

Application Number:	P/VOC/2024/06786
Webpage:	https://planning.dorsetcouncil.gov.uk/
Site address:	5 Overton Close Timber Hill Lyme Regis DT7 3HQ
Proposal:	Erect a first floor extension to include balcony, front porch and associated works and landscaping (with variation of condition 2 of P/HOU/2023/00174 - to amend ridge height, include solar panels and additional roof light and amend landscaping scheme; and discharge condition 3 to agree external facing materials).
Applicant name:	Mr and Mrs Nokes
Case Officer:	Katrina Trevett
Ward Member(s):	Cllr Bawden

1. The application is brought to committee at the request of the chair.

2. Summary of recommendation:

Grant subject to conditions.

3. Key planning issues

Issue	Conclusion
Principle of development	Principle of extending the property supported by policy SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015).
Scale, design, impact on character and appearance	Increased scale, finished design, character and appearance all considered acceptable under policy ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015).
Impact on the living conditions of the occupants and neighbouring properties	Whilst the scheme does have an impact on neighbouring amenity, it does not result in harm that would warrant a recommendation of refusal of the application in accordance with policy ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).
Impact on landscape or heritage assets	The resultant roof extension is seen in the context of other built development and cannot be seen in isolation or as a significant built form within the National Landscape wider views. The scheme complies with policies ENV1 & ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015).
Land instability	The minor changes to the existing property would not greatly affect the loading on the overall coastal slope. As such, further geotechnical assessments are not warranted.
Flood risk and drainage	The site does not fall within any medium/high surface/ground/fluvial flood risk areas.

Issue	Conclusion
Biodiversity	A preliminary roost assessment by Arbtech was undertaken as part of the 2023 first floor extension application. As part of that approval, compliance with the preliminary roost assessment was conditioned (condition 4 of planning approval P/HOU/2021/04587).

4. Description of site

4.1 Overton Close was formed as a result of planning permissions in 1977 & 1978 to erect five bungalows within the grounds of 'Treetops'; the former residential care home on the site which is now known as Overton House. The close sits on the north eastern edge of Lyme Regis town and centres around the substantially scaled Overton House with chalet style bungalows spaced around (the application site being one of them).

4.2 The application site sits within the defined development boundary for Lyme Regis and the Dorset National Landscape as well as Zone 3 Land Instability. The South West Coastal Path lies south west of the site, at its closest 100m away.

5. Description of development

5.1 This scheme seeks to retain a first floor extension to 5 Overton Close which has not been constructed in accordance with the previous approval P/HOU/2023/00174 and as a result, has a higher finished roofline and changed landscaping in the rear garden. The 2023 planning permission permitted a 1.3m increase in height above the existing roofline of the bungalow but that has subsequently been built out as a 1.61m increase and therefore, this application seeks to vary the previous permission. The external materials used in the build are as those stated under the 2023 scheme.

6. Background and relevant planning history

P/HOU/2021/04587 - Decision: REF - Decision Date: 12/04/2022

Erect first floor extension to include dormer windows and balcony and erect double height porch and associated landscaping

P/PAP/2022/00478 - Decision: RES - Decision Date: 13/09/2022

First floor extension and associated landscaping. Pre-app to address issues raised in previous refused application: P/HOU/2021/04587

P/HOU/2023/00174 - Decision: GRA - Decision Date: 18/05/2023

Erect a first floor extension to include balcony, front porch and associated works and landscaping.

7. List of constraints

ENV 1; Area of Outstanding Natural Beauty; Dorset - Distance: 0

ENV 7; Potential cliff top recession 20yr (5% probability; Coastal Erosion and Land Instability - Distance: 0

ENV 7; Potential cliff top recession 100yr (5% probability; Coastal Erosion and Land Instability - Distance: 0

ENV 7; Potential cliff top recession 50yr (5% probability; Coastal Erosion and Land Instability - Distance: 0

SUS2; Defined Development Boundary; Lyme Regis - Distance: 0

ENV 7; Lyme Regis and Charmouth Slope Instability Zones; Zone 3 - Distance: 0

Right of Way: Footpath W2/28; - Distance: 13.87

SGN - Medium pressure gas pipeline 12.5m or less from Medium Pressure Pipelines (75mbar - 2 bar); - Distance: 2.98

South West Water Foul Sewage - Distance: 0

Higher Potential ecological network - Distance: 0

Site of Special Scientific Interest (SSSI) impact risk zone; - Distance: 0

8. Consultations

All consultee responses can be viewed in full on the website.

Consultees

1. Lyme and Charmouth Ward Member (Cllr Bawden) – Objections:

The building constructed, in my opinion, is

- completely out of keeping with the chalet bungalows in Overton Close
- totally dominates and completely ruins the corner of Timber Hill opposite one of the most revered views of Lyme Regis and the coast from The Spittles National Trust entrance, and
- overshadows and ruins the amenity of the neighbouring property immediately behind, as predicted by DC, LRTC and me in objecting to the original planning application.

Concerns over the lack of enforcement action at the appropriate time.

