

OFFICER REPORT FOR DECISION UNDER DELEGATED AUTHORITY

APPLICATION NO: P1032.24

WARD: Upminster **Date Received:** 19th July 2024

ADDRESS: 85 Howard Road
Upminster

PROPOSAL: Demolition of existing detached property with the construction of 2 x 3 bedroom two-storey semi-detached dwellings with off-street parking with new dropped kerb, private amenity space and cycle stores.

DRAWING NO(S): EEABS Light Report 30.10.2024
1968/01
1969/02 D

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 comprises a single-storey detached bungalow. The host property is neither in a Conservation Area nor is a Listed Building.

DESCRIPTION OF PROPOSAL

Planning permission is sought for the demolition of the existing detached property with the construction of 2 No. x 3 bedroom semi-detached dwellings and off-street parking with new dropped kerb, private amenity space and cycle stores.

RELEVANT HISTORY

None found.

CONSULTATIONS/REPRESENTATIONS

Adjoining occupiers were consulted by way of direct notification and 2 objections have been received with the following comments:

- Parking is inadequate, will put pressure on parking in the area.
- The Street Scene would be very out of proportion with only one bungalow between houses.
- Dormer windows in the loft facing on to Howard Road would look directly into gardens.
- The plot is not big enough for two 4 bedroom semi detached houses.

The parking provision, amenity impact and street scene impact are assessed later in this report.

In addition the following comments were made by other consultees:

LBH Highway Authority - No objections.

Transport for London - no strategic comments to make.

LBH Environmental Health- No comments received.

Street Naming and Numbering - Applicant needs to apply.

LBH Waste/Recycling (Streetcare) - Must be presented on boundary by 7am on collection day.

Fire Brigade - No further hydrants required.

Anglian Water - Outside of boundary.

LBH Ecology Advisor - Further information is required regarding bats.

LBH Urban Design - there may be an impact on flank window to neighbour.

RELEVANT POLICIES

Havering Local Plan 2016-2031 Policies

Policy 7 - Residential Design and Amenity

Policy 10 - Garden and Backland Development

Policy 23 - Transport Connections

Policy 24 - Parking Provision and Design

Policy 26 - Urban Design

Policy 34 - Managing pollution

London Plan 2021

Policy D1 - London's form, character and capacity for growth

Policy D4 - Delivering good design

Policy D6 - Housing Quality and Standards

Policy H1 - Increasing housing supply

Policy T6 - Car parking

London Plan Housing Design Standards Supplementary Planning Guidance 2023

London Plan Housing Supplementary Planning Guidance 2016

The National Planning Policy Framework (NPPF)

MAYORAL CIL IMPLICATIONS

Contributions would be required under CIL regulations. The proposal would add 227.6 square metres floor area. The existing dwelling with an area of 70 square metres would be demolished so the total new floor area would be 157.6 square metres.

This would translate to a Mayoral CIL (MCIL2) contribution of £3940 (£25 per sqm).

As of September 1st 2019, Havering adopted its on community infrastructure levy (HCIL) which has a chargeable rate of £125 per sqm in this location. This translates to a contribution of £19700.

Each contribution would be subject to indexation.

STAFF COMMENTS

An in-person site visit was not necessary. Photos provided by the agent in support of the application were used. In determining this planning application photos, Google StreetView TM, aerial view images and submitted drawings were used to assess the site constraints.

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework states that housing applications should be considered in the context of the presumption in favour of sustainable development. The London Plan notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality accommodation. The provision of additional accommodation is consistent with the NPPF and the objectives of the Havering Local Plan 2016-2031 which at Policy 3 is supportive of housing provision in sustainable locations. In addition the London Plan 2021 notes the pressing need for housing and the general requirement to improve housing choice, affordability and quality at Policy H1 whilst also acknowledging that development should optimise housing output subject to local context and character at Policy D1.

