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| Case Number      | 24/00775/FUL (Formerly PP-12883941)  |
| Application Type | Full Planning Application  |
| Proposal         | Erection of 2 dwellinghouses and associated works (Amended plans) (Application under Section 73 to vary condition no.s 2, 8 & 9 of 23/00394/FUL) (amended plans and description) |
| Location         | Land between 94 and 98<br>Wheel Lane<br>Grenoside<br>Sheffield<br>S35 8RN  |
| Date Received    | 12/03/2024   |
| Team             | North  |
| Applicant/Agent  | DK Designs FPT Ltd   |
| Recommendation   | Grant Conditionally  |

## Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from 12th October 2023.

Reason: In order to comply with the requirements of the Town and Country Planning Act.

## Approved/Refused Plan(s)

2. The development hereby permitted shall be carried out in complete accordance with the following plans, except as may be specified in the conditions attached to this permission, which shall in all cases take precedence.

Site Plan and Location Plan, Drawing Number 2023-009-001 Ref K  
Existing and Proposed Streetscene, Drawing Number 2003-009-002 Ref E  
Existing and Proposed Sections, Drawing Number 2003-009-003 Ref K  
Existing and Proposed Sections Sheet 2, Drawing Number 2003-009-004 Ref K  
Existing and Proposed Sections Sheet 3, Drawing Number 2003-009-005 Ref J  
Existing and Proposed Sections Sheet 4, Drawing Number 2003-009-006 Ref J  
Boundary Fence and Bike Store Drawing Number 2003-009-007  
Floor Plans, Drawing Number 23-009-101 Rev B  
Elevations, Drawing Number 23-009-102 Rev C  
Published 14.05.2024

Reason: In order to define the permission.

**Pre Commencement Condition(s) – ('true conditions precedent' – see notes for definition)**

**Other Pre-Commencement, Pre-Occupancy and other Stage of Development Condition(s)**

3. Prior to above ground works commencing a scheme for biodiversity enhancement, including but not limited to habitat boxes and enhanced planting, shall be submitted to and agreed in writing with the Local Planning Authority.

Thereafter the approved details shall be implemented, retained and maintained for their designed purpose in accordance with the approved scheme.

The scheme for biodiversity enhancement shall include the following details:

- i. Description, design and/or specification of the type of feature(s) or measure(s) to be undertaken to include bat boxes, bird boxes and swift bricks;
- ii. Materials and construction, to ensure long lifespan of the features/measures;
- iii. A drawing(s) showing the location and where appropriate the elevation of the features or measures to be installed or undertaken; and
- iv. A timeline for installation of the proposed features or measures.

Reason: In the interests of ecological enhancement.

4. Details of all proposed external materials and finishes, including samples when requested by the Local Planning Authority, shall be submitted to and approved in writing by the Local Planning Authority before that part of the development is commenced. Thereafter, the development shall be carried out in accordance with the approved details.

Reason: In order to ensure an appropriate quality of development.

5. Notwithstanding the hereby approved plans, full details of a suitable means of site boundary treatment, including the heights and appearances of new retaining walls shall be submitted to and approved in writing by the Local Planning Authority before above ground works commence, or an alternative timeframe to be agreed in writing by the Local Planning Authority and the dwellinghouses shall not be used unless such means of site boundary treatment has been provided in accordance with the approved details and thereafter such means of site enclosure shall be retained.

Reason: In the interests of the visual amenities of the locality and the amenity of adjoining residents.

6. No piped discharge of surface water from the application site shall take place until works to provide a satisfactory outfall, other than the existing local public sewerage, for surface water have been completed in accordance with details that have been submitted to and approved by the Local Planning Authority. Thereafter the approved surface water drainage works shall be installed and retained.

Reason: To ensure that the site is properly drained and in order to prevent overloading and surface water discharge from entering the foul sewer network.

7. Within 3 months of the commencement of development full details of the design, height, appearance and location of the proposed driveway gates and their method of operation shall be submitted to and approved in writing by the Local Planning Authority. The gates shall be provided in accordance with the approved details prior to the first occupation of the development and shall thereafter be retained. The gates shall be designed so that when open they do not project over the adjoining footway.

Reason: In the interest of highway safety.

10. Before any above groundworks commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority, details of the proposed surfacing and drainage arrangements for the car parking accommodation and drive shall have been submitted to and approved in writing by the Local Planning Authority. The surfacing, drainage, car parking accommodation and drive shall have been provided in accordance with the aforementioned approved details prior to occupation of the dwellings and shall thereafter be retained for the sole use intended.

