



# Appeal Statement

**Appellant:**  
**Site Address:**

O Olutayo

102 Redwood Drive  
Bradley  
Huddersfield  
HD2 1PW

**Appeal Against:**  
**Planning Ref:**  
**Proposal:**

Kirklees Council

2023/62/90936/W

Partial Demolition and Construction  
of new Dwelling, Detached Garage  
and Associated Alterations

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### 1.0 INTRODUCTION

**1.1** RBA Town Planning have been instructed by the Applicant, O Olutayo, of Planning Application 2023/62/90936/W to act on their behalf in the preparation and submission of an Appeal against the decision of the Local Planning Authority to refuse Planning Consent for the proposed development.

**1.2** Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing. (National Planning Policy Framework 47).

**1.3** The Application was refused under delegated powers on 7<sup>th</sup> August 2023, for the reasons outlined with the issued Decision Notice, which cites policies contained within the Councils Adopted Plan.

**1.4** This Statement sets out the Appellant's Case and makes reasoned justification against Adopted Plan Policies cited within the Notice. This statement should be read in conjunction with the proposed plans and all other documentation submitted as part of the original planning application and attached appendices.

**1.5** Given the determination date of the Refused Planning Application it is considered that the Appeal is not outside the prescribed time limits for submission and is lodged under the Written Representation Procedure.

## **2.0 THE SITE**

**2.1** The appeal site is located at 102 Redwood Drive, Huddersfield. The property is sited at the end of a large residential development which comprises properties of varying styles and sizes.

Figure 1. Location Plan



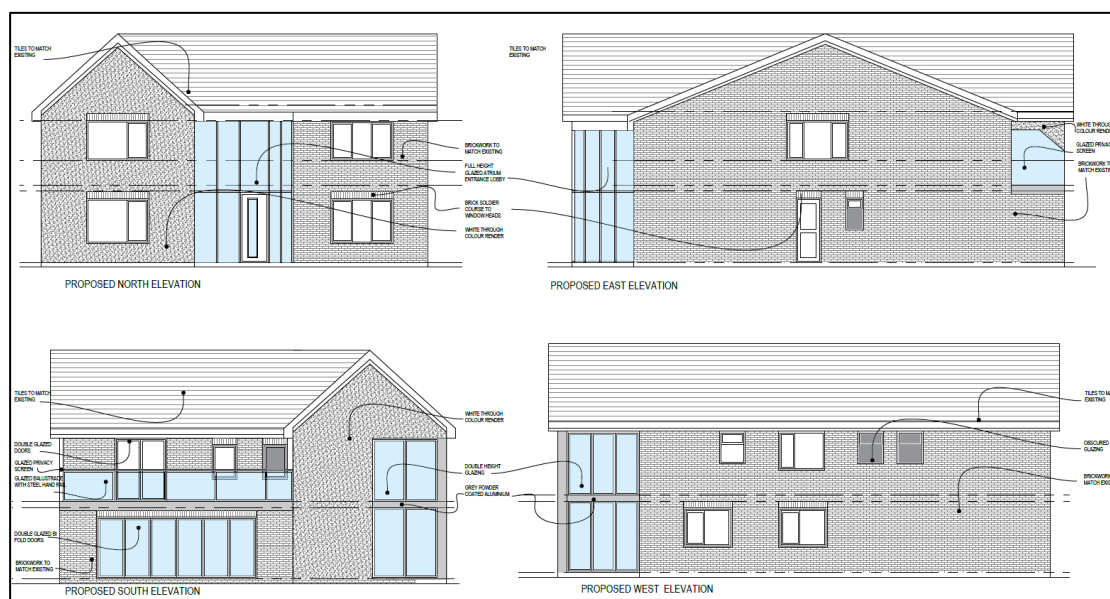
**2.2** The site is located adjacent to land allocated as a primary employment area, however there is no vehicular access to this area beyond the appeal property from Redwood Drive.

**2.3** The host dwelling is constructed in red brick with contrasting brick header detailing to the windows and garage door. It has a dual pitched roof with a small double height bay window projection finished with a gable roof. To the opposite side of the façade is an integral garage with a canopy roof spanning the full width of the property at ground floor level.

### 3.0 PROPOSAL

**3.1** The Appellant sought Planning Consent from Kirklees Council for the partial demolition and construction of new dwelling, detached garage, and associated alterations.

