
Case Number	22/01692/FUL
Application Type	Full Planning Application
Proposal	Use of dwellinghouse (Use Class C3) as residential children's home (Use Class C2) for up to 3 no. residents including erection of two-storey side extension, alterations to fenestration and associated works
Location	100A Basford Street Sheffield S9 5BJ
Date Received	29/04/2022
Team	City Centre and Major Projects
Applicant/Agent	Barber Design
Recommendation	Grant Conditionally

Time limit for Commencement of Development

1. The development shall be begun not later than the expiration of three years from the date of this decision.

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

Approved/Refused Plan(s)

2. The development must be carried out in complete accordance with the following approved documents:

Drawing numbers;

01 rev D (site location plan) published 27/10/22

02 rev C (proposed plans and elevations) published 15/07/22

03 (site and externals (landscaping) plan) published 27/10/22

Email from agent confirming sustainability measures received 27/10/22

Reason: In order to define the permission.

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

3. No development shall commence until the actual or potential land contamination and ground gas contamination at the site shall have been investigated and a Phase 1 Preliminary Risk Assessment Report shall have been submitted to and approved in writing by the Local Planning Authority. The Report shall be prepared in accordance current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

4. Any intrusive investigation recommended in the Phase I Preliminary Risk Assessment Report shall be carried out and be the subject of a Phase II Intrusive Site Investigation Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance with current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020).

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

5. Any remediation works recommended in the Phase II Intrusive Site Investigation Report shall be the subject of a Remediation Strategy Report which shall have been submitted to and approved in writing by the Local Planning Authority prior to construction works commencing. The Report shall be prepared in accordance current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020) and Sheffield City Council's supporting guidance issued in relation to validation of capping measures and validation of gas protection measures.

Reason: In order to ensure that any contamination of the land is properly dealt with and the site is safe for the development to proceed, it is essential that this condition is complied with before the development is commenced.

6. Development shall not commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved by the Local Planning Authority. The CEMP shall assist in ensuring that all site activities are planned and managed so as to prevent nuisance and minimise disamenity at nearby sensitive uses, and will document controls and procedures designed to ensure compliance with relevant best practice and guidance in relation to noise, vibration, dust, air quality and pollution control measures.

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

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

7. 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.

8. The care home shall not be used unless the car parking accommodation for 5 no. cars (including one disabled bay in accordance with BS800) as shown on the approved plans has been provided in accordance with those plans and thereafter such car parking accommodation shall be retained for the sole purpose intended.

Reason: To ensure satisfactory parking provision in the interests of traffic safety and the amenities of the locality it is essential for these works to have been carried out before the use commences.

9. Upon completion of any measures identified in the approved Remediation Strategy or any approved revised Remediation Strategy a Validation Report shall be submitted to the Local Planning Authority. The development shall not be brought into use until the Validation Report has been approved in writing by the Local Planning Authority. The Validation Report shall be prepared in accordance current Land Contamination Risk Management guidance (LCRM; Environment Agency 2020) and Sheffield City Council's supporting guidance issued in relation to validation of capping measures and validation of gas protection measures.

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

10. The approved landscape works (including the implementation of all boundary treatments and the removal of the dilapidated building, as indicated on the approved landscaping plan) shall be implemented prior to the development being brought into use. 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 it is essential for these works to have been carried out before the use commences.

11. The Local Planning Authority shall be notified in writing when the landscape works are completed.

Reason: To ensure that the Local Planning Authority can confirm when the

maintenance periods specified in associated conditions/condition have commenced.

12. The development shall not be used unless the dedicated bin storage area as shown on the approved plans has been provided in accordance with those plans. Thereafter the bin storage area shall be retained and used for its intended purpose and bins shall not be stored on the highway at any time (other than on bin collection days).

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

13. The development shall not be used unless turning space for vehicles, as shown on the approved site plan, has been provided within the site in accordance with that plan, and thereafter such turning facilities shall be retained.

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

14. No demolition and/or construction works shall be carried out unless equipment is provided for the effective cleaning of the wheels and bodies of vehicles leaving the site so as to prevent the depositing of mud and waste on the highway. Full details of the proposed cleaning equipment shall be approved in writing by the Local Planning Authority before it is installed.