The acceptability of any submission is reliant on other policy considerations including Policy 10 of the Havering Local Plan 2016-2031 which requires consideration of the following:

Proposals for residential development on garden and back-land sites in Havering will be supported when they:

- i. Ensure good access and, where possible, retain existing through routes;
- ii. Retain and provide adequate amenity space for existing and new dwellings;
- iii. Do not have a significant adverse impact on the amenity of existing and new occupants;
- iv. Do not prejudice the future development of neighbouring sites;
- v. Do not result in significant adverse impacts on green infrastructure and biodiversity that cannot be effectively mitigated and;
- vi. Within the Hall Lane and Emerson Park Character Areas as designated on the Proposals Map, the subdivision of plots and garden development will not be supported, unless it can be robustly demonstrated that the proposal would not have an adverse impact on the character of the area and that the proposed plot sizes are consistent with the size, setting and arrangement of properties in the surrounding area.

In addition to the above, the Housing Delivery Test results are a material consideration. On the 19th December 2023, the Government published the Housing Delivery Test result for 2022. The Housing Delivery Test Result for 2022 is 55%. In accordance with the NPPF the "Presumption" due to housing delivery therefore applies. In terms of housing supply, based on the latest 2024 Housing Trajectory, Havering is able to demonstrate 3.4 years supply of deliverable housing sites. The Havering Local Plan was found sound and adopted in 2021 in the absence of a five year land supply. The Inspector's report concluded:

"85. Ordinarily, the demonstration of a 5-year supply of deliverable housing land is a prerequisite of a sound plan in terms of the need to deliver a wide choice of homes. However, in the circumstances of this Plan, where the housing requirement has increased at a late stage in the examination, I ultimately conclude that the Plan, as proposed to be modified, is sound in this regard subject to an immediate review.

86. This is a pragmatic approach which is consistent with the findings of the Dacorum judgement. It aims to ensure that an adopted plan is put in place in the interim period before the update is adopted and the 5-year housing land supply situation is established."

The Council is committed to an update of the Local Plan and this is set out in the Council's Local Development Scheme. Therefore, in the meantime whilst the position with regard to housing supply is uncertain, the "Presumption" due to housing supply is applied. The Presumption refers to the tilted balance set out in Paragraph 11(d) of the NPPF as if the presumption in favour of sustainable development outlined in paragraph 11(d) of the National Planning Policy Framework (NPPF) has been engaged. Para 11(d) states that where the policies which are most important for determining the proposal are out of date, permission should be granted unless (i) the application of policies in the Framework that protect areas or assets of particular importance provide a clear reason for refusing the development, or (ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the Framework taken as a whole. Fundamentally this means that planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF taken as a whole.

The proposed development would offer a small contribution to housing supply and delivery and this would weigh in favour of the development.

DENSITY/SITE LAYOUT

The London Plan 2021 at Policy D6 (Housing Quality and Standards) requires that housing development should be of high quality design and provide adequately-sized rooms with comfortable and functional layouts which are fit for purpose and meet the needs of Londoners without differentiating between tenures. To that end the policy requires that new residential development conform to minimum internal space standards. There are set requirements for gross internal floor areas of new dwellings at a defined level of occupancy as well as floor areas and dimensions for key parts of the home, notably bedrooms, storage and minimum floor to ceiling heights. The minimum gross internal floor area requirements and room sizes take into account commonly required furniture and the spaces needed for different activities and moving around.

The proposed dwellings would each have a internal floor area of 113.8sq.m which meets the minimum for a 2-storey, 3-bedroom / 4-person dwelling (minimum of 84sq.m) contained in Policy D6 of the London Plan. The bedroom sizes are adequate. Each unit would have its own front door and would be dual aspect. The minimum floor to ceiling height must be 2.5m for at least 75% of the gross internal floor area; this is met.

The design of the dwelling is such that the living areas and bedrooms would receive sufficient light. The plans were amended during the course of this planning application to ensure that the bedrooms

in the top floors have an outlook (en-suite bathrooms were removed).

The Residential Design SPD states that private amenity space should be provided in single, usable, enclosed blocks which benefit from both natural sunlight and shading. The proposed amenity spaces would be adequate in terms of provision of useable and quality outdoor areas for 3-bedroom units.