Figure 2. Proposed Elevations



**3.2** The proposal would result in a property with a length of 16m and a width of 12.6m. The maximum height of the dwelling would be 7.6m. The dwelling would be constructed of a combination of brickwork to match the existing dwelling and white through colour render. The property will also benefit from the addition of full height feature glazing to the front elevation and a combination of new double height glazing and windows to match the existing.

**3.3** The proposed dwelling would also feature a balcony at first floor level to the rear elevation and a detached garage with a footprint of 42sqm and a height of 4.2m would be sited to the west of the site. There will be sufficient parking to the front of the dwelling to accommodate the increased parking requirements.

## **4.0 REFUSAL**

**4.1** The Application was refused under Delegated Powers on 7<sup>th</sup> August 2023 for the following reasons;

1. The proposed new dwelling and detached garage, by virtue of their design, scale and massing would appear as incongruous and discordant features in the street, which would have a harmful impact upon the character and appearance of the dwelling and wider streetscene. The development would therefore be contrary to policy LP2 & LP24 (a) and (c) of the Kirklees Local Plan, Principles 2, 5, 12, 13 and 15 of the Housebuilders Design Guide SPD and policy Chapter 12 of the National Planning Policy Framework.
2. The proposed new dwelling, by virtue of its scale, design and siting in relation to shared boundaries, would lead to a detrimental level of overshadowing and be unduly overbearing to the occupiers of No. 100 Redwood Drive. Therefore, the proposal would fail to retain a high standard of amenity for occupiers of this neighbouring dwelling contrary to policy LP24(b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.
3. The proposed rear terrace would overlook Nos. 11 and 15 Brier Hill View having a detrimental impact upon privacy. The proposal would therefore fail to retain a high standard of amenity for occupiers of these neighbouring dwellings contrary to policy LP24(b) of the Kirklees Local Plan, Principle 6 of the Housebuilders Design Guide SPD and Alterations SPD and policies within Chapter 12 of the National Planning Policy Framework.

4. The application site is located within a bat alert zone and within close proximity to the Kirklees Wildlife Habitat Network, with works proposed to the structure of the building, with a reasonable likelihood of disturbance to roosting bats. Insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development upon protected species and demonstrate compliance with policy LP30 of the Kirklees Local Plan, the government circular on Biodiversity and Geological Conservation (ODPM, 2005) and explanatory note from Natural England (Natural England, 2020).
  
5. The northern elevation of the property is directly adjacent to the land allocated as a Priority Employment Area and proposes new openings. Insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development as a result noise and demonstrate compliance with policies LP24 & LP52 of the Kirklees Local Plan and policies within Chapter 15 of the National Planning Policy Framework.

## **5.0 POLICY**

### **5.1 Kirklees Local Plan LP2 – Place Shaping**

All development proposals should seek to build on the strengths, opportunities and help address challenges identified in the Local Plan, in order to protect and enhance the qualities which contribute to the character of these places.

### **5.2 Kirklees Local Plan LP24 (a) (b) (c) - Design**

Good design should be at the core of all proposals in the district and should be considered at the outset of the development process, ensuring that design forms part of pre-application consultation of a proposal. Development briefs, design codes and masterplans should be used to secure high quality, green, accessible, inclusive and safe design, where applicable. Where appropriate and in agreement with the developer schemes will be submitted for design review.

Proposals should promote good design by ensuring:

- a) the form, scale, layout and details of all development respects and enhances the character of the townscape, heritage assets and landscape;
- b) they provide a high standard of amenity for future and neighbouring occupiers; including maintaining appropriate distances between buildings and the creation of development-free buffer zones between housing and employment uses incorporating means of screening where necessary;
- c) extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers;

### **5.3 Kirklees Local Plan LP30 - Biodiversity & Geodiversity**

The council will seek to protect and enhance the biodiversity and geodiversity of Kirklees, including the range of international, national and locally designated wildlife and geological sites, Habitats and Species of Principal Importance and the Kirklees Wildlife Habitat Network.

### **South Pennine Moors**

Proposals which may directly or indirectly compromise achieving the conservation objectives of a designated or candidate European protected site will not be permitted unless the proposal meets the conditions specified in Article 6 (3) - (4) of the Habitats Directive.

### **Statutory Designated Sites**

Statutory designated sites, including the South Pennine Moors Special Protection Area (SPA) and Special Area for Conservation (SAC) and Sites of Special Scientific Interest, are already highly protected through existing laws and legislation. In accordance with legislation, the Council will seek to ensure that harmful impacts to these areas as a result of development proposals are avoided.

