

Planning Statement

Land to the rear of 2C and 2D Woburn Avenue, London

Prepared by Gracechurch Town Planning Ltd

TABLE OF CONTENTS

EXECUTIVE SUMMARY2

THE APPLICATION SITE AND THE PROPOSAL4

PLANNING POLICY ASSESSMENT5

MATERIAL CONSIDERATIONS AND THE OVERALL PLANNING BALANCE 14

CONCLUSION AND NEXT STEPS21

EXECUTIVE SUMMARY

1. This Planning Statement has been prepared by Gracechurch Planning Ltd in support of an application for full planning permission submitted to the London Borough of Havering (“the Council”) to authorise the demolition of existing structures and redevelopment of the site to create one new home including access and associated works at land to the rear of 2C and 2D Woburn Avenue, Hornchurch RM12 4NG (“the site”).
2. The new home will be in the sustainable location of Hornchurch with immediate access to a range of services, and good public transport connections.
3. The new dwelling will be of a high quality in terms of its internal layout, exceeding the national minimum space standards for a 1-bed 1-person dwelling and with good levels of daylight and sunlight and outlook; appropriate outdoor amenity space and cycle and refuse/recycling storage.
4. The design of the proposed development has been amended in response to the concerns previously raised by both the Council and the Planning Inspector in the subsequently appeal.
5. The amended scheme reduces the height of the replacement building a single storey, with a design that seeks to replicate the characteristics of the existing site in terms of its size and appearance – it is of “coach house” style with timber double doors to the front with glazing panels at the top, giving the appearance of a garage or workshop which is as per the existing building.
6. In relation to the previous scheme, the Inspector confirmed that the residential quality of the new unit would be appropriate. The Inspector also confirmed that the proposed two storey development would not have a harmful effect on the occupiers at 218 Elm Park Avenue.
7. As part of a pre-application enquiry submitted to the Council in 2025, it confirmed that the amended scheme “...*would not materially adversely impact on neighbouring amenity due to its low eaves line and that the overall height would be hipped away from the neighbouring properties.*”
8. While it is the applicant’s case that there would not be any harm from the proposed development, should this be identified by the Council with respect to a degree of planning policy non-compliance, the overall planning balance lies in favour of granting planning permission.

9. This is based on the suite of benefits that the proposed development would provide; support in the form of the current and draft Framework; and taking into account the clear direction of the Government to promote a brownfield first approach to development new homes, particularly in existing settlements. Whether applying either the tilted or flat balance, material considerations indicate that planning permission should be granted.

THE APPLICATION SITE AND THE PROPOSAL

The application site

10. The site comprises a garage building, with associated hardstanding to the rear of 2C and 2D Woburn Avenue in the local authority area of the London Borough of Havering. The garage fronts Woburn Avenue to the west, which joins onto Elm Park Avenue to the north.
11. The site can be accessed from Woburn Avenue and is bounded by a partition fence delineating the amenity spaces of 2C and 2D Woburn Avenue to the north. A brick wall separates the site from 2 Woburn Avenue to the south and the garage backs on to the rear gardens of 218 and 216 Elm Park Avenue to the east.
12. The site is:
 - not located within a Conservation Area or within the setting of a listed building;
 - not within the Metropolitan Green Belt;
 - not in an area of risk of fluvial flooding as designated by the Environment Agency, or surface water flooding; and
 - within the built-up area sustainable area of Hornchurch.
13. The site has Public Transport Accessibility Level (PTAL) score of 3, with bus route access a maximum of 2 minutes on foot and approximately 6 minutes on foot from Elm Park underground station.

The proposal

14. The application is to secure full planning permission for the demolition of the existing structure and redevelopment of the site to create one new home including access and associated works.
15. The new home will be single storey and comprise a studio unit for single person occupancy, i.e. a 1-bed 1-person dwelling.
16. The existing access of the site from Woburn Avenue will be retained and offer one off-street parking space, as well as cycle storage for a bicycle. Appropriate refuse and recycling storage will be provided in line with the existing arrangements at the wider site and in keeping with the Council's adopted standards.

