

Committee	PLANNING COMMITTEE A	
Report Title	361 BROCKLEY ROAD, LONDON, SE4 2AG	
Ward	CROFTON PARK	
Contributors	Russell Brown	
Class	PART 1	17th November 2016

Reg. Nos. DC/16/096973

Application dated 07.06.2016

Applicant Mrs S Narwani

Proposal The construction of a single storey rear extension at lower ground floor level, together with the change of use, alteration and conversion of the lower ground floor of 361 Brockley Road, SE4 to provide a two bedroom, three person self-contained flat.

Applicant's Plan Nos. BR-PL-EX-01; BR-PL-EX-02B; BR-PL-EX-03B; BR-PL-EX-04B; BR-PL-EX-05; BR-PL-PR-01A; BR-PL-PR-03D; BR-PL-PR-04D; BR-PL-PR-06D; BR-PL-PR-07B; BR-PL-PR-08B; Daylight & Sunlight Analysis; Design & Access Statement Rev B Received 8th June 2016

BR-PL-PR-05E Received 20th September 2016

BR-PL-PR-02F; BR-PL-PR-12D Received 17th October 2016

Background Papers

- (1) Case File LE/10/361/TP
- (2) Core Strategy (June 2011)
- (3) Development Management Local Plan (November 2014)
- (4) London Plan (March 2016)

Designation None

Screening N/A

## **1.0 Property/Site Description**

1.1 The application site comprises a three storey plus lower ground floor building with a projecting shopfront for a retail (Use Class A1) unit at ground floor level and residential flats above. It is built in yellow London stock brick and is on the east side of Brockley Road (B218). It is bounded to the north by Merritt Road and to the east by a rear lane serving nos. 357-363.

1.2 To the rear, the roof slope has two rooflights, an original three-storey addition and an overgrown hard paved yard bounded by a brick wall and wooden gate.

- 1.3 Beecroft Road and Beecroft Garden Primary School are to the north west of the site. The surrounding area is characterised by commercial and residential uses.
- 1.4 The site is not within a Conservation Area, nor subject to an Article 4 direction and is not a listed building nor in the vicinity of one. It has a PTAL rating of 3.

## **2.0 Relevant Planning History**

- 2.1 Planning permission was **granted** on 20<sup>th</sup> March 1962 to install a new shop front at No.361 Brockley Road, S.E.4.
- 2.2 Planning permission was **refused** on 8<sup>th</sup> November 1962 for the reconstruction and use as offices and a garage of the two garages and storage accommodation at the rear of No. 361 Brockley Road, Lewisham as **the proposal did not accord with the Administrative County of London Development Plan in which the area is zoned for residential purposes and having a shopping frontage to Brockley Road, and it was contrary to the council's policy of restricting further office growth in London other than in defined office centres.**
- 2.3 Outline planning permission was **granted** on 14<sup>th</sup> October 1985 for the erection of a single storey light industrial building on land at the rear of 361 Brockley Road SE4 together with the provision of two parking spaces and access from Merritt Road.
- 2.4 Planning permission was granted on 17<sup>th</sup> August 1988 for the installation of a new shopfront and a roller grille at 361 Brockley Road SE4.
- 2.5 Other relevant applications include:
- 2.6 DC/11/78495: The construction of a single storey extension to the rear of the Lower Ground Floor, 359 Brockley Road SE4, together with the change of use, alteration and conversion to provide a one bedroom self-contained flat. **Granted.**
- 2.7 Planning permission was **granted** on 11<sup>th</sup> November 1987 for the alteration and conversion of the buildings at the rear and part of the basement at 363 Brockley Road SE4 to provide 1 three-roomed self-contained flat together with a car parking space and garden area at the rear.

## **3.0 Current Planning Application**

- 3.1 Planning permission is sought for the construction of a single storey extension at lower ground floor level to the rear (east) of the site to facilitate the provision of a two bed, three person flat at lower ground floor level. The existing retail unit (Use Class A1) at upper ground floor, fronting onto Brockley Road, would remain. A portion of the lower ground floor would be retained as a store room serving this unit.
- 3.2 The proposed extension would align with an existing extension at no. 359 and be set in from the boundary with No. 363 by at least 2.1m.
- 3.3 It would feature bi-folding doors leading onto outdoor amenity space and cycle / refuse storage. There would be three rooflights with internal blinds in a flat sedum 'green' roof.