Development proposed within or outside a designated Site of Special Scientific Interest, likely to have an adverse effect on the site's special nature conservation features, will not normally be permitted.

Exceptionally development will be allowed where the benefits of the development clearly outweigh the impacts on the site's special conservation features and measures are provided to mitigate harmful impacts.

### **The Dark Peak Nature Improvement Area**

Proposals that contribute to the aims and objectives of the Dark Peak Nature Improvement Area will in principle be supported, subject to other policies in this plan. Development likely to have an adverse impact on the aims and objectives of the NIA will not be permitted.

### **Local Designated Sites & Important Local Ecological Features**

Proposals having a direct or indirect adverse effect on a Local Wildlife Site or Local Geological Site, Ancient Woodland, Veteran Tree or other important tree, will not be

permitted unless the benefits of the development can be clearly shown to outweigh the need to safeguard the local conservation value of the site or feature and there is no alternative means to deliver the proposal. In all cases, full compensatory measures would be required and secured in the long term.

### **Habitats and Species of Principal Importance**

Proposals will be required to protect Habitats and Species of Principal Importance unless the benefits of the development clearly outweigh the importance of the biodiversity interest, in which case long term compensatory measures will need to be secured.

### **Biodiversity and Development**

Development proposals will be required to:-

- (i) result in no significant loss or harm to biodiversity in Kirklees through avoidance, adequate mitigation or, as a last resort, compensatory measures secured through the establishment of a legally binding agreement;
- (ii) minimise impact on biodiversity and provide net biodiversity gains through good design by incorporating biodiversity enhancements and habitat creation where opportunities exist;
- (iii) safeguard and enhance the function and connectivity of the Kirklees Wildlife Habitat Network at a local and wider landscape-scale unless the loss of the site and its functional role within the network can be fully maintained or compensated for in the long term;
- (iv) establish additional ecological links to the Kirklees Wildlife Habitat Network where opportunities exist; and
- (iv) incorporate biodiversity enhancement measures to reflect the priority habitats and species identified for the relevant Kirklees Biodiversity Opportunity Zone.

### 5.4 Housebuilders Design Guide SPD

#### Principle 2

New residential development proposals will be expected to respect and enhance the local character of the area by:

- Taking cues from the character of the built and natural environment within the locality.
- Creating a positive and coherent identity, complementing the surrounding built form in terms of its height, shape, form and architectural details.
- Illustrating how landscape opportunities have been used and promote a responsive, appropriate approach to the local context.

#### Principle 5

Buildings should be aligned and set-back to form a coherent building line and designed to front on to the street, including corner plots, to help create active frontages. The layout of the development should enable important views to be maintained to provide a sense of places and visual connections to surrounding areas, and seek to enable interesting townscape and landscape features to be viewed at the end of streets, working with site topography. The arrangement of buildings should consider maintaining privacy and residential amenity. Effective boundary treatments should be used to form defensible space and delineate between public and private realm. Buildings should be arranged to take account of weather and microclimates.

#### Principle 6

Residential layouts must ensure adequate privacy and maintain high standards of residential amenity, to avoid negative impacts on light, outlook and to avoid overlooking.

### **Principle 12**

At the outset of the development, applicants should identify the need for car parking having considered a range of measures to reduce private car-use into the design of development and through travel plans such as promoting car sharing and car clubs, providing safe and convenient cycle infrastructure and parking, providing safe and convenient access to bus stops and providing improved passenger facilities and where appropriate working with bus operators facilitate bus services through the site; and seeking enhancements to existing bus services.

Any car parking provision should:

- Not dominate street frontages through parking arrangements that place cars at the front of all dwellings and with overly dominant integral garages at the front of dwellings; Be provided in a mix of different formats including on street car parking, parking in mews courts, parking courtyards and under-croft / underground as well as within the curtilage of properties;
- Where car parking is included within the curtilage of a dwelling, creative design solutions should ensure that car parking can be accommodated at the side of buildings or to their rear to avoid dominating the street scene;
- Where car parking is accommodated outside the curtilage of dwellings, it should be well-integrated into the street scene with landscaping; discouraging anti-social parking and within the view of properties; and
- Ensure that any garages are set back from the front door of the house or are carefully designed in terms of materials so that they are not the dominant feature; any garage must be large enough to accommodate a large family car following guidance set out in the Highway Design Guide SPD.