PLANNING POLICY ASSESSMENT

The development plan and planning policy

17. The development plan comprises the London Plan (2021) and the Havering Local Plan (2021).
18. The National Planning Policy Framework (December 2024) (“*the Framework*”) was published on 12 December 2024 and took effect immediately for the purposes of decision making on planning applications.
19. The draft National Planning Policy Framework (“*the draft Framework*”) was published in December 2025, for consultation until 10 March 2026.

The planning history of the site and its relevance

20. The site has an extensive planning history. This application follows the Council’s rejection of planning application ref. P0562.24 and the Planning Inspector’s subsequent dismissal of the appeal (ref. APP/B5480/W/24/3354826). A further pre-application (ref. W0182.25) was submitted in July 2025 and the Council issued a response to this in January 2026.
21. With respect to application ref. P0562.24, this was rejected on three grounds, these being:

1. The proposal, by reason of its contrived design, in particular the uncharacteristic narrowness of the proposed dwelling and the extent of site coverage, would give rise to a cramped and visually intrusive form of development, which is materially out of keeping with the prevailing pattern of development in Woburn Avenue, giving rise to material harm to the character and visual amenity of the locality, contrary to the provisions of Policies 7 and 26 of the Havering Local Plan, as well as the provisions of the NPPF.

2. The proposal, by reason of lack of outlook from the bedroom owing to the obscure glazed oriel window, as well as the cramped garden depth and limited outlook from the main ground floor habitable room windows, give rise to an oppressive and poor quality living environment for future occupiers of the proposed development, contrary to the provisions of Policies 7 and 26 of the Havering Local Plan, as well as the provisions of the NPPF.

3. The proposal, by reason of the height, bulk and mass of the proposed development, as well as its proximity to the northern boundary of the site give rise to an unneighbourly, intrusive and overbearing form of development, giving rise to material harm to the amenity of adjoining occupiers, in

particular 2D Woburn Avenue and 218 Elm Park Avenue, contrary to the provisions of Policies 7 and 26 of the Havering Local Plan, as well as the provisions of the NPPF.

22. In the appeal the Inspector confirmed that the residential quality of the new unit would be appropriate.
23. The Inspector also confirmed that the proposed two storey development would not have a harmful effect on the occupiers at 218 Elm Park Avenue.
24. However, the Inspector took the view that the two storey development would not be appropriate with respect to the streetscene, and that it would have an adverse impact on the occupiers of 2D Woburn Avenue.
25. Bringing all this together, it is clear that with respect to the previously proposed two storey development to create one new home, the following has been established:
 - the principle of the development for new housing in this location is acceptable in spatial planning terms;
 - the quality of new home in terms of its internal layout and overall suitability for future residents is acceptable;
 - that there would be no adverse impact on highway safety
 - that there would be no adverse impact with respect to arboricultural or ecology matters;
 - that no contribution for affordable housing would be required.
26. The key issues that remain outstanding are therefore the impact of the proposal on the character of the area and wider streetscene, and the impact on the amenities of 2D Woburn Avenue. The amended scheme has addressed these matters, as set out in the assessment below.

The effect of the proposed development on the character of the area

27. Policy D1 of the London Plan sets out that development should have regard to the form, function and structure of an area, place or street and the scale, mass and orientation of surrounding buildings. Policy D3 indicates that new developments should be of a high quality with architecture that pays attention to detail.
28. Policies 7 and 26 of the Local Plan outline that the Council will promote high quality development that contributes to the creation of successful places in Havering.
29. It is acknowledged that both the Council and the Planning Inspector have noted that the character of the area is mainly two storey terraced properties. But this is

not the only vernacular and there is variety, as accepted by the Planning Inspector who noted that (at paragraph 3 of the Decision Letter):

- The area displays a variety of materials including brick and render, with some properties having been previously altered and extended.
- Plot widths within the area are generally consistent albeit there are some variations with wider plots at the end of terraces.

