these are minimum requirements and that in the majority of cases, the Council will expect them to be exceeded'.

The proposed dwelling would replace an existing dwelling on the subject property and therefore would feature the existing frontage to the street scene while the existing ingress/egress crossovers are maintained. The proposal also meets the minimum inset from the common boundary requirements as outlined in the policy with a minimum 2m inset from both side boundaries. A more broad assessment of the dwelling in terms of architectural character and massing will be discussed below.

Local Plan Policy 26 states that the Council will promote high quality design that contributes to the creation of successful places in Havering by supporting development proposals that respect, reinforce and complement the local street scene and respond to distinctive local building forms and patterns of development and respect the visual integrity and established scale, massing, rhythm of the building, frontages, group of buildings or the building line and height of the surrounding physical context.

Access:

There is currently access to existing property via two vehicle crossovers which are to be retained as they currently are. The Council's Highways Department raised no objection to the continuation of this access arrangement.

Landscaping:

Officers sought revisions to the plans to have the existing vegetation to the front of the dwelling clearly denoted. Following discussions with the agent they advised it is their intention for the area to the front of the dwelling to undergo generous soft landscaping, however, these details are still to be finalised. Officers will add a condition require the submission of a landscaping plan that would demonstrate the proposed soft landscaping. A further notation was added to the plan to confirm that the existing trees to the front boundary will be retained. However, the applicant has stated they are committed to providing a final landscaping layout which will at minimum provide provision of vegetation such that there is no overall net loss of vegetation to the front of the dwelling. However, in confirming that the trees to the front will be retained Officers have greater control to be able to enforce this. It is considered this is an acceptable outcome which will ensure the soft landscaping within the context of the dwelling is indicative of the special character area.

Elsewhere to the front of the dwelling there is significant hardstanding proposed. A condition will be added to ensure porous materials are used to ensure water can run-off sufficiently.

Positioning:

The dwelling is located within Emerson Park with Ernest Road typical of the policy area in that it contains various large detached dwellings with spacious gardens to the rear. The proposal is largely consistent with this established character with the dwelling also suitably positioned back from the highway to maintain the existing building line along Ernest Road. There is no issue in principle with a dwelling being positioned where it is proposed.

Design, Scale, Bulk and Massing:

A neighbour raised several concerns with the overall bulk and scale of the dwelling. Having reviewed Google Aerial and Streetview Imagery Officers note there are already several very large dwellings along Ernest Road. A neighbour suggested that the height of the dwelling is inconsistent with neighbouring dwellings. This is inaccurate as the unattached neighbour at No. 14 has a maximum height of 9.925m while the subject dwelling would be built to 9.8m. The overall ground floor footprint of the dwelling is 215sqm which comparatively to neighbours is consistent with other dwellings along Ernest Road. While the proposal would constitute a large dwelling it would still appear well sited within the context of the entire property and would not appear too dominant while retaining a large rear garden which is required by the EP SPD. As such, it is considered the overall height, bulk and scale of the dwelling is largely sympathetic to the established pattern of development along Ernest Road particularly as there is a trend for the older original dwellings which were typically smaller to be replaced with larger detached dwellings much this scheme.

A large crown roof is proposed given the applicant wishes to utilize the roof space of the dwelling. Generally the Council prefers to avoid large crown roofs particularly where they are not present within the street scene. However, in this instance there are already several examples of similarly sized crown roofs along Ernest Road notably No's. 9 and 18. As they are established within the street scene and given the crown roof will minimise the bulk of the overall dwelling as seen from Ernest Road and, on balance and as a matter of judgement, is not seen as so visually harmful as to justify refusal.

Front dormers are also relatively common, there is no issue with one being proposed within the roof space to the front elevation given it is also suitably designed.

During the Pre-Application process several iterations of the scheme were presented with Officers raised concerns with the front elevation. It is considered this revised design has addressed the previous issues. Large gabled features are increasingly common within the street scene with the proposed gables well designed with the eaves set to the first floor level. The proposed dwelling would strike an appropriate balance between the level of glazing and more traditional brickwork. The proposed fenestrations are well sized and do not appear overly dominate within the front facade. Changes were made to remove some windows to ensure the dwelling would now appear appropriately as a double storey dwelling from the street scene despite the conversion of the roof space. Overall it is considered the design, detailing and level of articulation to the front elevation is consistent with the approach taken by other dwellings while retaining a level of originality as suggested within the EP SPD.