DESIGN/IMPACT ON STREET/GARDEN SCENE

Policy 26 of the Havering Local Plan (Adopted 2021) states that planning permission will only be granted for development which maintains, enhances or improves the character and appearance of the local area by responding to distinctive local building forms and patterns of development and by respecting the scale, massing and height of the surrounding physical context. The National Planning Policy Framework (NPPF) reinforces this by placing emphasis on good quality, design and architecture. The NPPF requires that planning decisions ensure developments are sympathetic to local character.

The proposed new dwellings would be 7.9m in height and situated next to a single-storey detached dwelling at no.87 Howard Road. The height of the dwellings would not appear out of place as it would be similar to nearby houses in the immediate street scene; the height was lowered from 8.6m to 7.9m during the course of this planning application. The proposal would not appear too tall or out of place in the site context. There are a range of housing style, design, roof design and fenestration layouts nearby and the proposal would not appear prominent or out of place in the street scene.

The dwellings would be within the front building lines of both neighbouring properties and a 1m spacing would remain to both side boundaries, similar to the spacing of dwellings nearby. The rear building lines at first floor would be similar to both neighbouring properties and the single-storey projections meets the maximum of 4m depth and 3m height guidance in the SPD (the plans were amended during the course of this planning application to ensure SPD guidance was met).

It is considered that the proposal is acceptably designed and will not unduly impact upon the street scene.

IMPACT ON AMENITY

Consideration has been given to the impact on the neighbouring dwellings in terms of loss of light and loss of privacy. Planning permission will not be granted where the proposal results in unacceptable overshadowing, loss of sunlight/ daylight, overlooking or loss of privacy to existing properties.

The impact on the amenity to the bungalow at no.87 Howard Road has been assessed. The new dwellings would be within the front and rear building lines of this property so there would be minimal impact on the front and rear windows. There are flank windows near the boundary at no.87 and these windows are not primary windows to habitable rooms according to planning application P0728.98 (they are a bathroom and kitchen window and secondary glazing to a dining / kitchen area via a door). Nevertheless, consideration was made to assess the impact in terms of loss of

light to the kitchen / dining area of no.87 which has an open plan with an area of over 13 square metres. As the rear of the building is to the north, the flank window to the kitchen provides light to this habitable room. A daylight assessment has been submitted during the course of this planning application which demonstrates that there is little change to the overall amount of daylight received by the dining room therefore, the BRE Guidelines in regard to direct sunlight will be satisfied. However, an average daylight factor specifically for the kitchen area is not provided - from diagram from page 15 it appears highly unlikely this kitchen area would be in line with BRE guidance if considered individually. Therefore there may be loss of daylight but as this kitchen window is a secondary window to the kitchen/dinning area, it is difficult to refuse this application on this basis alone and it is unlikely to stand up in an appeal on its own.

There would be a ground floor flank window, a ground floor flank door and two first floor flank windows on the new dwelling facing the boundary with no.87 serving a dining area, a utility room, a bathroom and en-suites but any impact in terms of overlooking could be mitigated by a condition ensuring that they are obscure glazed and that the windows are fixed shut 1.7m above the floor level.

The impact on the amenity to the house at no.83 Howard Road has been assessed. The new dwellings would be within the front and rear building lines of this property and the single-storey projections meet the maximum of 4m depth and 3m height guidance in the SPD so there would be minimal impact on the front and rear windows. There are flank windows near the boundary at no.83 and these windows are not primary windows to habitable rooms (they serve a garage and a landing). There would be a ground floor flank window, a ground floor flank door and two first floor flank windows on the new dwelling facing the boundary with no.87 serving a dining area, a utility room, a bathroom and en-suites but any impact in terms of overlooking could be mitigated by a condition ensuring that they are obscure glazed and that the windows are fixed shut 1.7m above the floor level.

The plans were amended during the course of this planning application to ensure that the single-storey projections meets the maximum of 4m depth and 3m height guidance in the SPD.