Reason: To ensure satisfactory parking provision and in the interests of traffic safety and the amenities of the locality and sustainable urban drainage.

11. A comprehensive and detailed hard and soft landscape scheme for the site shall be submitted to and approved in writing by the Local Planning Authority before any above ground works commence, or within an alternative timeframe to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality.

12. No externally mounted and/ or fixed plant or equipment for heating, cooling or ventilation purposes, nor grilles, ducts, vents for similar internal equipment, shall be fitted unless full details thereof, including acoustic emissions data, have first been submitted to and approved in writing by the Local Planning Authority. Once installed such plant or equipment shall not be altered.

Reason: In the interests of the amenities of the locality and occupiers of adjoining property.

### **Other Compliance Conditions**

13. The approved landscape works shall be implemented prior to the development being brought into use or within an alternative timescale to be first approved by the Local Planning Authority. Thereafter the landscaped areas shall be retained and they shall be cultivated and maintained for a period of 5 years from the date of implementation and any plant failures within that 5 year period shall be replaced.

Reason: In the interests of the visual amenities of the locality.

14. If any unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service should be contacted immediately. A Remediation Strategy shall then be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved Remediation Strategy.

Reason: In order to ensure that any contamination of the land is properly dealt with.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2015, Schedule 2, Part 1 (Classes A to H inclusive), Part 2 (Class A), or any Order revoking or re-enacting that Order, no extensions, porches, garages, ancillary curtilage buildings, swimming pools, enclosures, fences, walls or alterations which materially affect the external appearance of the dwellinghouses shall be constructed without prior planning permission being obtained from the Local Planning Authority.

Reason: In the interests of the amenities of occupiers of adjoining property, bearing in mind the restricted size of the curtilage of house two and the stepped nature of the curtilage of houses one and two.

16. The windows in the side elevations of the proposed dwellings shall be installed in accordance with the approved plans and shall be fully glazed with obscure glass to a minimum privacy standard of Level 4 Obscurity and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that size and condition thereafter.

Reason: In the interests of the amenities of occupiers of adjoining property.

Attention is Drawn to the Following Directives:

1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. The applicant is advised to refer to the information supplied by Powergrid published on the online file (23/00394/FUL) on 13.02.2023
3. The applicant should install any external lighting to the site to meet the guidance provided by the Institution of Lighting Professionals in their document GN01: 2011 "Guidance Notes for the Reduction of Obtrusive Light". This is to prevent lighting causing disamenity to neighbours. The Guidance Notes are available for free download from the 'resource' pages of the Institute of Lighting Professionals' website.
4. By law, this development requires the allocation of official, registered address(es) by the Council's Street Naming and Numbering Officer. Please refer to the Street Naming and Numbering Guidelines on the Council website here:

<https://www.sheffield.gov.uk/content/sheffield/home/roads-pavements/address-management.html>

The guidance document on the website includes details of how to apply, and what information we require. For further help and advice please ring 0114 2736127 or email [snn@sheffield.gov.uk](mailto:snn@sheffield.gov.uk)

Please be aware that failure to apply for addresses at the commencement of the works will result in the refusal of statutory undertakers to lay/connect services, delays in finding the premises in the event of an emergency and legal difficulties when selling or letting the properties.

5. As the proposed development abuts the public highway you are advised to contact

the Highways Co-ordination Group prior to commencing works:

Telephone: 0114 273 6677

Email: [highways@sheffield.gov.uk](mailto:highways@sheffield.gov.uk)

They will be able to advise you of any pre-commencement condition surveys, permits, permissions or licences you may require in order to carry out your works.

6. Before commencement of the development, and upon completion, you will be required to carry out a dilapidation survey of the highways adjoining the site with the Highway Authority. Any deterioration in the condition of the highway attributable to the construction works will need to be rectified.

To arrange the dilapidation survey, you should contact:

Highway Co-Ordination

Telephone: 0114 273 6677

Email: [highways@sheffield.gov.uk](mailto:highways@sheffield.gov.uk)

7. It is noted that your planning application involves the construction or alteration of an access crossing to a highway maintained at public expense.