### **Principle 13**

Applicants should show how different materials which are prevalent in the vicinity of the site have been taken into account in the proposal.

Consider the use of locally prevalent materials and finishing of buildings to reflect the character of the area.

A simple palette of materials, appropriate to the site's context, should be identified early in the development process to help give the site a coherent identity. The embodied carbon of the material in terms of the environmental impact of its production, transportation and thermal performance should be a prime consideration in the development process.

The detailing of the public realm on larger schemes can help form part of a cohesive public art strategy for the site; and help create a rich identity supporting the distinctive character of Kirklees.

### **Principle 15**

The design of the roofline should relate well to the site context, including topography, views, heights of buildings and the roof types. Consideration should be given to the pitch of roofs, the inclusion of dormer windows, provision of green/blue roofs, the role of roofs in providing outdoor space and ensuring that the design of roofs does not allow for easy climbing access to upper floor windows.

## 6.0 ASSESSMENT

**6.1** The decision notice has five reasons for refusal, the main issues being:

1. The impact on the character and appearance of the host dwelling and the street scene.
2. Overshadowing and overbearing impacts on number 100 Redwood Drive.
3. Overlooking of 11 and 15 Brier Hill as a result of the rear terrace.
4. Lack of information surrounding the ecological impacts of development in reference to the proximity to a Bat Alert Zone.
5. Lack of information to assess the impact of noise as a result of the proposed new openings and proximity to a Priority Employment Area.

### Character and Appearance

**6.2** The proposed dwelling is sited to the end of Redwood Drive, adjacent to an area of woodland. There is only pedestrian access to Longbow Close and the priority employment area to the north west. Properties in the surrounding area are of a similar construction but hugely vary in style. Appendix I shows some examples of the variety of property types in the area.

**6.3** As can be seen, there is a large variety of development in the area which is made coherent through the use of a similar palette of materials including red/orange brick and off-white render. There is also a considerable level of properties which have been subject to improvements/extension of varying scales, many of which more than doubling the size of the original dwelling. It is therefore not uncommon for properties on Redwood Drive and the surrounding streets to have been considerably extended beyond their original footprint. A few examples have been provided in figure 3.

Figure 3. Examples of Extended Properties on Redwood Drive



**6.4** The properties shown in figure 3 all have historic approved planning permission which predates the current local plan and therefore further details of these have not been provided. They are simply shown to provide a visual reference to the scale of development which is common on Redwood Drive and as such forms part of the character of the area. The examples provided are non-exhaustive, there are several other properties which have been similarly extended since the original development was constructed however it is considered that the spacious plots are accommodating of such development.

**6.5** There is one very recent example of an extensive development which was granted permission on 12<sup>th</sup> December 2019, after the adoption of the current local plan, located at 29 Grantley Place, off Redwood Drive less than 300m from the appeal site. Full details of this

application and decision are provided in appendix II, the elevations and aerial view of this are shown in figure 4 and 5.

Figure 4. 29 Grantley Place Existing v Proposed Elevations



Figure 5. Aerial View of Completed Development



**6.6** Whilst it is accepted that this application differs from the appeal proposal, it does have similarities in that the scale of development and design in relation to the surrounding dwellings does differ significantly. For example, the approved development at 29 Grantley Place significantly increases the size of the dwelling above the footprint of the original and in addition adds an extra storey and dormers to the roof that are not apparent elsewhere in the surroundings. Like the appeal site, the approved proposal is located at the end of a cul-de-sac which was judged to minimise the impact.

**6.7** Policy LP24 (c) states that *“extensions are subservient to the original building, are in keeping with the existing buildings in terms of scale, materials and details and minimise impact on residential amenity of future and neighbouring occupiers.”* However, it is considered that the appeal proposal is not an extension, but a new dwelling so the requirement for the proposal to be subservient does not apply. The scale therefore is more appropriate to be judged in terms of the plot size and surrounding development. In this case, the proposal would be acceptable in terms of scale and massing.

**6.8** The proposed dwelling does introduce features which are not found elsewhere in the locality. However, as with the approved development at 29 Grantley Place new design features do not automatically result in harm. Innovative design features should be encouraged rather than prevented. The lack of continuity of property styles in the surroundings allows for modern and innovative design approaches to be integrated successfully without harm to the surroundings.