30. It is an important factor that the character of the area includes and is made up on single storey buildings.

31. As well as the application site, these include the following buildings in figures 1 to 3 below which are located in proximity to the application site on Woburn Avenue and Elm Park Road:



Figure 1: garages opposite application site (source: Apple Maps)



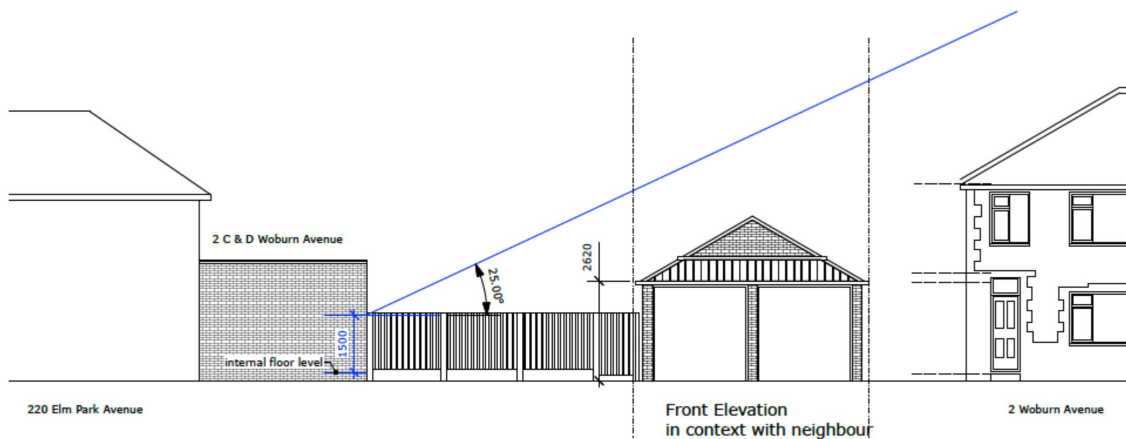
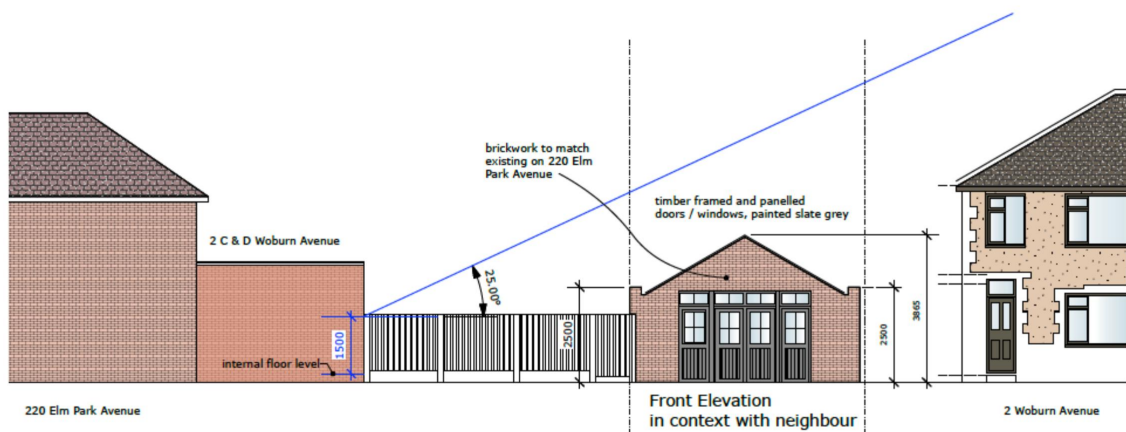
Figure 2: Elm Park Lawn Tennis Club building (source: Apple Maps)



Figure 3: garages at 235-243 Elm Park Road (source: Google Maps)

32. It is noted that the ‘harm’ identified by the Planning Inspector in connection with the previous scheme arose from the perception that the site could not accommodate a two storey a two storey building because of its size. The Inspector commented that due to the size of the plot this led to an overly narrow dwelling with a reduced pitch height compared to the existing dwellings in the immediate street scene.