This planning permission DOES NOT automatically permit the layout or construction of the access crossing in question, this being a matter which is covered by Section 184 of the Highways Act 1980. You should apply for permission, quoting your planning permission reference number, by contacting:

Mrs D Smith  
Highways Development Control  
Vehicle Crossings  
Howden House, 1 Union Street  
Sheffield  
S1 2SH

Tel: 07770 641 761

Email: [dawn.smith2@sheffield.gov.uk](mailto:dawn.smith2@sheffield.gov.uk)

8. Plant and equipment shall be designed to ensure that the total LAr plant noise rating level (i.e. total plant noise LAeq plus any character correction for tonality, impulsive noise, etc.) does not exceed the LA90 background sound level at any time when measured at positions on the site boundary adjacent to any noise sensitive use.
9. For the avoidance of doubt, the applicant is advised that:

Conditions 8 and 9, and associated directives, have been omitted as requested.

Condition 11 has been discharged via application 23/00934/COND2

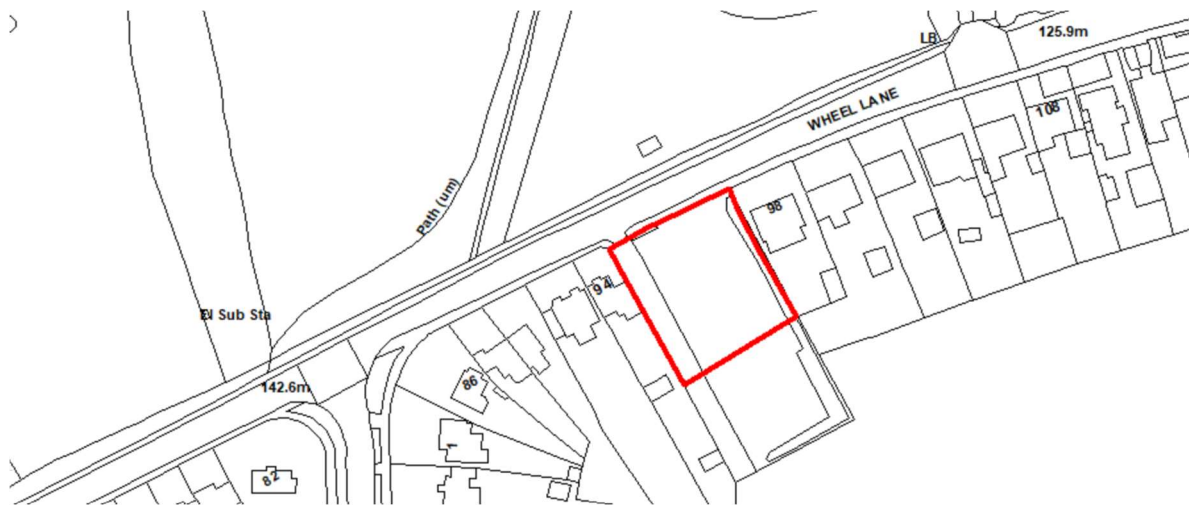
Details in connection with conditions 3, 5, 6, 7 and 10 have been approved via application 23/00934/COND2 and these conditions remain in force.

Details in connection with condition 4 have been partially approved relating to facing materials, windows, gutters, soffits and facias, via application 23/00934/COND2 and the condition remains in force.

Details remain unapproved in relation to condition 12 and condition 4 (roofing and dormer material only). These are currently under consideration via live application 23/00934/COND3.

10. Based on the information available this permission is considered to be one which will not require the approval of a biodiversity gain plan before development is begun because one or more of the statutory exemptions or transitional arrangements are considered to apply.

## Site Location



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## Location and Proposal

This application relates to a parcel of land between numbers 94 and 98 Wheel Lane at Ecclesfield. It is the site of a former covered reservoir enclosed on all sides by stone walls.

The application site covers an area of approximately 0.2 hectares and is entirely within a Housing Area as defined in the adopted Sheffield Unitary Development Plan (UDP).

The application site is elevated above Wheel Lane and retained by a high stone wall. Generally, site levels rise from east to west following the topography of Wheel Lane, they also rise gradually towards the rear (south) of the site. Ground levels on the application site have been altered by previous foundation and site clearance work. Planning permission was granted for the erection of 2 dwellings and associated works, in October 2023 (application reference 23/00394/FUL).