**6.9** Policy LP24 (a) requires that design proposals *“respect and enhance the character of the townscape.”* This policy does not require new development to replicate the surroundings. The development proposes the use of matching materials and details such as the brick header detailing will be replicated to the majority of the windows, only the new feature

glazing will introduce new materials to the dwelling. This not only provides interest to the dwelling, but it also provides opportunities to maximise solar gain.

**6.10** Regarding the detached garage, the LPA consider that *“The siting of the detached garage would be contrary to the requirements of Principle 12 of the Housebuilder Design Guide SPD, which sets out that garages should be set back from the front of the house and is not a dominant feature, as well as the requirement that vehicular parking does not dominate the front amenity space.”*

Principle 12 states that development should *“Ensure that any garages are set back from the front door of the house or are carefully designed in terms of materials so that they are not the dominant feature; any garage must be large enough to accommodate a large family car.”*

**6.11** The SPD provides guidance, rather than policy so it is considered that an element of planning judgement can be used when proposals do not “on paper” conform with the SPD. In this instance, whilst the line of the garage is forward of the front elevation it is set back from the side elevation and as such does not impact on the façade of the dwelling. There are several examples of detached garages to the front of dwellings in the wider street scene and due to the positioning of the appeal site at the end of the cul-de-sac, adjacent to woodland, the position of the garage would have no impact on the street scene. It is further noted that there is deviation in the building line throughout Redwood Drive, including the property sited on the entrance to Brier Hill View (number 1). Of note is the dwelling immediately to the rear of the appeal site (15 Brier Hill View) has a garage positioned in a similar location forward of the front elevation. As seen, no harm is caused as a result.

### Overshadowing and Overbearing

**6.12** The rear elevation of the proposed new dwelling would project 2.1m from the rear of the existing dwelling. The LPA consider that this would lead to a detrimental level of overshadowing and be unduly overbearing to the occupiers of the neighbouring dwelling, 100 Redwood Drive. The maximum depth of the proposed dwelling is to the north of the site, with a step back of 1.5m at first floor level to accommodate the first floor balcony. This change in levels of the rear elevation significantly reduces any element of overbearingness felt by occupants of the neighbouring property.

**6.13** In terms of overshadowing as a result of the proposal, due to the orientation of the dwellings, with the neighbouring property located south of the appeal site, the path of the sun throughout the day as it moves from east to west will not be impacted by the proposal. This is shown through a sun path analysis provided in appendix III. As can be seen, despite the proposed rear elevation being sited slightly forward of the existing rear elevation there is no significant impact on levels of overshadowing as a result. Policy LP24(b) simply requires the design of buildings provide a high standard of amenity for future and neighbouring occupiers. In terms of overshadowing and overbearing impacts, the proposal achieves compliance with this policy.

### Overlooking

**6.14** The LPA consider that the proposed rear terrace would have a detrimental impact upon the privacy of the properties at 11 and 15 Brier Hill View as a result of overlooking. The location of these dwellings is shown in figure 6.

Figure 6. Google Earth Imagery of Site



**6.15** The proposed terrace would be sited a minimum of 21.45m from the rear habitable room windows of number 15 and a minimum of 19.5m from the rear windows of number 11 (this has been measured to upper floor windows due to the terrace being at first floor level). The Housebuilder Design Guide SPD does not provide guidance on separation distances where terraces are concerned however principle 6 requires 21m between facing windows on rear habitable rooms. Paragraph 7.20 provides circumstances where reduced separation distances can be appropriate. These include, but is not limited to, the angles and orientation of the dwellings and appropriate screening and boundary treatments. The properties in question are not sited at a direct angle to the proposed terrace which minimises the risk of overlooking.

**6.16** There is also a substantial sized mature conifer hedge to the rear boundary which serves to provide privacy to the rear amenity spaces of the properties in question and to the ground floor habitable rooms. Residential developments such as this naturally have a relatively high density of properties and as such dwellings cannot avoid a degree of overlooking. In the absence of any guidance regarding the positioning of balconies/terraces it is for the decision maker to judge whether the impact would be unacceptable. It is considered that the level of separation in this respect, taking into account the natural screening to the boundary and the angle of the host dwelling in relation to the properties to the rear. It is also considered that it could be conditioned for obscure glazed panels to be used for the balcony to further minimise any feeling of overlooking.