33. In light of the concerns raised by both the Council and the Planning Inspector where, ultimately, it was considered that a two storey building would be overdevelopment of the site and so harmful to the area's character, the amended scheme reduces the height to a single storey, with a design that seeks to replicate the characteristics of the existing site in terms of its size and appearance – it is of “coach house” style with timber double doors to the front with glazing panels at the top, giving the appearance of a garage or workshop which is as per the existing building.
34. Figure 4 below shows the existing streetscene and the streetscene with the proposed development in situ:

Existing streetscene*Proposed streetscene**Figure 4: existing and proposed streetscene drawings*

35. As can be seen in the figure above, the effect of the reduced scale of the development will be that there will be no material change and so impact on the streetscene. Rather, the proposed structure will assimilate into the streetscene in a more coherent way, with the domestic detailing of the structure and the pitch of the roof set to replicate those of the adjacent property at 2 Woburn Avenue. This has been achieved by lowering the height of the new building – the existing building is approximately 4.3 m in height, and the new building will be 3.8 m
36. Ultimately, the proposal seeks to replace an existing single storey building with one that is broadly the same scale in terms of its scale and overall form, and so this cannot be harmful in terms the streetscene or wider character of the area. Rather, the development will improve the streetscene through the removal of a structure that is dilapidated and no longer can serve a useful function, and replace with a new modern building to create a home with new boundary treatment and landscaping that will enhance the character of the area.
37. It is on this basis that the amended scheme has addressed the issues raised by both the Council and the Planning Inspector, and is now considered to be in accordance
38. The proposal is in accordance with D1 and D3 of the London Plan, and Policies 7 and 26 of the Council’s Local Plan.

The effect of the proposed development on the amenities of the existing nearby occupiers

39. With respect to the amended scheme, the Council confirmed in the pre-application response the following:

It is considered that the proposal would not materially adversely impact on neighbouring amenity due to its low eaves line and that the overall height would be hipped away from the neighbouring properties. Drawing 685.100.PA.04 indicates that the proposal would not project beyond the front or rear elevations of the neighbouring two storey dwelling at No.2 Woburn Avenue.

40. The proposal is in accordance with Policy D6 of the London Plan, and Policies 7 and 29 of the Council’s Local Plan.

Quality of the new home

41. Policy D6 of the London Plan relates to the quality and design of new housing, and states that new housing should provide “adequately-sized rooms (see Table 3.1) with comfortable and functional layouts which are fit for purpose and meet the

needs of Londoners without differentiating between tenures.” (Policy D6 Part A). Table 3.1 sets out the minimum internal space standards for new dwellings.

42. In the appeal the Inspector confirmed that the residential quality of the new unit would be appropriate. This is set out in paragraphs 11 to 14 of the Inspector’s Decision Letter, as set out below:

11. The Council’s reason for refusal in respect to this matter refers to a lack of outlook from the bedroom window owing to an obscurely glazed oriel window. However, as is confirmed by the appellant, only part of this window would be obscurely glazed. The main larger section of the window would be formed of clear glass, which would provide sufficient outlook for a room of this size.

12. Concern is also raised in relation to the outlook from the main ground floor living area which would face towards the rear boundary fence across the modest distance of the proposed narrow rear garden. Nevertheless, it is accepted by the parties that the overall size of the garden far exceeds the relevant standards.

13. Whilst I agree that the outlook would be partially constrained by the fence, the views beyond the fence would be relatively open and therefore I agree with the appellant that the dominant view from the living area would be of the sky line above the fence. There would be some distance between the rear of the proposed dwelling and the nearest two storey development to a degree that the outlook from the main ground floor habitable room windows would be relatively open.

14. I find therefore the proposal would provide its occupants with acceptable living conditions, with regard to outlook. As such, it complies with Policies 7 and 29 of the HLP, which seek to protect the amenity of future residents including in relation to outlook, whilst Policy 26 promotes a high quality design. In respect to this main issue specifically, no conflict with Policies 7 or 26 of the HLP has been identified.

43. The amended scheme has removed the first floor element and proposes all living accommodation on a single ground floor level. In the previous application it was demonstrated that this would receive appropriate levels of daylight, this being 150 Lux levels for a living / kitchen / dining room, and 7.8 hours of sunlight on 21 March, exceeding the minimum requirement of 1.5 hours.