The dwellings would be more than 17m away from the nearby boundaries to the dwellings to the south at no.9 Aylett Road and no.20 Garbutt Road, would be a sufficient distance away and the impact on amenity would be minimal in terms of loss of light or overlooking.

The proposal is not unneighbourly.

HIGHWAY/PARKING

CAR PARKING

The site has a Public Transport Accessibility Level (PTAL) rating of 4 and the parking standards are maximum rather than minimum. There would be 1 car parking spaces for each of the new dwellings which would meet planning policy in this location.

CYCLE PARKING AND BIN STORAGE

Planning Policy supports development that promotes more sustainable modes of transport; such as

walking and cycling. Cycle storage is shown on the plans and is adequate. Bin storage is shown but more information is required regarding the elevations, siting and appearance.

OTHER ISSUES

In terms of Biodiversity Net Gain requirements, there is no ecology report submitted. The site is exempt from Biodiversity Net Gain requirements.

Havering Council's Ecology Advisor has commented that an ecology report is required in particular relating to the likely impacts of development on bats (European Protected Species). The surveys are required prior to determination because Government Standing Advice indicates that you should "Survey for bats if the area includes buildings or other structures that bats tend to use or there are trees with features that bats tend to use nearby".

However, in this instance, with the lack of evidence or reports that bats are present on the site, a bat survey is considered unnecessary. In the Natural England Advice - Bats: advice for making planning decisions document, it suggests that a bat survey is required if a building has little or no disturbance from artificial lighting, is close to woodland or water as well as other criteria. The site is not located in such an area. Nevertheless, an informative should be applied to any approval reminding the applicant of duties should any protected species be present.

KEY ISSUES/CONCLUSIONS

Upon full assessment of the submitted material supporting the application, taking into account all material considerations, it is considered the objectives of the development plan have been met, and that planning permission should be approved.

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 Materials (details no samples)

Before any of the development hereby permitted is commenced, written specification of external walls and roof materials to be used in the construction of the building(s) shall be submitted to and approved in writing by the Local Planning Authority and thereafter the development shall be constructed with the approved materials.

Reason:-

Insufficient information has been supplied with the application to judge the appropriateness of the materials to be used. Submission of a written specification prior to commencement will 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 1968/02 Revision A shall be laid out and surfaced to the satisfaction of the Local Planning Authority and retained permanently thereafter and shall not be used for any other purpose.

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.

5 SC48 (Balcony condition)

The roof area of the single-storey rear extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:-

In the interests of the amenity of the occupiers of neighbouring dwelling.

6 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, no extension or enlargement (including additions to roofs) shall be made to the dwellinghouse(s) hereby permitted, or any detached building erected, 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.

7 SC13B (Boundary treatment) (Pre Commencement)

Prior to the commencement of the development hereby approved, details of all proposed walls, fences and boundary treatment shall be submitted to, and approved in writing by, the Local Planning Authority. The boundary development shall then be carried out in accordance with the approved details and retained permanently thereafter to the satisfaction of the Local Planning Authority.

Reason:

Insufficient information has been supplied with the application to judge the appropriateness of any boundary treatment. Submission of this detail prior to commencement will protect the visual amenities of the development and prevent undue overlooking of adjoining property.

8 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.

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

The windows inserted on the flank walls 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 and the doors inserted on the flank walls shall be obscure-glazed.

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

10 SC58 (Refuse and recycling)

No building shall be occupied or use commenced until refuse and recycling facilities are provided in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority. The refuse and recycling facilities shall be permanently retained thereafter.

Reason:-

Insufficient information has been supplied with the application to judge how refuse and recycling will be managed on site. Submission of this detail prior to occupation in the case of new building works or prior to the use commencing in the case of changes of use will protect the amenity of occupiers of the development and also the locality generally.

11 SC59 (Cycle Storage)

Prior to the occupation of the dwelling hereby permitted, the cycle storage shown on plan

1968/02 Revision A should be completed and retained permanently thereafter to the satisfaction of the Local Planning Authority

Reason:-

To ensure that there is on-site cycle storage providing a wide range of facilities for non-motor car residents and sustainability.