Reason: In the interests of protecting the free and safe flow of traffic on the public highway, it is essential that this condition is complied with before any works on site commence.

15. The development hereby approved shall be constructed in accordance with the scheme of works/recommendations set out in the email from the agent received 27.10.22. Thereafter the scheme of works shall be retained in use and maintained for the lifetime of the development.

Reason: In order to ensure that new development makes energy savings in the interests of mitigating the effects of climate change, in accordance with Sheffield Development Framework Core Strategy Policy CS64.

16. The development shall not be used unless the access and facilities for people with disabilities shown on the plans have been provided in accordance with the approved plans and thereafter such access and facilities shall be retained.

Reason: To ensure ease of access and facilities for disabled persons at all times it is essential for these works to have been carried out before the use commences.

Other Compliance Conditions

17. All development and associated remediation shall proceed in accordance with the recommendations of the approved Remediation Strategy. In the event that remediation is unable to proceed in accordance with the approved Remediation Strategy, or unexpected contamination is encountered at any stage of the development process, works should cease and the Local Planning Authority and Environmental Protection Service (tel: 0114 273 4651) should be contacted immediately. Revisions to the Remediation Strategy shall be submitted to and approved in writing by the Local Planning Authority. Works shall thereafter be carried out in accordance with the approved revised Remediation Strategy.

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

18. The care home hereby approved shall accommodate a maximum of 3 no. residents at any given time and there shall be no intensification of the use.

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

Attention is Drawn to the Following Directives:

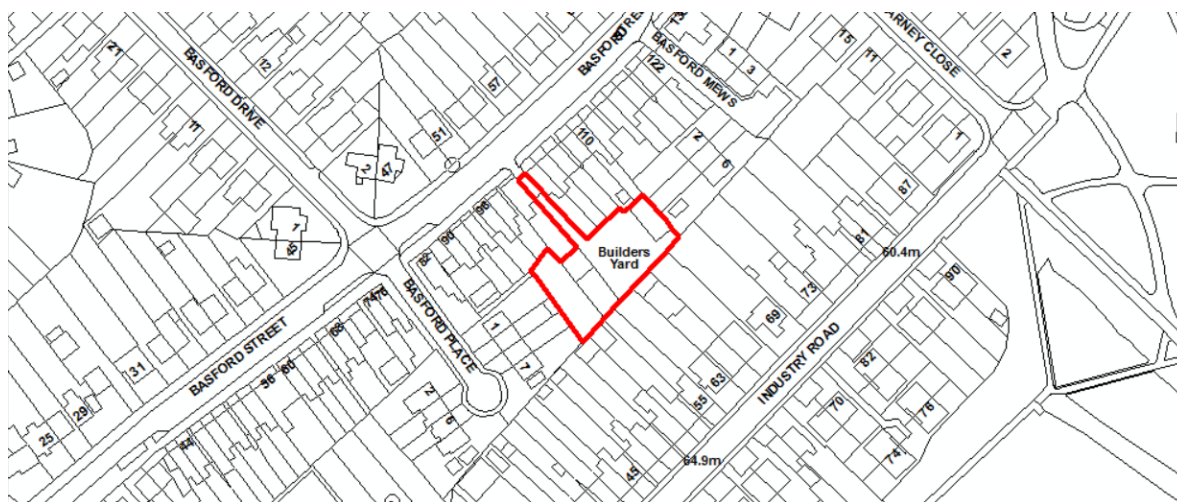
1. The Local Planning Authority has dealt with the planning application in a positive and proactive manner and sought solutions to problems where necessary in accordance with the requirements of the National Planning Policy Framework.
2. The required CEMP should cover all phases of demolition, site clearance, groundworks and above ground level construction. The content of the CEMP should include, as a minimum;
 - Reference to permitted standard hours of working;
 - 0730 to 1800 Monday to Friday
 - 0800 to 1300 Saturday
 - No working on Sundays or Public Holidays
 - Prior consultation procedure (EPS & LPA) for extraordinary working hours arrangements.
 - A communications strategy for principal sensitive parties close to the site.
 - Management and control proposals, including delegation of responsibilities for monitoring and response to issues identified/notified, for;
 - Noise - including welfare provisions and associated generators, in addition to construction/demolition activities.
 - Vibration.
 - Dust - including wheel-washing/highway sweeping; details of water supply arrangements.
 - A consideration of site-suitable piling techniques in terms of off-site impacts, where appropriate.
 - A noise impact assessment - this should identify principal phases of the site preparation and construction works, and propose suitable mitigation

measures in relation to noisy processes and/or equipment.