Permission is now sought under Section 73 of the Town and Country Planning Act 1990 to make alterations to the original permission. These alterations include:

- The removal of conditions 8 and 9.
- The variation to condition 2

Conditions 8 and 9 of the previous approval are concerned with the approval of details, and their subsequent implementation, to facilitate the construction of a 2 metre wide footway across the development site frontage, which would involve removing the existing stone retaining wall and rebuilding it further back into the site. This application seeks to remove these conditions, which state:

8. No above ground works shall commence until the highways improvements (which expression shall include traffic control, pedestrian and cycle safety measures) listed below have either:

- a) been carried out; or
- b) details have been submitted to and approved in writing by the Local Planning Authority of arrangements which have been entered into which will secure that such improvement works will be carried out before development is brought into use and the development shall not be brought into use until the highway improvements listed below have been carried out.

Highways Improvements:

Construction of a 2 metres wide footway across the development site frontage, entailing demolition and reconstruction of a retaining wall supporting front gardens (structural calculations, cross-sectional drawings, construction method statement, an AIP application) all to be submitted for approval to the Local Planning Authority prior to construction.

Any accommodation works to Statutory Undertakers equipment, street furniture, and highway drainage associated with the footway/retaining structure works.



Reason: In the interests of highway safety.

9. Prior to the improvement works indicated in the preceding condition being carried out, full details of these improvement works shall have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the amenities of the locality.

Condition 2 lists the approved plans and requires compliance with them. This application seeks to amend the approved plans to show the existing retaining wall being kept. They also show the incorporation of an air conditioning unit.

During the course of the application amended plans were received to remove reference to the 2 metre wide footway, which continued to be shown on the plans, and to capture the minor alterations within the sections, owing to the proposed retention of the existing wall.

The description was also amended to include the variation of condition 2.

Neighbours were renotified following receipt of the above.

#### Planning History

The site's long planning history is listed below. The most relevant to this application is a recent appeal decision, relating to an appeal disputing the need for condition 8 of planning approval 23/00394/FUL. This appeal was allowed.

|              |   |
|--------------|---|
| 06/04610/OUT | Erection of two dwellinghouses and garages<br>Granted conditionally                                     |
| 09/03060/FUL | Erection of two detached dwellinghouses<br>Granted conditionally  |
| 18/00924/FUL | Erection of one dwellinghouse<br>Granted conditionally - decision quashed                               |
| 18/02229/FUL | Erection of one dwellinghouse (Re-submission of planning permission 18/00924/FUL)<br>Refused            |
| 19/03073/FUL | Erection of two dwellings with associated parking<br>Refused (appeal dismissed)                         |
| 20/02057/FUL | Erection of two dwellings with associated access, parking and landscaping<br>Refused (appeal dismissed) |
| 23/00394/FUL | Erection of two dwellings and associated works<br>Granted conditionally in October 2023                 |

In May 2024, the applicant submitted an Appeal to the Planning Inspectorate, disputing the need for condition 8.

The Appeal decision, issued on 5<sup>th</sup> August 2024. The Appeal was allowed, with the Inspector concluding that 'the limited benefit to the relocation of the wall is

outweighed by the negative aspects, and the planning permission is not dependant on the move to be acceptable. Therefore, I do not find the need for the condition, or that it is reasonable.'

### Enforcement History

The site has been subject to an Enforcement Notice. This notice was issued on 15 June 2021. The breach of planning control, as alleged in the notice, was the material change in the use of the land for use for the storage of plant, machinery, equipment, fencing, building material, shipping containers and waste, and other miscellaneous items and materials, and the construction of a hard surface footings/foundations on the land. Following the removal of plant, containers and materials, the case was closed.

### Representations

This application was advertised via neighbour letters and site notices.

Letters of objection have been received from 13 properties and Ecclesfield Parish Council. Multiple letters have been received from some addresses.

Concerns relating to the removal of conditions 8 and 9 and the variation of condition 2 are summarised as follows:

- Condition 8 is needed to improve visibility and ensure the safety of future occupiers of the site and neighbouring properties;
- Condition 8 is required for pedestrian safety;
- The access is dangerous;
- Traffic speeds on this section of road;
- Greater weight should be given to highway safety, over the cost of the build;
- Impacts on the visual amenities of the street scene;
- Comment on conflicting annotation in plans;
- Comment regarding insufficient neighbour notification;
- Request that the scheme is determined by committee.

A number of concerns unrelated to the current proposals were also raised in relation to: CIL; likely amendments to the scheme; potential non-compliance with the approved plans; the lack of neighbour notification; and concerns about the planning process in general.