44. While the ground floor layout now proposes this to be part bedroom and part living space in one open plan studio space, it will still be dual aspect and benefit from four rooflights. Given the previous evidence provided, the new dwelling will clearly have a sufficient level of daylight and sunlight.
45. With respect to space standards, the new home will have an area of 42.9 sq m, and so exceeding the 37 sq m minimum for a single person studio unit. The new home will have a vaulted ceiling over living area / kitchen with a generous floor-to-ceiling height of 3.56m in this location, and 2.5 m above the bedroom, creating an open and welcoming feel to the space.
46. The proposal is in accordance with Policy D6 of the London Plan, and Policies 7 and 29 of the Council's Local Plan.

Other matters – ecology and biodiversity

47. The application site comprises a single storey detached building that is currently used as a garage. The application site building is surrounded by hardsurfacing in the form of a driveway with areas of impervious surface, as shown in the photo below in figure 5:



Figure 5: photo of site

48. There are no existing habitats on the site in the form of either a landscaped area or hedgerows.
49. The development is therefore exempt from Biodiversity Net Gain (BNG) requirements because there will be no on-site habitat affected (and so under the 25 sq m threshold), and 3m of on-site linear habitats such as hedgerows affected, (and so under the threshold of 5m).

50. However, new landscaping is proposed to create a boundary to the site, including the replacement of existing areas of hardsurfacing with new green space, and this will result in biodiversity enhancements.

MATERIAL CONSIDERATIONS AND THE OVERALL PLANNING BALANCE

51. The analysis set out above demonstrates that the revisions to the scheme will result in a proposed development that is in accordance with the development plan when taken as a whole.
52. The decision to grant planning permission would therefore be appropriate applying s38 of the Planning and Compulsory Purchase Act 2004 (as amended).

Planning policy support for new housing

53. Policy GG2 of the London Plan seeks to make the best use of land, and Policy GG4 recognises the need for more homes and the provision of more choice to create a housing market that works better for all Londoners.
54. Policy H1 of the London Plan sets out the minimum ten year housing target for Havering of 12,850 new homes which recognises the pressing need for more homes in the Borough.
55. Policy H2 of the London Plan, entitled ‘Small sites and small housing developments’, is relevant to the proposed development. It sets out that Boroughs should *pro-actively support* well-designed new homes on small sites. The supporting text to the policy at paragraph 4.2.1 sets out that (emphasis added):

*For London to meet its housing needs, small sites below 0.25 hectares in size must make a substantially greater contribution to new supply across the city. Therefore, **increasing the rate of housing delivery from small housing sites is a strategic priority**. Achieving this objective will **require positive and proactive planning by boroughs both in terms of planning decisions and plan-making**.*

56. The Policy itself sets out that this is to achieve the following objectives:
 - significantly increase the contribution of small sites to meeting London’s housing needs;
 - diversify the sources, locations, type and mix of housing supply;
 - support small and medium-sized housebuilders; and
 - achieve the targets for small sites set out in Table 4.2.
57. Table 4.2 of the London Plan sets out that of the 12,850 new homes to be delivered in the Borough, small sites should accommodate 3,140 of these – this is nearly 25% of the annual target to be delivered via small sites.
58. Paragraph 4.2.4 of the London Plan goes on to state (emphasis added):

*Incremental intensification of existing residential areas within PTALs 3-6 or within 800m distance of a station or town centre boundary is expected to play an important role in contributing towards the housing targets for small sites set out in Table 4.2. This can take a number of forms, such as: new build, infill development, residential conversions, redevelopment or extension of existing buildings, including non-residential buildings and residential garages, where this results in net additional housing provision. **These developments should generally be supported where they provide well-designed additional housing to meet London's needs.***

59. The development of the site is therefore wholly consistent with the London Plan's promotion of incremental intensification in a sustainable location with a PTAL rating of 3.
60. London Plan Policy H10 encourages developments to offer a range of choices, terms of the mix of housing sizes and types.
61. The Mayor of London's Housing Supplementary Guidance (SPG) was adopted in March 2016. The Housing SPG highlights the importance of using previously developed brownfield sites for residential development to enable Boroughs to meet the housing targets set out within the London Plan.
62. Policy 3 of the Havering Local Plan outlines that the Council will take a pro-active approach to increasing the amount of housing within the borough and will encourage the effective and efficient use of land. One way the Council is seeking to achieve this is detailed in Policy 3 Part X where it states new homes will be achieved by "*Supporting appropriate development of infill, under-utilised and vacant sites in the borough's sub-urban areas*".
63. At a national level, the Framework requires that local planning authorities should seek to deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities.
64. Paragraph 73 of the Framework identifies that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. The application site is precisely the type of site envisaged by the Government in making this change to national policy; and
65. Chapter 11 of the Framework includes the requirement that planning should proactively drive and support sustainable development to deliver the homes the country needs in a way that makes as much use as possible of previously-