3.4 The materials proposed are brick for the external walls, aluminium for the doors, a timber-clad cycle / refuse store, permeable block paving for the external amenity area and a timber fence and gate fronting the rear access lane.

#### **4.0 Consultation**

4.1 Pre-application advice was sought where Officers advised that the proposal was considered acceptable subject to further information and minor clarifications.

4.2 The Council's consultation met the minimum statutory requirements and those required by the Council's adopted Statement of Community Involvement.

4.3 A site notice was displayed and letters were sent to 33 adjoining residents, Crofton Park Ward Councillors, the Council's Highways and Environmental Sustainability Officers.

#### **Written Responses received from Local Residents**

4.4 Three objections were receiving from local residents raising the following concerns:

- The proposed extension, storage structures and high planting would block natural daylight to a kitchen, living room and a second bedroom / office at no. 363D.
- The foundations that would be required for the extension would be approximately 15 feet from the sewer pipes, which would need protection from added weight.
- Depending on where the height of the extension is taken from, the windows in the proposed extension could overlook the courtyard at no. 363.
- The planting could be higher than the 2m high boundary fence and reduce natural daylight as well as the plants roots damaging the sewer pipe.
- The windows in the extension at no. 363 would not overlook the proposed development as they are obscure glazed and have limited opening.
- The bins in their proposed location would smell, especially during the summer where they are in full daylight.
- There are no gutters to the storage structures and they should be moved to the other side of the mews access road, not be constructed next to their wall, which does not constitute a party wall.
- The fridge motor for the shop is sometimes very noisy, especially in the summer, and it is not shown to where it would be moved.
- The Design and Access Statement uses old pictures and false statements.

#### **5.0 Policy Context**

##### **Introduction**

5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) sets out that in considering and determining applications for planning permission the local planning authority must have regard to:-

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations.

A local finance consideration means:

- (a) a grant or other financial assistance that has been, or will or could be, provided to a relevant authority by a Minister of the Crown, or
- (b) sums that a relevant authority has received, or will or could receive, in payment of Community Infrastructure Levy (CIL).

5.2 Section 38(6) of the Planning Compulsory Purchase Act 2004 makes it clear that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise'. The development plan for Lewisham comprises the Core Strategy, Development Plan Document (DPD) (adopted in June 2011), DMLP (adopted in November 2014) and policies in the London Plan (March 2016). The NPPF does not change the legal status of the development plan.

#### National Planning Policy Framework

- 5.3 The NPPF was published on 27 March 2012 and is a material consideration in the determination of planning applications. It contains at paragraph 14 a 'presumption in favour of sustainable development'. Annex 1 of the NPPF provides guidance on implementation of the NPPF. In summary, this states that (paragraph 211) policies in the development plan should not be considered out of date just because they were adopted prior to the publication of the NPPF. At paragraphs 214 and 215 guidance is given on the weight to be given to policies in the development plan. As the NPPF is now more than 12 months old paragraph 215 comes into effect. This states in part that '...due weight should be given to relevant policies in existing plans according to their degree of consistency with this framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given)'.
- 5.4 Officers have reviewed the Core Strategy for consistency with the NPPF and consider there is no issue of significant conflict. As such, full weight can be given to these policies in the decision making process in accordance with paragraphs 211, and 215 of the NPPF.

#### Other National Guidance

- 5.5 On 6 March 2014, DCLG launched the National Planning Practice Guidance (NPPG) resource. This replaced a number of planning practice guidance documents.