Materials:

The applicant has provided details of the proposed materials as shown on drawing No. 104 (Rev G). A suitable condition will be imposed to ensure that these materials are used.

Overall, the proposed dwelling is deemed to suitably designed such that its architectural design, massing and bulk are representative of existing dwellings within the immediate area and are consistent with Policies 7 and 26 of the Havering Local Plan and the Emerson Park Policy Area SPD.

IMPACT ON AMENITY

Local Plan Policy 7 seeks to protect the amenity of existing and future residents, it states that the Council will support developments that do not result in:

- i. Unacceptable overlooking or loss of privacy or outlook;
- ii. Unacceptable loss of daylight and sunlight; and
- iii. Unacceptable levels of noise, vibration and disturbance.

Concerns were raised in representations that the proposed bulk and scale of the proposed dwelling would be harmful to the amenity of neighbours. Overlooking concerns due to the flank windows were also raised.

The unattached neighbour at No. 10 is undergoing works to extend their dwelling. Having reviewed plans for P2318.21 the depth of the rear wall closest to the boundary has not been altered. As such, the rear wall of the dwelling would project approximately 4m beyond the rear wall of this neighbour which is generally the maximum the Council would often allow a dwelling to project beyond the rear wall of a neighbour's dwelling. However, this projection would be double-storey and so may cause greater harm. To compensate the proposed dwelling would be inset by 2m from the common boundary with the overall separation distance between the dwellings being approximately 4.6m. As such, this is considered to adequately mitigate the harm caused by the double storey projection of the dwelling beyond the rear of the neighbour. While the dwelling is large it is difficult to argue it would be materially detrimental to the neighbour's outlook or contribute to a sense of enclosure. The large plots and detached nature of both dwellings creates the separation distance which prevents this from being materially overbearing in relation to this neighbouring property.

A concern was raised about the potential for overlooking, however, the plans denote all flank

windows to the side elevation would be obscurely glazed. This will be re-enforced through a suitable condition to ensure there is no risk of harm to the neighbour's amenity. There are two windows along the neighbour's flank wall which P2318.21 show to be non-habitable rooms (bathroom and an ensuite) meaning the amenity of the neighbour would not be materially impacted.

The unattached neighbour at No. 14 does not have any flank windows which would be impacted by the proposal. This dwelling has a varied rear elevation with different projections set to different depths. At the ground floor level the proposed dwelling would project beyond the rear of the neighbour by approximately 5.1m where the neighbour is closest to the boundary. However, given the dwelling is inset 2m from the common boundary the dwelling does not impede a 45-degree angle taken from a depth of 4m beyond the rear of the neighbour so as to afford reasonable amenity with regard to the ground floor rear facing windows. The closest window at the first floor to the boundary is set well back from where the proposed dwelling would project to and its outlook may be impacted. However, having reviewed the plans for P1498.15 this window is shown to serve a non-habitable room (ensuite) and therefore outlook and amenity to this window would not be materially impacted. The remaining first floor windows project to a sufficient depth such that they would not be unreasonably impacted by the proposal.

The Council's Environmental Health Department requested that a condition be applied to ensure construction works are undertaken during reasonable areas. Additionally it was noted that a swimming pool is to be installed, however, no information has been provided regarding the pump room, and the noise that would be generated. In the interests of ensuring neighbouring amenity a condition will be imposed to ensure that any noise generation by the pumping system of the swimming pool adheres to the relevant standards as outlined in BS4142:2014 + A1:2019.

Having regard to all of the above the proposal would provide an adequate degree of amenity to neighbours and future occupants and is compliant with Policy 7 of the Havering Local Plan.

HIGHWAY/PARKING

Car Parking:

The site has a PTAL of 1a and the minimum parking provision required by Policy 24 of the Local Plan is 1.5 car parking. There is adequate space to the front of the dwelling to provide the required two car parking spaces. Highways raised a concern about a proposed metal railing to the front boundary of the property. To alleviate these concerns a revised drawing was submitted omitting this railing.

Cycle Parking/Refuse and Recycling

Both Cycle parking and Refuse/Recycling storage are indicated on plans and would lie to the rear of the dwelling out of view of the street scene. The positioning and orientation of the storage facilities is considered to be appropriate and would not be seen to clutter amenity space provided. The provision is considered adequate to address the requirements of these policies.