- Details of site access & egress for construction traffic and deliveries.
- A consideration of potential lighting impacts for any overnight security lighting.

Further advice in relation to CEMP requirements can be obtained from SCC Environmental Protection Service; Commercial Team, Fifth Floor (North), Howden House, 1 Union Street, Sheffield, S1 2SH: Tel. (0114) 2734651, or by email at eps.commercial@sheffield.gov.uk.

Site Location



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LOCATION AND PROPOSAL

The application relates to a back land site off Basford Street. The site comprises a dwellinghouse and yard. The application seeks planning consent for use as a residential children's care home (Use Class C2) for up to 3 no. residents, and the erection of a two-storey side extension and associated works.

RELEVANT PLANNING HISTORY

No relevant planning history.

While use class C3(b) covers a dwellinghouse of up to six people living together as a single household and receiving care, use class C2 is the correct use class for the scheme in this case, as it would not be the permanent residence of the staff, who would work in shifts. This is in accordance with another similar proposal on Norwood Drive, S5 7BH (see refs: 19/02828/LD2 and 21/03684/CHU).

SUMMARY OF REPRESENTATIONS

13 no. objections have been received from neighbours, in summary, the following issues were raised:

- On street parking issues and increase in traffic; impact on highway safety
- Tight access; narrow shared pedestrian/vehicle access not wide enough; no other means of fire escape; poor surfacing not adoptable
- Privacy; more windows; overlooking of gardens and properties; impact on human rights
- Query whether children would be vulnerable, young offenders, troubled etc; crime and antisocial behaviour; trespassing; nuisance and noise in this quiet neighbourhood; affecting quality of life of elderly residents; increasing stress and anxiety; safety issues; concerns regarding people loitering in the

- alleyway/area
- Noise disturbance; noise to houses around/over passageway
- Drainage maintenance and issues with water pressure
- Query where building materials and machinery would be stored, risk to young children in the area; concern regarding storage on street; tight access for construction vehicles; construction noise/disturbance/dust
- Query where bins would be kept and action against pest control and rubbish etc
- Devaluation of house prices
- Only a certain few residents have been notified; properties on Basford Mews not notified
- Query/issues regarding use of a path and covenants on the land
- Not enough outdoor space for children to play
- Lack of information provided
- Overshadowing to no. 7 Basford Place

A letter of objection has been received from Cllr Mary Lea, in summary raising issues regarding the tight access, the lack of green space for children to access and land contamination.

A petition in objection to the development has been received with 24 no. signatures from neighbours. In summary, the issues raised are parking, children causing nuisance, impact on house prices, and access for construction and emergency vehicles.

2 no. neutral representations have been received from neighbours, in summary, the following issues were raised:

- Increase in construction traffic may hit parked cars, including disabled bay on Basford Street
- Concerns regarding troubled youths impacting security
- Query the number of staff and shift patterns
- Supports children's home but not in an area of deprivation (issues with traffic, parking, litter and safety)

1 no. letter of support has been received from a neighbour, in summary, highlighting that the care home would only be for three children, would make the site more presentable, help children in need and vehicle movements would be less than existing.

Following the submission of amended plans and a renotification process, 7 no. objections have been received from neighbours, in summary, the following additional issues were raised:

- Objections still stand; concerns not addressed; amendments not clear
- Queries regarding Safeguarding and DBS checking
- The proposal itself is also overlooked and surrounded by houses
- Suggest an officer site visit undertaken; issues regarding accuracy/scale of plans

RESPONSE TO REPRESENTATIONS

The material planning issues in relation to parking, access, highway safety, privacy, overshadowing, noise, contamination etc are addressed in the planning assessment below.