#### London Plan (March 2016)

- 5.6 On 14 March 2016 the London Plan (consolidated with alterations since 2011) was adopted. The policies relevant to this application are:

Policy 3.5 Quality and design of housing developments  
Policy 3.8 Housing choice  
Policy 5.3 Sustainable design and construction  
Policy 5.10 Urban greening  
Policy 6.9 Cycling  
Policy 7.2 An inclusive environment  
Policy 7.4 Local character  
Policy 7.6 Architecture

## Policy 8.3 Community infrastructure levy

### Core Strategy

- 5.7 The Core Strategy was adopted by the Council at its meeting on 29 June 2011. The Core Strategy, together the Development Management Local Plan and the London Plan is the borough's statutory development plan. The following lists the relevant strategic objectives, spatial policies and cross cutting policies from the Lewisham Core Strategy as they relate to this application:

Spatial Policy 1 Lewisham Spatial Strategy  
Spatial Policy 5 Areas of Stability and Managed Change  
Core Strategy Policy 1 Housing provision, mix and affordability  
Core Strategy Policy 12 Open space and environmental assets  
Core Strategy Policy 13 Addressing Lewisham's waste management requirements  
Core Strategy Policy 14 Sustainable movement and transport  
Core Strategy Policy 15 High quality design for Lewisham

### Development Management Plan

- 5.8 The Development Management Local Plan was adopted by the Council at its meeting on 26 November 2014. The Development Management Local Plan, together with the Core Strategy and the London Plan is the borough's statutory development plan. The following policies are relevant to this application:-

DM Policy 1 Presumption in favour of sustainable development  
DM Policy 22 Sustainable design and construction  
DM Policy 24 Biodiversity, living roofs and artificial playing pitches  
DM Policy 25 Landscaping and trees  
DM Policy 26 Noise and vibration  
DM Policy 30 Urban design and local character  
DM Policy 31 Alterations/extensions to existing buildings  
DM Policy 32 Housing design, layout and space standards

### Residential Standards Supplementary Planning Document (updated May 2012)

- 5.9 Of Section 3 (Residential Quality) paragraphs 3.1 - 3.7, 3.9, 3.10 are all relevant. Section 5 (Flat Conversations) is also relevant.
- 5.10 Paragraph 6.2 (Rear Extensions) states that when considering applications for extensions the Council will look at these main issues:
- How the extension relates to the house;
  - The effect on the character of the area - the street scene and the wider area;
  - The physical impact on the host building, and the amenity of occupiers of neighbouring properties;
  - A suitably sized garden should be maintained.

Paragraph 6.4 (bulk and size) advises that extensions should be smaller and less bulky than the original building and reflect its form and shape. Traditionally, extensions to buildings are subsidiary to the main structure. Over-dominant extensions may destroy the architectural integrity of existing buildings and may be out of character with adjacent buildings.

In the case of semi-detached houses, two storey back additions will restrict the daylight and outlook of adjoining properties, and may also restrict light to the original building. Exceptions may be made in the case of larger Victorian properties, and in non-standard sites such as at the ends of streets, subject to satisfactory design and internal layout.

## **6.0 Planning Considerations**

- 6.1 The relevant planning considerations are the principle of development, the impact of the proposal's design on the character and appearance of the existing building, the surrounds and on the amenities of neighbouring occupiers as well as highways issues.

### *Principle of development*

- 6.2 Spatial Policy 5 of the core Strategy supports new residential units in Areas of Stability and Managed Change. Although the development would result in the loss of some A1 retail floorspace, this is secondary floorspace and storage, which is underused. A viable shop unit would be retained fronting onto Brockley Road and it is not considered that the viability of the shopping parade of which it forms part would be harmed. It is therefore considered that the principle of the development is acceptable.

### *Design*

- 6.3 Core Strategy Policy 15 states that the Council will apply national and regional policy and guidance to ensure highest quality design and the protection or enhancement of the historic and natural environment, which is sustainable, accessible to all, optimises the potential of sites and is sensitive to the local context and responds to local character. DM Policy 30 states that the Council will require all development proposals to attain a high standard of design, including alterations and extensions to existing buildings.
- 6.4 While the maximum depth of the projection of the proposed rear extension would be large at 8.8m, its scale is considered to be subordinate to the main building, given that it is four storeys at the rear and given the bulk of the three storey original rear addition.
- 6.5 The extension is proposed in London stock brick and therefore would match the host property, which is acceptable, as are the aluminium frames. The hard surfacing material would be permeable, which is welcomed as it would limit surface water runoff.
- 6.6 The introduction of a green roof represents a new element, but it is welcomed in principle. Details for which shall be secured by condition as it is essential that it is properly installed and well maintained thereafter. The large bi-fold rear doors in addition to the rooflights would help to bring light into the new space.
- 6.7 It is noted that the design of the cycle / refuse storage, , is to provide some separation from windows in the side of the rear extension to no. 363 and the impact on neighbouring amenity will be addressed later on. The materials for the stores are deemed to be appropriate.