KEY ISSUES/CONCLUSIONS

Having regard to the above and in doing so all relevant planning policy and material considerations APPROVAL is recommended accordingly.

RECOMMENDATION:

It is recommended that **planning permission be GRANTED** subject to the following condition(s)

1 SC4 (Time limit) 3yrs

The development to which this permission relates must be commenced not later than three years from the date of this permission.

Reason:-

To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended by Section 51 of the Planning and Compulsory Purchase Act 2004).

2 SC10C Materials as per application form

The proposed development hereby approved shall be constructed in accordance with the materials detailed under Materials Section of the application form and those shown on drawing 104G unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the appearance of the proposed development will harmonise with the character of the surrounding area.

3 SC32 (Accordance with plans)

The development hereby permitted shall not be carried out otherwise than in complete accordance with the approved plans (as set out on page one of this decision notice).

Reason:-

For the avoidance of doubt and to ensure that the development is carried out as approved.

4 SC06 (Parking provision)

Before the dwelling hereby permitted is first occupied, the car parking provision as shown on drawing No. PL01 Revision A shall be laid out and implemented to the full satisfaction of the Local Planning Authority and thereafter this car parking provision shall remain unobstructed and permanently available for use, unless otherwise agreed with the Local Planning Authority.

Reason:-

To ensure that car parking accommodation is made permanently available to the standards adopted by the Local Planning Authority in the interest of highway safety, and that the development accords with Policy 24 of the Havering Local Plan.

5 Hard Surface Porus/Run-off - application site

All hard surfaces hereby approved as part of the development (including any sub-base) shall be made of porous materials or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the application site.

Reason:-

In order to ensure no water run-off from the hard surface which would contribute to risk of flooding.

6 SC11 (Landscaping) (Pre Commencement Condition)

No works shall take place in relation to any of the development hereby approved until there has been submitted to and approved by the Local Planning Authority a scheme of hard and soft landscaping, which shall include indications of all existing trees and shrubs on the site, and details of any to be retained, together with measures for the protection in the course of development. All planting, seeding or turfing comprised within the scheme shall be carried out in the first planting season following completion of the development and any trees or plants which within a period of 5 years from completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local Planning Authority.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the hard and soft landscaping proposed. Submission of a scheme prior to commencement will ensure that the development achieves a satisfactory level of landscape quality.

7 Passive provision for electric/Ultra-Low Emission vehicles

Prior to the first occupation of the proposed dwelling hereby permitted, passive provision shall be made for electric or Ultra-Low Emission vehicles.

Reason: Passive provision prior to first occupation will ensure that the development adequately incorporates measures to allow the use of electric vehicles by future occupiers in accordance with Policy T6.1 of the London Plan.

8 SC34C (obscure/non-opening & 1.7m above ground level).

All windows inserted on the the first floor to the north-eastern elevation shall be obscure-glazed, and non-opening unless the parts of the window which can be opened are more than 1.7m above the floor of the room in which the window is installed.

Reason - In the interest of privacy and to protect the amenity of the adjacent neighbours

9 SC46 (Standard flank window condition)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015, no window or other opening (other than those shown on the submitted and approved plan) shall be formed in the flank wall(s) of the building(s) hereby permitted, unless specific permission under the provisions of the Town and Country Planning Act 1990 has first been sought and obtained in writing from the Local Planning Authority.

Reason:-

In order to ensure a satisfactory development that will not result in any loss of privacy or damage to the environment of neighbouring properties which exist or may be proposed in the

future.

10 SC45A (Removal of permitted development rights)

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (Order) or any other order replacing or amending the said Order other than porches erected in accordance with the Order, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, without the express permission in writing of the Local Planning Authority.

Reason:-

In the interests of amenity and to enable the Local Planning Authority to retain control over future development.

11 SC62 (Hours of construction)

All building operations in connection with the construction of external walls, roof, and foundations; site excavation or other external site works; works involving the use of plant or machinery; the erection of scaffolding; the delivery of materials; the removal of materials and spoil from the site, and the playing of amplified music shall only take place between the hours of 8.00am and 6.00pm Monday to Friday, and between 8.00am and 1.00pm on Saturdays and not at all on Sundays and Bank Holidays/Public Holidays.

Reason:-

To protect residential amenity.