Issues regarding privacy are assessed in relation to adopted planning policy. The implication on Human Rights is addressed below.

Drainage arrangements would not be affected, and issues regarding maintenance are civil matters between private landowners.

The impact on house prices is not a material planning consideration.

Neighbour notification has been undertaken in accordance with the Statement of Community Involvement. It is noted that residents on Basford Mews were not initially notified as the red line boundary originally submitted did not adjoin their properties. The red line boundary was subsequently amended and at this stage more neighbours, including the residents on Basford Mews, were notified.

In response to officer requests, sufficient information is considered to have been provided to allow a full planning assessment of the material planning matters.

It is not clear which path the objections relate to. Any issues regarding private rights of way, easements or covenants on the land are not material planning matters.

Use class C2 does not provide a differentiation in the type of resident. Concerns regarding a range of anti-social behaviour issues are noted, however, there is no evidence to substantiate these concerns, and they are not considered to be a material planning matter in this case given the intensity of the proposed use is so low. Any such issues, should they ever arise, would be Police matters.

The amended plans include more soft landscaping areas that could function as outdoor amenity/play space for residents.

It is considered that the amended plans clearly show the differences between the scheme originally submitted and the amended scheme assessed below.

An officer site visit was undertaken. The plans are considered to be to scale and accurate.

Safeguarding and DBS checking are not material planning issues.

An area is shown on the site plan for bins. Should any environmental health issues arise, these should be reported to the Council's environmental protection service, as is standard procedure.

Human Rights Act

In making its decision, the Council should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority to act in a manner which is incompatible with the European Convention on Human Rights. Particular reference is made to Article 8 (right to respect for private and family life) and Article 1 of the First Protocol (protection of possessions, including land). In addition, under Article 6 the applicant and those third parties (including local residents) who have made representations have the right to a fair hearing which means that full consideration should be given to their comments.

When making its decision the Council must balance any likely private harm against the wider public good to ensure that interference with anyone's rights shall only be permitted if it is proportionate (the degree of harm to the individual balanced against the public interest). On this occasion it is the view of Officers that any interference is in accordance with the law and justified as being in the public interest and on the basis of the planning merits of the proposal. Any restriction on rights caused as a result of the proposed development is considered to be proportionate to the wider benefits of granting permission and that such a decision falls within the margin of discretion afforded to the Council.

PLANNING ASSESSMENT

Planning 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 published in 2018 and revised in July 2021 (the NPPF) is a material consideration (paras 2 and 218 of the NPPF).

Paragraph 219 of the NPPF provides 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 which relate to protection of certain areas or assets of particular importance which are identified in the NPPF as such (for example SSSIs, Green Belt, certain heritage assets and areas at risk of flooding) provide a clear reason for refusal; 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.

Principle

The site lies within a Housing Area, as designated by the UDP, where Policy H10 lists C3 housing as the preferred use, but residential institutions (use class C2), such as care homes, as acceptable in principle, subject to the provisions of UDP Policy H14, assessed below.

Floor plans show 3 no. residents’ bedrooms and 2 no. carers’ bedrooms. There may be other visitors through the day, including family visitors, additional carers and staff shift changes. However, the proposal is clearly for a small-scale operation, not dissimilar to a large residential dwelling with 5 no. bedrooms. The use would be conditioned to a maximum of 3 no. residents given the tight nature of this back land site and any unchecked expansion could lead to unforeseen amenity and highway safety issues (assessed as presented below).

In terms of the more strategic considerations of H14 relating to non C3 housing uses, such as this, the proposal would accord with points; (i) and occupy only a small area and not lead to a concentration of non-housing uses which would threaten the residential character of the Housing Area; (j) not prejudice the provision of sufficient housing land; and (l) be on a scale consistent with the residential character of the area and occupy an existing building set in its own grounds.

Design

The building on the site is a two-storey, detached redbrick dwelling with hipped roof. There is a wide, single-storey, flat roof extension to the side. While the building has been most recently in domestic use (as corroborated with Council Tax records), the site has the character of a light industrial yard and appears to be also used for the parking of a number of vehicles. There is also a small derelict, industrial building on the site.