- 6.8 The proposed scale, form, design and materials of the rear extension are considered to be of a high quality and appropriate for the building and its surrounding context. As such, the proposal complies with Core Strategy Policy 15, DM Policies 30 and 31 and paragraph 6.2 of the Residential Standards SPD.

*Impact on the amenity of neighbouring occupiers*

- 6.9 DM Policy 31 states that residential development should result in no significant loss of privacy and amenity (including sunlight and daylight) to adjoining houses and their back gardens.
- 6.10 The proposal is not considered to have any significant impact on the amenities of the residential unit to the north at No. 359. The rooflights in the flat roof of the extension would be fitted with blinds to prevent overlooking from upper floor windows.
- 6.11 With regard to the impact on a residential unit at No.363 to the south, the existing boundary wall is of a sufficient height to prevent any significant overlooking to the courtyard of that property. This would be bolstered by landscaping along the boundary. The proposed extension would be approximately 2.1m from two windows in the side wall of No. 363. However, since these windows are obscurely glazed and enclosed by bars there would not be any implications for privacy or outlook, whilst the impact on light would be small.
- 6.12 The proposed bin storage is located beneath the side windows to No.363. This is considered to be a normal domestic arrangement and it is not considered there would be likely to be a significant adverse impact from odours.

*Proposed standard of accommodation*

- 6.13 London Policy 3.5 Quality and design of housing developments of the London Plan states that housing developments should be of the highest quality internally, externally and in relation to their context. It also states that the minimum internal floorspace required for residential units on the basis of the level of occupancy that could be reasonably expected within each unit.
- 6.14 The proposed unit is a two bedroom three-person dwelling that would have 74.75m<sup>2</sup> of floorspace. This flat would comfortably exceed the minimum floorspace and head height requirements of 61m<sup>2</sup>, and 2.3m. Access would be from an existing entrance on Brockley Road.

The double bedroom would meet the minimum floor size and width requirement, but the single bedroom would fail on the width requirement. Given that the latter would meet the area requirement and that the other bedroom is over-sized, the unit is otherwise considered to provide a high standard of accommodation. Storage space has been shown on the drawings to be under the stairs and would meet the requirement in Table 1 of the Technical Housing Standards - Nationally Described Space Standard.

- 6.15 Every habitable room of the proposed unit is provided with a window or a door that can be opened, with bi-folding doors to the southern elevation and rooflights proposed to be installed over the kitchen / dining / living area and single bedroom.

Therefore, the overall level of daylight for the unit would be very good. This is confirmed by the applicant's daylight/sunlight report.

- 6.16 It is considered that the future occupants of the unit would experience some sense of enclosure, but that the proposed high level soft landscaping on the boundary with no. 363 would soften this effect and that this in isolation would not warrant refusal of any future application. The type of planting shall be secured by condition. Officers therefore consider that the overall quality of outlook for the unit would, on balance, be acceptable. The extension is proposed to be set back 2.1m, and the single bedroom 3.7m, from the boundary with no. 363 to the south, providing a courtyard area and private open space for the unit.
- 6.17 With regard to the provision of private open space, the London Plan's Housing SPG (March 2016) states that a minimum of 5sqm of private outdoor space should be provided for 1-2 person dwellings and an extra 1sqm should be provided for each additional occupant. The unit would have 23sqm of private open space, which is therefore acceptable in size terms. The quality of this space is considered to be satisfactory.
- 6.18 The applicant has not sought to demonstrate compliance with lifetime homes criteria, but Lifetime Homes Criteria (now Part M of the Building Regulations) are no longer applicable to this application and, indeed in the case of conversions, full compliance cannot always be achieved in an existing building.
- 6.19 Overall, the standard of accommodation proposed would be acceptable.