12 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.

13 SC86 Minor Space Standards

The 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.

14 SC87 Water Efficiency

The 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.

15 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.

16 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.

17 Electric Vehicle Parking Active/passive provision required

All residential parking spaces within the development hereby approved shall include provision of infrastructure for electric or Ultra-Low Emission vehicles, of which a minimum of 1 space shall have active charging facilities, with passive provision for all remaining spaces. Such provision is to be made prior to the first occupation of the dwelling hereby permitted.

Reason: Provision prior to first occupation of the proposed dwellings hereby permitted 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.

INFORMATIVES

1 Noise Informative

Informative:

The internal layout of dwelling to be designed, as far as practicable, so that in general the more sensitive living areas, in particular bedrooms are located on facades facing away from the noise source.

Double-glazing 6mm.12mm.6mm with opening provided with pressure seals in either hardwood or UPVC frames, with acoustically treated trickle ventilators.

A ventilation system that will involve ducting air through the houses, with fresh air obtained either through sound insulated air inlets or from inlets on the quieter side of the buildings.

2 Land Ownership Informative

The applicant is advised that this planning permission does not give consent for any part of the development including guttering and fascias to encroach onto any land not within the applicant's ownership.

3 Highways Informatives

Changes to the public highway (including permanent or temporary access)

- Planning approval does not constitute approval for changes to the public highway. Highway Authority approval will only be given after suitable details have been submitted considered and agreed. If new or amended access is required (whether temporary or permanent), there may be a requirement for the diversion or protection of third party utility plant or highway authority assets and it is recommended that early involvement with the relevant statutory undertaker takes place. The applicant must contact Engineering Services to discuss the scheme and commence the relevant highway approvals process. Please note that unauthorised work on the highway is an offence.

Highway legislation

- The developer (including their representatives and contractors) is advised that planning consent does not discharge the requirements of the New Roads and Street Works Act 1991 and the Traffic Management Act 2004. Formal notifications and approval will be needed for any highway works (including temporary works of any nature) required during the construction of the development. Please note that unauthorised work on the highway is an offence.

Temporary use of the public highway

- The developer is advised that if construction materials are proposed to be kept on the highway during construction works then they will need to apply for a licence from the Council. If the developer required scaffolding, hoarding or mobile cranes to be used on the highway, a licence is required and Street Management should be contacted to make the necessary arrangements. Please note that unauthorised use of the highway for construction works is an offence.

Surface water management

- The developer is advised that surface water from the development in both its temporary and permanent states should not be discharged onto the highway. Failure to prevent such is an offence.

4 Approval and CIL

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).

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, contributions of £3940 and £19700 would be payable based on 227.6sqm of additional floor space, however this may be adjusted 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>

5 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. These fees may change depending on the time of submission.

6 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>

7 Party Wall

This planning permission does not remove the need to obtain any separate consent of the owner of the adjoining property prior to commencing building works on, under, above or immediately adjacent to their property (e.g. foundations or guttering). The Party Wall Etc. Act 1996 contains requirements to serve notice on adjoining owners of property under certain circumstances, and a procedure exists for resolving disputes. This is a matter of civil law between the two parties, and the Local Planning Authority are not involved in such matters.

A free guide called "The Party Wall Etc Act 1996: Explanatory Booklet" is available on the website of the Department for Communities and Local Government.

<https://www.gov.uk/government/publications/the-party-wall-etc-act-1996-revised-explanatory-booklet>

8 Non Standard Informative 1

A mitigation licence from Natural England is needed if a European protected species is found during the demolition of the existing dwelling or during construction of the proposal. Any works that have impacts on any European protected species is illegal.

<https://www.gov.uk/government/publications/european-protected-species-apply-for-a-mitigation-licence>

9 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 on 16.9.24. The amendments were a reduction in the depth and height of the rear extensions, a reduction in the main roof height and ensuring outlook from the top floor bedrooms which were subsequently submitted on 16.9.24.

Authorising Officer:



Raphael Adenegan

28th November 2024