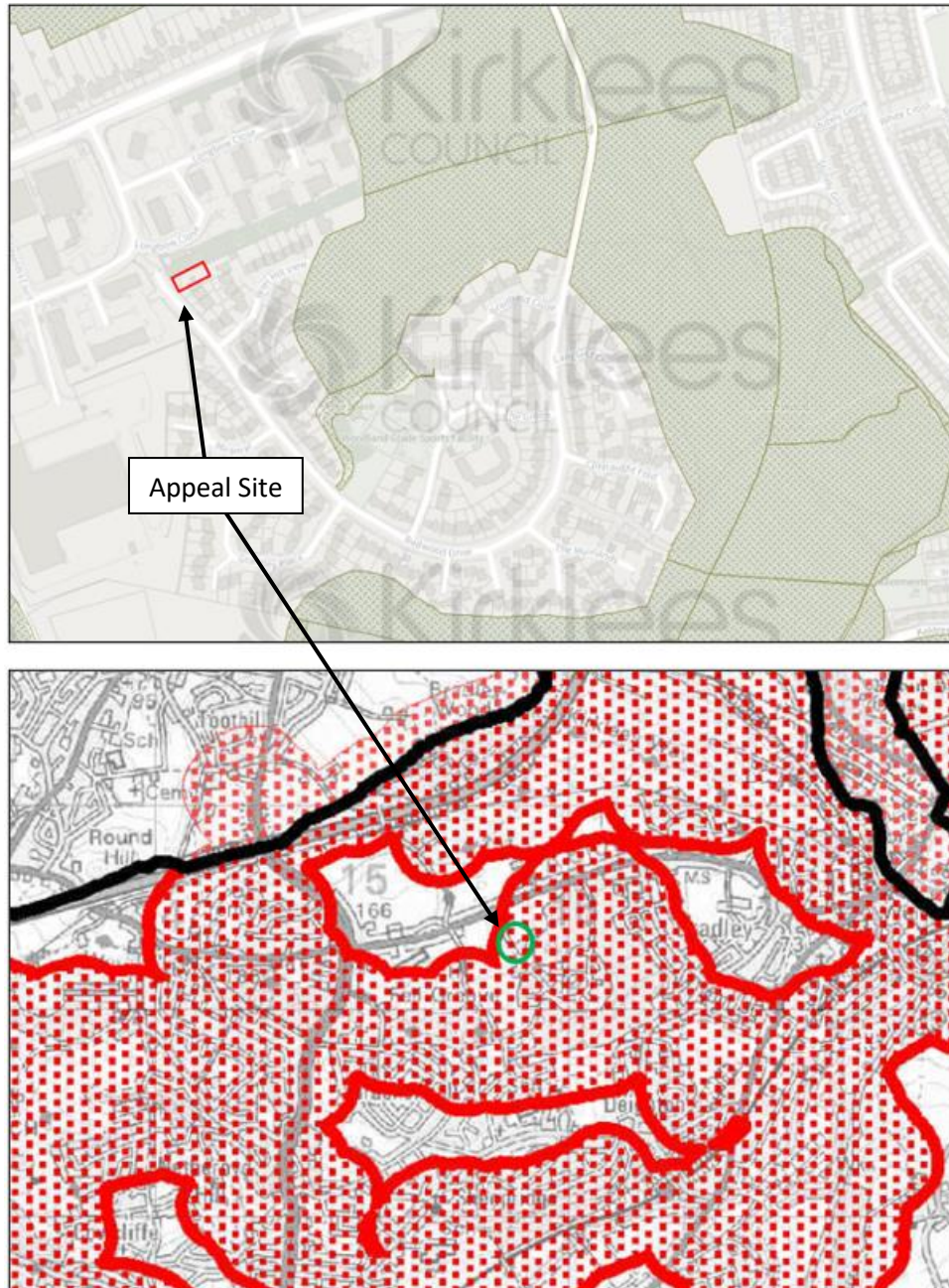
### Bat Alert Zone

**6.17** The LPA have stated that insufficient evidence has been submitted to enable a full assessment of the impact of development on protected species. This was not requested as part of the application due to concerns over other matters, but it is considered that this could be conditioned as part of an approval to be provided prior to commencement of development.

**6.18** Figure 7 provides the Wildlife Habitat Network and the Bat Alert Zone maps for the area, showing the location of the appeal property. As shown, the property is located on the outer edge of the Bat Alert Zone and approximately 100m from the boundary of the Wildlife Habitat Network, separated by several other residential properties and a public highway. In terms of the Wildlife Habitat Network, it is unlikely that the development will have any impact on this, whilst it is nearby it is outside the boundary denoted by the LPA. Ultimately, as bats are a species protected by law, works could not legally be carried out where there would be disturbance to their roosts. However, this does not prevent development from taking place, it only requires that where there is evidence of bat activity mitigation measures

are put in place. Therefore, it is considered that this should not automatically prevent the application from being approved.