Ecclesfield Parish Council objected for the following reasons:

- There is no sound reason that these conditions should be varied as they were attached for good reason;
- The proposal would have an adverse impact on occupiers of the development and wider area;
- The access would be too dangerous for access and egress.

### Policy Context

Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2)

of the Town and Country Planning Act 1990 require that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

The Council's development plan comprises the Core Strategy which was adopted in 2009 and the saved policies of the Unitary Development Plan (UDP) which was adopted in 1998. The National Planning Policy Framework (NPPF), last revised in December 2023, is a material consideration (paras 2 and 224 of the NPPF).

Paragraph 225 of the NPPF states that existing policies in a development plan should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF and that due weight should be given to existing policies in a development plan, according to their degree of consistency with the NPPF.

In all cases the assessment of a development proposal needs to be considered in light of paragraph 11 of the NPPF, which provides that when making decisions, a presumption in favour of sustainable development should be applied and that where there are no relevant development plan policies, or where the policies which are most important for determining the application are out of date (e.g. because they are inconsistent with the NPPF), this means that planning permission should be granted unless:

- the application of policies in the NPPF that protect areas or assets of particular importance (including SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provides a clear reason for refusing the development proposed;

Or

- any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

This is referred to as the “tilted balance” and this assessment will have due regard to this.

In addition to the potential for a policy to be out of date by virtue of inconsistency with the NPPF, paragraph 11 makes specific provision in relation to applications involving the provision of housing and states that where the Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites (with the appropriate buffer) the policies which are most important for determining the application will automatically be considered to be out of date.

Recent updates to the NPPF mean that Sheffield now only has to demonstrate a 4 year, rather than 5 year supply of deliverable housing sites. However, the most recently calculated housing land position (February 2024) indicates that Sheffield can only demonstrate a 3.01 year supply of deliverable housing sites. Therefore, the relevant policies for determining this application are considered to be out-of-date and the tilted balance is engaged.

Assessment

The principle of the development was assessed under application 23/00394/FUL, taking full consideration of the Council's development plan policies and the NPPF (which was updated in December 2023). There have been no changes on site, or in the immediate vicinity, since planning permission was granted. Therefore, the principle of the development is still considered to be acceptable.

Following the applicant's successful appeal against the imposition of condition 8, extant planning permission 23/00394/FUL is capable of implementation without the requirement to set the front boundary wall back. This is a material consideration.

As described above, this application seeks consent under Section 73 of the Town and Country Planning Act 1990 to remove conditions 8 and 9 of planning permission 23/00394/FUL, with corresponding variations to condition 2, such that it aligns with the recent appeal decision.

### Highway Safety Matters

Policy H14 of the UDP (Conditions on Development in Housing Areas) expects sites to be adequately served by transport facilities, provide safe access, appropriate parking and to not endanger pedestrians.

Paragraph 115 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraph 116 goes on to state that, in this context, applications for development should create spaces that are safe, secure and attractive which minimise the scope for conflicts between pedestrians, cyclists and vehicles, avoid unnecessary street clutter, and respond to local character and design standards.

The development plan policy is generally consistent with the NPPF and can be given significant weight.

No changes are proposed to the point of access, driveway or parking arrangements.

The only matter subject to assessment is the impact of the proposal to remove condition 8 and retain the front boundary wall in its existing position, meaning the footway stays the same width as present.

The site has a long planning history, and it is noted that historic recommendations and submissions have, in the main, shown this wall being set back on plan or secured by condition.

The aim of condition 8 of the previous approval was twofold: to improve visibility for vehicles accessing Wheel Lane from the site; and to widen the footway to improve pedestrian safety.

The need for condition 8 has been successfully challenged at appeal, with the Inspector concluding that the condition was not reasonable or necessary, thereby failing two of the 6 tests for conditions set out in paragraph 56 of the NPPF.

In coming to this conclusion, the Inspector took into account the Highway Officer's view that, on review, whilst it would be beneficial to set the retaining wall back into the site, it is not required achieve sufficient vehicle visibility to exit the site at the proposed access.

The Inspector also noted that there is footway to both sides of the highway along the length of the appeal site frontage and observed, at the time of his site visit, that there were two cars parked on the footpath above and below the site frontage. These had the effect of making the footpath inaccessible at those points, so any pedestrians using the footpath would have to walk into the highway to pass the parked cars. He concluded that this situation would still occur if the wall were to be moved back and a vehicle was parked on the footway.