#### *Highways*

- 6.20 Table 6.3 of London Plan Policy 6.9 states that two cycle spaces are required for this type of dwelling. This would be provided for in the stores where the refuse bins would also be located. The property has rear access, is close to Crofton Park Station and is 0.7 miles or short bus ride away from the Overground at Brockley Station with a PTAL rating of 3. A condition shall be added to ensure that the cycle spaces are provided and retained in perpetuity.
- 6.21 The refuse bins would be located close to the rear gate and therefore in the most convenient location for easy access to the rear access road where they can then be wheeled to the main gate for collection.

#### **Equalities Considerations**

- 6.22 The Equality Act 2010 (the Act) introduced a new public sector equality duty (the equality duty or the duty). It covers the following nine protected characteristics: age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex and sexual orientation.
- 6.23 In summary, the Council must, in the exercise of its function, have due regard to the need to:
- (a) eliminate unlawful discrimination, harassment and victimisation and other conduct prohibited by the Act;
  - (b) advance equality of opportunity between people who share a protected characteristic and those who do not;

- (c) Foster good relations between people who share a protected characteristic and persons who do not share it.
- 6.24 The duty continues to be a “have regard duty”, and the weight to be attached to it is a matter for the decision maker, bearing in mind the issues of relevance and proportionality. It is not an absolute requirement to eliminate unlawful discrimination, advance equality of opportunity or foster good relations.
- 6.25 The Equality and Human Rights Commission has recently issued Technical Guidance on the Public Sector Equality Duty and statutory guidance entitled “Equality Act 2010 Services, Public Functions & Associations Statutory Code of Practice”. The Council must have regard to the statutory code in so far as it relates to the duty and attention is drawn to Chapter 11 which deals particularly with the equality duty. The Technical Guidance also covers what public authorities should do to meet the duty. This includes steps that are legally required, as well as recommended actions. The guidance does not have statutory force but nonetheless regard should be had to it, as failure to do so without compelling reason would be of evidential value. The statutory code and the technical guidance can be found at: <http://www.equalityhumanrights.com/legal-and-policy/equality-act/equality-act-codes-of-practice-and-technical-guidance/>
- 6.26 The Equality and Human Rights Commission (EHRC) has previously issued five guides for public authorities in England giving advice on the equality duty:
1. The essential guide to the public sector equality duty
  2. Meeting the equality duty in policy and decision-making
  3. Engagement and the equality duty
  4. Equality objectives and the equality duty
  5. Equality information and the equality duty
- 6.27 The essential guide provides an overview of the equality duty requirements including the general equality duty, the specific duties and who they apply to. It covers what public authorities should do to meet the duty including steps that are legally required, as well as recommended actions. The other four documents provide more detailed guidance on key areas and advice on good practice. Further information and resources are available at: <http://www.equalityhumanrights.com/advice-and-guidance/public-sector-equality-duty/guidance-on-the-equality-duty/>
- 6.28 The planning issues set out above do not include any factors that relate specifically to any of the equalities categories set out in the Act, and therefore it has been concluded that there is no impact on equality.

### **Conclusion**

- 7.0 The Local Planning Authority has considered the particular circumstances of the application against relevant planning policy set out in the Development Management Local Plan (2014), the Core Strategy (2011), London Plan (March 2016) and the National Planning Policy Framework (2012).
- 7.1 It is considered that the principle of development is acceptable and the proposal would have no significant adverse impact on the building, surrounds and on neighbouring amenity through design or highways issues.

**8.0** **RECOMMENDATION: GRANT PLANNING PERMISSION** subject to the following conditions:

- 1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: As required by Section 91 of the Town and Country Planning Act 1990.

- 2) The development shall be carried out strictly in accordance with the application plans, drawings and documents hereby approved and as detailed below:

BR-PL-EX-01; BR-PL-EX-02B; BR-PL-EX-03B; BR-PL-EX-04B; BR-PL-EX-05;  
BR-PL-PR-01A; BR-PL-PR-03D; BR-PL-PR-04D; BR-PL-PR-06D; BR-PL-PR-07B;  
BR-PL-PR-08B; Daylight & Sunlight Analysis; Design & Access Statement  
Rev B Received 8th June 2016

BR-PL-PR-05E Received 20th September 2016

BR-PL-PR-02F; BR-PL-PR-12D Received 17th October 2016

Reason: To ensure that the development is carried out in accordance with the approved documents, plans and drawings submitted with the application and is acceptable to the local planning authority.