Figure 7. Wildlife Habitat Network and Bat Alert Zone



**6.19** It is further noted that the approved application at 29 Grantley Place, the details of which were included in appendix II, which is also sited within the Bat Alert Zone and an almost identical distance from the boundary of the Wildlife Habitat Network was not asked to submit an ecological assessment as part of the application. In fact, the case officer made the following comment:

*"It is recognised that the site is located within a bat alert area. Despite this, the existing dwelling appears to be well sealed and unlikely to have any bat roost potential."*

This was further substantiated by the following statement:

*"To comply with Chapter 15 and LP30 of the Kirklees Local Plan, if any bats are to be found during the development, a note recommending that the advice of a licensed bat worker is to be sought and relayed onto the applicant via the decision notice in the interests of preserving biodiversity."*

The appeal proposal is of a similar construction and therefore the same judgement could have been made that it would be unlikely to have any potential for bat roosts. The following note was added to the decision notice:

**NOTE:** Due to the location and nature of the application site, a bat roost may be present on site. Bats are a European protected species under regulation 41 of the Conservation of Habitats and Species Regulations 2010. It is an offence for anyone intentionally to kill, injure or handle a bat, disturb a roosting bat, or sell or offer a bat for sale without a licence. It is also an offence to damage, destroy or obstruct access to any place used by bats for shelter, whether they are present or not. If bats are discovered on site, development shall cease and the applicant is advised to contact Natural England for advice.

### Priority Employment Area

**6.20** The final reason for refusal concerns the addition of openings in the north elevation (labelled as west elevation on the plans) which is "directly adjacent" to a Priority Employment Area. It is stated that "insufficient and inadequate information has been submitted to enable a full assessment of the impact of the development as a result noise."

**6.21** An aerial view of the site and surroundings is shown in figure 8. As can be seen, there is a dense woodland buffer between the appeal site and the Primary Employment Area. The nearest commercial premises is located approximately 20m away; a small café known as Woodway Café. This café's opening hours as advertised on yell.com are 0800-1400 Monday to Friday (closed on weekends) There is no dedicated parking for this premises.