developed brownfield land. Paragraph 125 directs that, inter alia, decision makers should (emphasis added):

- give substantial weight to the value of using suitable brownfield land within settlements for homes and other identified needs, **proposals for which should be approved unless substantial harm would be caused**; and
- promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing where land supply is constrained and available sites could be used more effectively.

66. The proposed development will provide one new family home, assisting in meeting the overall vital need for new homes in the Borough, and will meet the following planning objectives:

- contribute to meeting the demand for new homes in a sustainable and accessible location;
- development in a highly sustainable location within the built up area of Hornchurch, with excellent access to local services and amenities, and good access to public transport options;
- development of land that is classified as a 'small site', contributing to meeting the specific targets for this set out in Policy H2 of the London Plan;
- constitute the incremental intensification of an existing residential area that is within PTAL Zone 3;
- development of previously-developed brownfield land, wholly in accordance national planning policy and the clear direction of the Government to promote a brownfield first approach to development new homes; and
- provide of a home suitable for the applicant and his family suitable for a family, accessible via step free access.

67. The Government's policy therefore requires that a development must be judged to cause 'substantial' harm for it to be refused if it is on previously developed land and for a form of development where there is an identified need.

68. The proposed development is seeking to develop the site to deliver a new home, helping to meet the Government's overriding objectives.

69. There is a clear and significant need for new homes in this area. This is evident because:

- the Council cannot demonstrate a full five year supply of housing land – the Council's delegated report confirms on page 5 that it only has a supply of 3.4 years; and

- the Council has failed the most recent ‘Housing Delivery Test’, allowing just 2,487 homes to be built against a target of 4,094 over the three year period, i.e. 61% of delivery against the target.
70. The ‘tilted’ balance in favour of sustainable development is triggered as per paragraph 11(d) of the Framework on the basis that the policies which are most important for determining the application are out-of-date (due the Council’s housing land supply position).
71. The effect of this is that the Framework requires that planning permission should be granted, unless – and only unless – either of the following apply:
- *the application of policies in this Framework that protect areas or assets of particular importance provides a strong reason for refusing the development proposed; or*
 - *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.*
72. With respect to the first bullet point above, while the application site is located with a conservation area, the evidence consistent with the application document is such that there will not be harm to the designated asset, and so there is no clear reason for refusing the development proposed on this basis.
73. With respect to the second bullet point, the benefits of the proposal are:
- contribute to meeting the demand for new homes in a sustainable and accessible location;
 - development in a highly sustainable location within the built up area of Hornchurch, with excellent access to local services and amenities, and good access to public transport options;
 - development of land that is classified as a ‘small site’, contributing to meeting the specific targets for this set out in Policy H2 of the London Plan;
 - constitute the incremental intensification of an existing residential area that is within PTAL Zone 3;
 - development of previously-developed brownfield land, wholly in accordance national planning policy and the clear direction of the Government to promote a brownfield first approach to development new homes; and

- provide of a home suitable for the applicant and his family suitable for a family, accessible via step free access.
74. Given paragraph 125(c) of the Framework’s clear presumption in support of proposals to meet identified needs for new homes on previously developed land – and only disapplying this where any such impacts are ‘substantial’ – in order for a judgment to be made that planning permission should not be granted, there would need to be a substantial harm and adverse impact that would *significantly and demonstrably* outweigh the benefits listed above.
75. If the Council were to identify some harm in connection with the proposal not being considered to be fully in accordance with the policies of the development plan, it is clearly the case that such an impact would not meet the threshold for being ‘substantial’ or significantly and demonstrably outweigh the benefits listed above.
76. On this basis, the ‘tilted’ balance in favour of sustainable development as set out in paragraph 11(d) of the Framework directs that planning permission must be granted.