- 3) The storage of refuse and recycling facilities as shown on drawing no. BR-PL-PR-02F hereby approved shall be permanently retained and maintained for the benefit of the occupiers of the residential unit hereby permitted.

Reason: In order that the local planning authority may be satisfied with the provisions for recycling facilities and refuse storage in the interest of safeguarding the amenities of neighbouring occupiers and the area in general, in compliance with Policy 13 Addressing Lewisham waste management requirements of the Core Strategy (2011) and DM Policy 30 Urban design and local character of the Development Management Local Plan (November 2014).

- 4)
  - (a) A minimum of two secure and dry cycle parking spaces shall be provided within the development as indicated on the plans hereby approved.
  - (b) All cycle parking spaces shall be provided and made available for use prior to occupation of the development and maintained thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy 14 Sustainable movement and transport of the Core Strategy (2011).

- 5)
  - (a) A scheme of soft landscaping (including details of any trees or hedges to be retained and proposed plant numbers, species, location and size of trees and tree pits) and details of the management and maintenance of the landscaping for a period of five years shall be submitted to and approved in writing by the local planning authority prior to construction of the above ground works.

(b) All planting, seeding or turfing shall be carried out in the first planting and seeding seasons following the completion of the development, in accordance with the approved scheme under part (a). Any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species.

Reason: In order that the local planning authority may be satisfied as to the details of the proposal and to comply with Policies 12 Open space and environmental assets and 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policies 25 Landscaping and trees and 30 Urban design and local character of the Development Management Local Plan (November 2014).

6)

(a) Details of the living roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development. A 1:20 scale plan of the living roof that includes contoured information depicting the extensive substrate build up and a cross section showing the living roof components shall be submitted for approval. The living roof shall be:

- biodiversity based with extensive substrate base (depth shall vary between 80-150mm with peaks and troughs but shall average at least 100mm);
- will include details of how the roof has been designed to accommodate any plant, management arrangements, and any proposed photovoltaic panels and fixings; and
- plug planted with sedum species & seeded with an agreed wildflower mix of species within the first planting season following the practical completion of the building works.

(b) The living roofs shall not be used as an amenity or sitting out space of any kind whatsoever and shall only be used in the case of essential maintenance or repair, or escape in case of emergency.

(c) Evidence that the roof has been installed in accordance with (a) shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby approved.

Reason: To comply with Policies 5.10 Urban greening and 5.11 Green roofs and development site environs in the London Plan (2016), Policy 12 Open space and environmental assets of the Core Strategy (June 2011) and DM Policy 24 Biodiversity, living roofs and artificial playing pitches of the Development Management Local Plan (November 2014).

7) The whole of the amenity space as shown on drawing no. BR-PL-PR-02F hereby approved shall be retained permanently for the benefit of the occupiers of the residential units hereby permitted.

Reason: In order that the local planning authority may be satisfied as to the amenity space provision in the scheme and to comply with Policy 15 High quality design for Lewisham of the Core Strategy (June 2011) and DM Policy 32 Housing Design, layout and space standards of the Development Management Local Plan (November 2014).

- 8) Notwithstanding the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or modifying that Order), the use of the flat roofed extension hereby approved shall be as set out in the application and no development or the formation of any door providing access to the roof shall be carried out, nor shall the roof area be used as a balcony, roof garden or similar amenity area.

Reason: In order to prevent any unacceptable loss of privacy to adjoining properties and the area generally and to comply with Policy 15 High Quality design for Lewisham of the Core Strategy (June 2011) and DM Policies 31 Alterations and extensions to existing buildings including residential extensions and 32 Housing design, layout and space standards of the Development Management Local Plan (November 2014).

### **INFORMATIVES**

**Positive and Proactive Statement:** The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, positive and proactive discussions took place with the applicant prior to the application being submitted through a pre-application discussion. The proposal was broadly in accordance with those discussions, but further information was submitted to bring it in accordance with the Development Plan.