2. Lyme Regis Town Council

- The Town Council reiterates its previous comments about earlier applications and recommends refusal of this application because the requested variation would be of an overbearing nature and scale, impact negatively on the residential amenity of adjoining properties in general and number 4 in particular and on the street scene and is not in keeping with the character or scale of existing properties in the area. It is noted the applied for variation is retrospective and for development 'as built' and it must be for the planning authority to determine how best to deal with this situation.

Representations received

Summary of comments of objections:

21 letters of objection have been received, some of these reiterating previous comments given the application has been re-advertised several times. The concerns raised are as follows:

Lack of timely enforcement action/complaints regarding scale ignored.

Excessive scale – not proportionate, overly dominant.

Not in keeping with the Close being contrary to its ambience & harmony.

Spoils the Natural Beauty (AONB – The Spittles).

Rejected 1.8m but now accept 1.61m – not logical.

Impact on neighbouring amenity (overbearing) & outlook.

Unacceptable impact to the south west coastal path.

9. Duties

s38(6) of the Planning and Compulsory Purchase Act 2004 requires that the determination of planning applications must be in accordance with the development plan unless material circumstances indicate otherwise.

Clause 85 of the Countryside and Rights of Way Act (2000) requires Local Planning Authorities to seek to further the purposes of conserving and enhancing the natural beauty of National Landscape (formerly known as Areas of Outstanding Natural Beauty)

10. Relevant policies

Development plan

In this case the development plan comprises:

Local Plan Adopted West Dorset and Weymouth & Portland Local Plan:

The following policies are considered to be relevant to this proposal:

- INT1: Presumption in favour of sustainable development
- ENV1: Landscape, seascape & sites of other geological interest
- ENV2: Wildlife and habitats
- ENV7: Coastal erosion & land instability
- ENV10: The landscape and townscape setting
- ENV12: The design and positioning of buildings
- ENV13: Achieving high levels of environmental performance
- ENV16: Amenity
- SUS2: Distribution of development

Material considerations

Emerging local plans:

Paragraph 48 of the NPPF provides that local planning authorities may give weight to relevant policies in emerging plans according to:

- the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- the extent to which there are unresolved objections to relevant plan policies (the less significant the unresolved objections, the greater the weight that may be given); and
- the degree of consistency of the relevant policies in the emerging plan to the NPPF (the closer the policies in the emerging plan are to the policies of the NPPF, the greater the weight that may be given).

The Dorset Council Local Plan

The Dorset Council Local Plan Options consultation took place between January and March 2021. Being at a very early stage of preparation, the relevant policies in the draft plan should be accorded very limited weight in decision making.

National Planning Policy Framework 2024 (as amended 2025)

Paragraph 11 sets out the presumption in favour of sustainable development. Proposals that accord with the development plan should be approved without delay. Where the development plan is absent, silent or relevant policies are out-of-date then permission should be granted unless specific NPPF policies protecting areas or assets provide a strong reason for refusal and/or any adverse impacts of approval would significantly and demonstrably outweigh the benefits when assessed against the NPPF as a whole, with particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well designed places and providing affordable homes.

Other relevant NPPF sections include:

- Section 4 'Decision making': Para 39 - Local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available...and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- Section 12 'Achieving well designed places' This indicates that all development to be of a high quality in design, and the relationship and visual impact of it to be compatible with the surroundings. In particular, and amongst other things, Paragraphs 131 – 141 advise that:

The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design.
- Section 14 'Meeting the challenges of climate change, flooding and coastal change'
- Section 15 'Conserving and Enhancing the Natural Environment' - In National Landscapes (formerly known as Areas of Outstanding Natural Beauty), paragraph 189 requires great weight to be given to conserving and enhancing the landscape and scenic beauty. Decisions in Heritage Coast areas should be consistent with the special character of the area and the importance of its conservation (para 191). Paragraphs 192-195 set out how biodiversity is to be protected and encourage net gains for biodiversity.

National Planning Practice Guidance

All of Dorset:

Dorset AONB Landscape Character Assessment

Dorset AONB Management Plan 2019-2024 (extended to end of 2025 with the agreement of Dorset Council Cabinet 17/12/2024)

Dorset Council Interim Guidance and Position Statement Appendix B: Adopted Local Plan policies and objectives relating to climate change, renewable energy, and sustainable design and construction. December 2023.

Supplementary Planning Documents/Guidance For West Dorset area:

WDDC Design & Sustainable Development Planning Guidelines (2009)

Landscape Character Assessment February 2009 (West Dorset)

11. Human rights

Article 6 - right to a fair trial.

Article 8 - right to respect for private and family life and home.

The first protocol of Article 1 protection of property.

This recommendation is based on adopted development plan policies, the application of which does not prejudice the human rights of the applicant or any third party.

12. Public Sector Equalities Duty

As set out in the Equalities Act 2010, all public bodies, in discharging their functions must have “due regard” to this duty. There are 3 main aims: -

- Removing or minimising disadvantages suffered by people due to their protected characteristics
- Taking steps to meet the needs of people with certain protected characteristics where these are different from the needs of other people
- Encouraging people with certain protected characteristics to participate in public life or in other activities where participation is disproportionately low.