12 SC86 Minor Space Standards

All dwellings hereby approved shall be constructed to comply with Part M4(2) of the Building Regulations - Accessible and Adaptable Dwellings.

Reason: In order to comply with Policy 7 of the Havering Local Plan and Policy D7 of the London Plan.

13 SC87 Water Efficiency

All dwellings hereby approved shall comply with Regulation 36 (2)(b) and Part G2 of the Building Regulations - Water Efficiency.

Reason: In order to comply with Policy SI 5 of the London Plan.

14 Building Emissions

The development hereby approved shall be fitted with Ultra-Low NOx boilers with maximum NOx Emissions less than 40 mg/kWh. Where any installations do not meet this emissions standard it should not be operated without the fitting of suitable NOx abatement equipment or technology as determined by a specialist to ensure comparable emissions. The installation of the boilers shall be carried out in strict accordance with these details and shall thereafter be permanently retained.

Reason: To minimise the impact of building emissions on local air quality.

15 Non Standard Condition 31

No plant or machinery to service the property (eg air conditioning units, pump room for the swimming pool, etc) shall be installed unless it meets, or mitigation is employed, to meet the following standard:

The Rating Level (Lar, Tr) of the hereby permitted plant or machinery shall be at least 10dB below the prevailing background noise level (LA90, T). The measurement position, assessment and definitions shall be made according to BS4142:2014 + A1:2019 "Methods for rating and assessing industrial and commercial sound.

The equipment shall be maintained thereafter to the satisfaction of the Local Planning Authority, and the use hereby permitted must cease during any period that this condition is not complied with.

Reason: To protect the amenity of noise sensitive premises from noise from mechanical plant.

INFORMATIVES

1 Approval following revision ENTER DETAILS

Statement Required by Article 35 (2) of the Town and Country Planning (Development Management Procedure) (England) Order 2015: In accordance with paragraph 38 of the National Planning Policy Framework, improvements required to make the proposal acceptable were negotiated with the agent via email. The revisions involved removing the proposed railing to the front boundary. The amendments were subsequently submitted on 08/03/2024.

2 Approval and CIL (enter amount)

The proposal is liable for the Mayor of London Community Infrastructure Levy (CIL). The Mayoral CIL levy rate for Havering is £25/m² and is chargeable for each additional square metre of residential gross internal (GIA). Based upon the information supplied with the application, £8,950 would be payable due to result in a new residential property with a net addition of 358 square metres of gross internal floor space, however this may be adjusted subject to indexation.

The proposal is also liable for Havering Council's CIL. Havering's CIL charging rate for residential is £125m² (Zone A) for each additional square metre of GIA. Based upon the information supplied with the application, £44,750 would be payable, subject to indexation.

These charges are levied under s.206 of the Planning Act 2008. CIL is payable within 60 days of commencement of development. A Liability Notice will be sent to the applicant (or anyone else who has assumed liability) shortly and you are required to notify the Council of the commencement of the development before works begin. Further details with regard to CIL are available from the Council's website. You are also advised to visit the planning portal website where you can download the appropriate document templates at <http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil>

3 Fee Informative

A fee is required when submitting details pursuant to the discharge of conditions. In order to comply with the Town and Country Planning (Fees for Applications, Deemed Applications, Requests and Site Visits) (England) Regulations 2012, (as amended), a fee of £116 per request or £34 where the related permission was for extending or altering a dwellinghouse, is needed.

4 Street Naming and Numbering

Before occupation of the residential/ commercial unit(s) hereby approved, it is a requirement to have the property/properties officially Street Named and Numbered by our Street Naming and Numbering Team. Official Street Naming and Numbering will ensure that that Council has record of the property/properties so that future occupants can access our services.

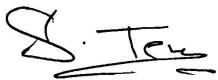
Registration will also ensure that emergency services, Land Registry and the Royal Mail have accurate address details. Proof of having officially gone through the Street Naming and Numbering process may also be required for the connection of utilities. For further details on how to apply for registration see:

<https://www.haverling.gov.uk/Pages/Services/Street-names-and-numbering.aspx>

5 Non Standard Informative 1

The applicant is reminded that the height of any paving installed to the front or rear of the dwelling should not exceed 300mm in height above ground level unless separate planning permission is first sought from the Council.

Authorising Officer:



Suzanne Terry

14th March 2024