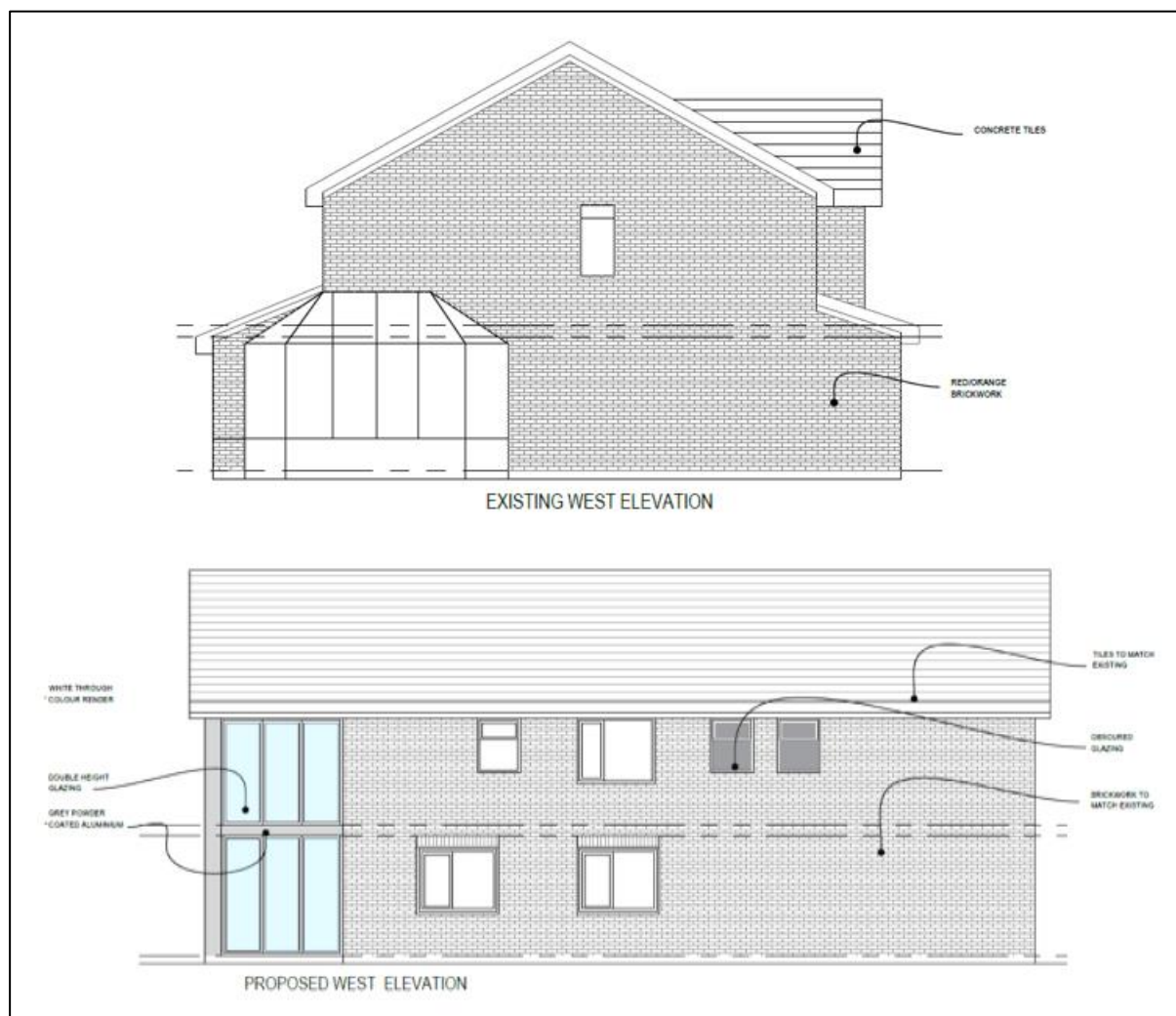
Figure 8. Aerial View of Site



**6.22** As shown in the elevations in figure 9 the elevation closest to the café will have 3 openings to the ground floor, serving a dining room, snug and games room, and 5 to the first floor, three of which will serve en-suite bathrooms and two will serve bedrooms. Openings in this elevation previously served a bathroom and conservatory.

**6.23** It is unlikely that, due to the opening times of the café and the thick woodland buffer which separates the appeal site from the Primary Employment Area, there would be any impact on occupants of the proposed dwelling as a result of the new openings in north/west elevation.

Figure 9. Existing and Proposed Side Elevation



**6.24** The officer report states that:

*“Given the nature of the coffee house, as well as the other surrounding uses, it is considered that the Priority Employment Area could produce levels of odour and noise*

*that would detrimentally impact upon the occupiers of the proposal as a result of the introduction of glazing on the northern elevation of the new dwelling.”*

The surrounding businesses are mainly office based and as such would be unlikely to cause any particular nuisance in terms of noise or odour. Any noise in terms of vehicle movements would be limited to office hours and is unlikely to be significantly greater than noise generated by residential properties in the area. The coffee house has limited operating hours and noise and odour generated will be similar to those that would be expected in a normal residential household, however again, due to the significant separation distance and woodland buffer these are unlikely to be noticeable.

**6.25** The new openings are not significantly separated from the existing openings in other elevations, which would likely be equally impacted if any impact was present. In reality, the new opening in this elevation would be unlikely to result in any increased impact on residential amenity over and above the existing openings in this, or any other elevation. It was considered acceptable for residential dwellings to be located adjacent to the Priority Employment Area and therefore it is considered the impacts of the proximity of the contrasting uses would have already been assessed by the LPA.

## **7.0 CONCLUSION**

**7.1** The National Planning Policy Framework (NPPF) states in paragraph 10 to ensure that “sustainable development is pursued in a positive way, at the heart of the framework is a presumption in favour of sustainable development”. The proposal comprises sustainable development when considered against guidance in the NPPF. The framework advises that developments should respond to local character and history and reflect the identity of local surroundings and materials, whilst not discouraging appropriate innovations.

**7.2** It has been evidenced in the assessment above that the proposed development would not result in the harm considered by the Local Authority and that it does conform in all regards to the Councils Development Plan and guidance within the National Planning Policy Framework.

**7.3** It is respectfully requested that the appeal is upheld and permission granted for the proposed development subject to appropriate conditions.