The Written Ministerial Statement (WMS) “Building The Homes We Need” 30th July 2024

77. The Written Ministerial Statement (WMS) “Building The Homes We Need” 30 July 2024 confirmed that where authorities are under performing either by lacking sufficient land supply or failing the Housing Delivery Test, applications for sites not allocated in a plan must be considered where they relate to brownfield land. The WMS states that (emphasis added):

*the first port of call for development should be brownfield land, and we are proposing some changes today to support more brownfield development: being explicit in policy **that the default answer to brownfield development should be yes.***

Draft National Planning Policy Framework 2026

78. The draft Framework was published in December 2025, for consultation until 10 March 2026. It sets out the Government’s intended changes to the national planning context for planning policy and decisions. While at a draft stage, it is capable of being a material planning consideration.
79. Policy S4 of the draft Framework is entitled ‘Principle of development within settlements’. The policy is:

1. Development proposals within settlements should be approved unless the benefits of doing so would be substantially outweighed by any adverse effects, when assessed against the national decision-making policies in this Framework.

2. In applying policy S4, the circumstances in which the benefits of approving development are likely to be substantially outweighed by adverse effects include (but are not restricted to) situations where the development proposal would:

a. Have an unacceptable impact in relation to:

i. the allocation or safeguarding of land for particular uses in the development plan, unless there is no reasonable prospect of an application coming forward for the allocated use, or there is evidence that the safeguarding is no longer appropriate; or

ii. the application of the policies in this Framework for safeguarding existing open space, sport and recreation facilities (HC7), Local Green Space (HC8), designated wildlife habitats (N6) and for managing development within residential curtilages (L2); or

b. Involve the whole or partial loss of undeveloped land which is used for a cemetery or burial ground; or for water storage and/or flood risk management (unless suitable compensatory provision is made which does not increase the risk of flooding either on or off-site); or

c. Fail to comply with one of the national decision-making policies which state that development proposals should be refused in specific circumstances.

80. The circumstances in which the benefits of approving development are substantially outweighed by adverse effects set out in Policy S4(2) of the draft Framework do not apply to this site. Therefore, Policy S4 of the draft Framework gives a clear and strong directive that planning permission for the new home sought should be approved.

81. Chapter 6 of the draft Framework relates to housing and the introductory paragraph to this sets out that (emphasis added):

*The objective of the policies in this chapter is to support the delivery of a **substantial increase in the supply of homes** and traveller sites, by ensuring that a sufficient amount and variety of land can come forward where needed.*

82. Policy HO7 is entitled ‘Meeting the need for homes’ and is one of the draft Framework’s national decision-making policies. The draft policy states:

In applying the policies in this Framework, substantial weight should be given to the benefits of providing accommodation that will contribute towards meeting the evidenced needs of the local community...

83. It is accepted that the draft Framework is not yet formal Government policy and is subject to public consultation, it nonetheless shows a clear direction of travel by the Government with respect to the weight and emphasis placed on delivering new homes in sustainable locations within existing settlements. This is a material planning consideration that is the proposal’s favour in the wider planning balance.

Conclusion on the overall planning balance

84. While it is the applicant’s case that there would not be any harm from the proposed development, should this be identified by the Council with respect to a degree of planning policy non-compliance, the overall planning balance lies in favour of granting planning permission.
85. This is based on the suite of benefits that the proposed development would provide; support in the form of the current and draft Framework; and taking into account the clear direction of the Government to promote a brownfield first approach to development new homes, particularly in existing settlements. Whether applying either the tilted or flat balance, material considerations indicate that planning permission should be granted.

CONCLUSION AND NEXT STEPS

87. The assessment set out above along with the plans and supporting documents submitted with the application demonstrate that the proposed development will be in accordance with the development plan when taken as a whole, along with and national planning policy. Furthermore, when exercising the overall planning balance, there are material planning considerations that weigh in favour of the proposal and give further support to the position that planning permission should be granted.
88. We respectfully request that the Council grants the full planning permission sought at the earliest opportunity.