The appeal decision results in the applicant being able to implement the previous approval without setting the wall back. This current application must have regard to this fallback position. It would be highly unreasonable, therefore, to resist the removal of conditions 8 and 9 on highway safety grounds and it must be concluded that retention of the wall in its existing position accords with the above highway safety policies.

#### Design and Visual Amenity Matters

UDP Policy BE5 seeks to ensure good design and the use of good quality materials in all new and refurbished buildings and extensions.

Core Strategy Policy CS74 sets out the design principles that would be expected in all new developments. It details that high quality development should respect and take advantage of and enhance the distinctive features of the city, its districts and neighbourhoods.

Paragraph 131 of the NPPF promotes high quality and beautiful buildings with good design being a key aspect of sustainable development that creates better places to live, work and establish communities.

Paragraph 135 also requires development to add to the quality of an area, be visually attractive and be sympathetic to the local character, amongst other things. The aims of the local and national policies closely align, so the local policies can be afforded significant weight.

The key differences between the currently proposed and the approved scheme are the retention of the existing front boundary wall and the addition of air conditioning units, and this assessment is limited to these changes.

The existing front boundary wall is an established feature of the street scene. In his appeal decision, the Inspector noted that the weathered stone-built wall is visually appealing and that relocating it could have a negative impact on the character and appearance of the area.

In relation to the air conditioning units, these would be located adjacent to the

proposed air source heat pumps, on the side elevation of one property and in the rear garden of another, and so would not be readily visible in the street scene.

It is therefore considered that the visual implications of the removal of conditions 8 and 9, and variation of condition 2, are acceptable and compliant with the above policies.

### Residential Amenity Matters

Policies H14 (Conditions on Development in Housing Areas) and H15 (Design of New Housing Developments) expect new housing developments to provide good quality living accommodation, and that basic standards of daylight, privacy, security and outlook are met for existing and future residents.

NPPF paragraph 135 f) promotes, amongst other things, a high standard of amenity for existing and future users, safety, and quality of life. The aims of these local and national policy closely align and so the local policy can be afforded significant weight.

Air source heat pumps were shown on the approved plans. Air conditioning units are now proposed alongside these.

Plant on domestic properties is becoming more common place, however they do have potential to produce noise. The Environmental Protection Service have reviewed the proposals and have no objection in principle subject to acoustic data being submitted for approval prior to them being fitted. This matter can be controlled by condition.

### Community Infrastructure Levy (CIL)

The site falls within CIL Charging Zone 3 and a CIL charge of £30 per square metre remains applicable to the amended scheme, though the applicant may be eligible for self-build exemption. A self-build exemption claim would need to be made and assessed under separate processes, prior to the commencement of development.

### Other Issues

The changes sought under this application do not impact on biodiversity, landscape, Green Belt, drainage, flooding and ground conditions matters, beyond the assessment made in the previous, now approved scheme.

### Response to Representations

Material representations are addressed in body of the report. In relation to other concerns raised:

The lack of neighbour notification; and concerns about the planning process in general.

Amendments - the planning system incorporates mechanisms for permissions to be amended. Each submission would be assessed on its merits.

Non-compliance with the approval - Enforcement mechanisms exist and can be

engaged where issues arise.

Neighbour notification - in line with the legal requirements set out in the Town and Country Planning Act and the Council's Code of Practice for Publicity and Consultation on Planning Applications, adjoining residents were directly consulted. In addition, 3 site notices were displayed.

Planning process - Paragraph 38 of the NPPF expects Local Planning Authorities to work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area.

## Summary and Conclusion

Permission is sought under Section 73 of the Town and Country Planning Act 1990 to amend planning permission 23/00394/FUL, for the erection of two dwellings on an undeveloped gap in the Wheel Lane street frontage. The amendments are the removal of conditions 8 and 9 and the variation to condition 2, resulting in the retention of the front boundary wall and installation of an air conditioning unit within each plot.

The principle of development has already been established.

In light of the recent appeal decision, which is a material consideration, the removal of conditions 8 and 9 is considered to be acceptable in relation to highway safety and the visual amenities of the locality.

The visual and amenity impacts of the proposed air conditioning units are considered to be acceptable, subject to condition.

Taking into account the 'tilted balance' and the lack of a 4-year housing land supply, the balance remains in favour of the scheme.

It is recommended, therefore, that Members grant planning permission subject to the proposed conditions, as amended.

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