The proposal would involve the demolition of the single-storey element and the erection of a two-storey, 9m wide side extension with matching hipped roof. It is noted that the proposal would significantly widen the building at second floor level, however, the site is not visible from the street and is only viewed from private land to the rear of neighbouring properties. The proposal would therefore not impact on the street scene or character of the area.

The development would be finished in a mix of brickwork with rendered panels. The use of rendered panels is intended to break up the mass of the building. Given the site is not visible in the street scene, the overall design approach raises no fundamental concerns. Final material details would be conditioned.

The proposal accords with the general design aims set out in UDP Policies BE5 and H14(a) and Core Strategy Policy CS74.

These policies are considered to be consistent and up to date with section 12 of the NPPF, which seeks to achieve well designed places. The proposal is considered to accord with the NPPF para. 130, which requires developments to be (b) visually attractive as a result of good architecture and (c) sympathetic to local character and history, including the surrounding built environment.

Landscaping and ecology

The site is currently in a poor condition with a derelict building and dilapidated boundary treatments. The proposal would address this, with an appropriate landscaping scheme, including the removal of the derelict building, reinstatement of appropriate boundaries and a hard and soft landscaping scheme.

The proposed landscaping would comprise a basic scheme of a tarmac parking area, paving slabs and grassed areas with tree planting. Given the backland location of the site, accessed through a narrow passage between the terraced properties fronting Basford Street, the site is not visible in the street scene and the scheme is considered appropriate and a significant improvement over existing. No further details or samples are deemed to be necessary.

1.8m high timber fencing would secure the site and provide privacy for neighbouring gardens that back onto the site. The existing dilapidated building's rear wall would remain up to 1.9m in height and be repaired to secure the eastern boundary,

While no baseline ecological data has been provided in the form of a Preliminary Ecological Appraisal (PEA), the site only comprises overgrown grass and weeds. Given this, and the small scale of the development, a PEA was not considered necessary. The proposed increase in the level of grassed areas on the site and the planting of the 6 additional new trees shown would provide biodiversity net gain over the existing situation and accord with NPPF section 15 and UDP Policy BE6.

The derelict building has no real potential for housing bats given it is an open frame structure with no roof. There is also very little potential for bats within the single-storey flat-roofed extension to be demolished such that a survey is not deemed necessary. Bats are protected under separate legislation in the very unlikely event that they are discovered.

Amenities of the locality

The proposed extension would be sufficiently separated from neighbouring plots to

avoid unreasonable overbearing or overshadowing.

Proposed windows would be to the front and rear elevations only, primarily directing views over the site's own amenity areas. The proposal would introduce first floor rear windows facing the rear windows and gardens of the properties on Basford Place. However, facing windows would have a minimum of 21m separation, which would maintain privacy of internal rooms. While the windows would be only approx. 8m from the rear boundary with Basford Place, which is slightly less than ideal, it is not considered that the introduction of these windows would represent a significant reduction in privacy levels that would make these gardens unusable for their occupants.

In terms of the use, a residential care home would be an appropriate use alongside other residential uses in this Housing Area. The proposed use, with 3 no. residents' bedrooms and 2 no. staff bedrooms would be on a domestic scale and would not lead to significant noise or other disturbances over and above that of a standard dwelling.

Concerns regarding anti-social behaviour would be a Police matter, and not a material planning reason for refusal as there is no evidence to suggest that this would be an issue. Boundaries would be well secured, as demonstrated on the landscaping plan.

Concerns regarding safety during construction works are noted, including noise and dust etc. This would be appropriately addressed by submission of a Construction and Environmental Management plan, secured by condition.

The proposal would therefore accord with UDP Policy H14(c). The site would not be over-developed or deprive residents of light, privacy or security, and (k) not lead to air pollution, noise, smell, excessive traffic levels or other nuisance, or risk to health and safety for people living nearby.

Living conditions

The care home would provide good living conditions for residents, with 3 no. well-proportioned bedrooms, with good outlook and daylight, and ample living space, including outdoor amenity and play space. This residential area is an appropriately quiet location for a residential care home, and no sound attenuation measures are considered necessary.

Concerns raised regarding the privacy of future occupiers of the care home are noted, however, as explained above, sufficient separation distances would be maintained.

The proposal would therefore accord with UDP Policy H14(e) as it would not suffer from unacceptable air pollution, noise or other nuisance or risk to health or safety.

Highways

The site is accessed through a narrow gap between the terraced houses, shared

by vehicles and pedestrians, which is not ideal. Vehicles could not pass each other and only one vehicle could travel in one direction at any given time. However, this is an existing arrangement, and any current or future use of the site would have to contend with this constraint.

The proposal has been amended to demonstrate an appropriate level of off-street parking and turning space. The turning provision would ensure all cars could exit the site in a forward gear, which would not reduce highway safety to an unreasonable level.

5 no. parking spaces would be provided, including a disabled bay. This is considered to be suitable for the needs of the development and would avoid a reliance on on-street parking in an area which is already heavily on-street parked.

At the time of the officer site visit (18/08/22), 5 no. cars were on site. Google satellite imagery (2022) shows 12 vehicles, including a van, on the site. It is clear that the site has historically been used for parking, whether lawful or not, and the proposed vehicle movements would not exceed what has recently been occurring on the site.

Concerns regarding the poor state of the surfacing is noted, however, the access would not be publicly adopted highway. It is not considered that this would be adequate grounds for refusal in itself.

In terms of emergency access, this is acknowledged as constrained. However, the site already contains a dwelling, and the proposal is for a small care home for 3 no. residents, also residential in scale. Therefore, it is not considered that the proposal represents a significant change in emergency access arrangements or increase in risk over and above the existing scenario. Fire tenders are required to be able to get within 45 metres of the front door of a dwelling. In this case the distance from the highway to the front door would be 33 metres, which is well within that requirement.

The proposal would accord with UDP Policy H14(d) and (k). NPPF para. 111 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. In this case the arrangements cannot be demonstrated to be unacceptable or severe.

Other issues

Historical records show that potential contaminated land is located near to the application site. As excavations would take place on site to construct the extension the full set of land quality pre-commencement conditions would therefore be applied.

Given the proposal is for reuse and extension of an existing building, drainage arrangements would likely remain as existing. Core Strategy Policy CS67 requires minor developments, such as this, to reduce surface water run off as far as feasible. The proposal would result in an increased level of grassed areas, which

would assist the aims of this policy.

The care home would be accessed through a new doorway. This was requested to provide a full 1000mm minimum effective clear width. This has not been provided by the applicant, as the building would not be open to the public, but would provide an 800mm clear width, which would exceed the building regulation requirement for existing buildings. A ramp would also be provided to enable level access. Although the building would have a small number of visitors, given the small scale of the use, the access arrangements proposed can be accepted. The proposal therefore accords with UDP Policy BE7.

Core Strategy Policy CS64 requires all conversions of buildings to reduce emissions and use resources sustainably. A statement has been submitted outlining ways the development would accord with this requirement, including, PV and thermal panels, insulation, tap restrictors and rainwater harvesting. These measures would be secured by condition.

SUMMARY AND RECOMMENDATION

Residential institutions are acceptable in principle in Housing Areas. The proposal would accord with the relevant considerations of UDP Policy H14 as it is on scale consistent with the residential character of the area and occupy an existing building in its own grounds.

The site is not visible in the street scene and raises no design issues. The proposal would significantly improve the appearance of the site with an appropriate hard and soft landscaping scheme, which would also secure biodiversity net gain.

The impact on the amenities of the locality have been demonstrated to be acceptable, including privacy and overshadowing. Concerns regarding antisocial behaviour etc are noted but is not a material planning reason for refusal given that there is no evidence to back up this claim.

Appropriate living conditions would also be provided for future occupiers of the care home, including outdoor amenity space and privacy levels.

While the access arrangements are tight, vehicle movements and the level of on-site parking would be acceptable for the small scale of the proposal. The proposal would not significantly worsen highway safety over the existing scenario. The development therefore cannot be demonstrated to lead to an unacceptable or severe impact on the highway, according with NPPF para. 111.

Having regard to all of the above considerations it is concluded that the development complies with the development plan when considered as a whole and it is therefore recommended that planning permission be granted subject to the listed conditions.

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