Whilst there is no absolute requirement to fully remove any disadvantage the Duty is to have “regard to” and remove or minimise disadvantage and in considering the merits of this planning application the planning authority has taken into consideration the requirements of the Public Sector Equalities Duty. The proposal will not impact on people with protected characteristics.

13. Public Benefits

The proposal is retrospective but there would have been benefits to the local economy from the employment of a local construction company to carry out the construction works that have been undertaken.

14. Planning Assessment

Principle of development:

- 14.1 Policy SUS2 of the West Dorset, Weymouth & Portland Local Plan (2015) supports alterations and extensions to dwellings within defined development boundaries. As such, principle support for this scheme is accepted.

Planning history:

- 14.2 Planning permission was first considered in 2021 for the erection of a first-floor extension to 5 Overton Close – application number P/HOU/2021/04587. The proposal consisted of a 1.8m first floor extension (raising the roof) above the existing roof height – the dwelling going from a finished height of 4.8m approximately to 6.6m high. That application was refused for the following reasons:

‘1. The proposal, by reason of context, size and design, would introduce an inappropriate and prominent addition which would fail to appear subservient to the original dwelling harmful to the character and appearance of the area. Therefore, the proposal would be contrary to Policies ENV10 and ENV12 of the West Dorset, Weymouth & Portland Local Plan (2015) and Section 12 Paragraph 126-136 of the NPPF.’

‘2. The proposal, by reason of its height and close proximity to its boundaries would be overbearing for the occupants of the neighbouring property behind. The proposed dormer windows to the rear elevation would also likely overlook onto the neighbours garden. The subsequent occupants of the neighbouring dwelling would have reduced amenity and privacy as a result. As such this proposal would be contrary to policy ENV16 of the West

Dorset, Weymouth & Portland Local Plan (2015) and Section 12, paragraphs 126-136 of the National Planning Policy Framework (2021).'

- 14.3 Permission was then sought in 2023 – application number P/HOU/2023/00174 – and was granted by the planning committee to erect a first floor extension to the dwelling measuring 1.3m above the existing roofline (6.1m in total). Works then progressed on site with concerns over the development not being built in accordance with the approved plans being raised in the summer of 2024. The enforcement team reviewed the situation on site and given that the changes involved a likely increase of 300mm, a discussion was held between planning and enforcement to consider how to proceed. As stated within the Development Management Local Enforcement Plan 2024, enforcement action is discretionary and not every breach justifies the taking of enforcement action. Furthermore, guidance from Central Government is that councils are expected to give those responsible for a breach of planning control the opportunity to put matters right or to seek to regularise the breach before resorting to formal action such as an Enforcement Notice. As such, the applicant was contacted and invited to make a planning application to consider the changes that had occurred on site with any further finalisation of the construction being done at their 'own risk' should planning permission later be refused. Works have continued on site and this application is considering the full as built scheme, although the 2023 approved height does provide a fall-back position.
- 14.4 When considering the previously refused scheme in 2021 (1.8m above the existing roofline), it is quite evident why that scheme was inappropriate given the design/form/detailing/direct overlooking from dormer windows and scale of the roof changes being much bulkier with less finesse. The scheme now being considered is more traditional in the form of the extension and how the dormers and front gable sit within it, being more subservient and generally better scaled although the resulting roof height is only lower by 190mm (now 1.61m above the original roof) to that previous refusal. It is also noted that the removal of rear facing dormers and installation of above head height rooflights on the rear roof plane facing east/north-east removes the element of overlooking concern to the neighbour. However, neighbouring amenity impact is discussed further herein.

Impact on neighbouring amenity:

- 14.5 Given that planning permission was refused for a 1.8m high extension above the original roof of the dwelling, it is acknowledged why neighbours would consider that a drop to 1.61m (190mm lower) above the former existing roof would not go far enough to reduce impact to their amenity particularly when it was agreed to be 1.3m higher in the previously approved scheme. Having been to visit the neighbour at 4 Overton Close who is the closest to the application site and whose garden area is situated directly behind the rear wall of number 5, a full appraisal of impact to their amenity has been undertaken.
- 14.6 It is clear that the first floor extension of number 5 has an impact on the amenity of number 4. Whereas previously, number 4 enjoyed an exceptional open vista of Lyme Bay from their external raised terrace/balcony and upstairs lounge (main living) area, it is noted that the roof form of number 5 has reduced a proportion of that view and given the dark material finish to the roof, it is hard not to be aware of it when looking out from Number 4, although topography does assist given that number 5 is situated lower on the slope. The planning balance, however, has to weigh up if the impact is harmful; just because something can be seen, doesn't make it automatically harmful plus there is no right to a view in the context of the planning system. However, an acceptable level of amenity is expected in terms of a development not having an overbearing impact on a neighbouring property and not leading to an unacceptable loss of light. Upon careful review, it is clear that views from 4 Overton Close see over the roof but are not blocked by it given the separation distance (approximately 11.64m), change in levels (the roof of 5 Overton Close being 3.240m below the ridge line of the front gable projection on number 4), limited height of the roof (chalet

bungalows can often range in height from between 5.61m and 8.3m as standard) and its angle to the south west of number 4. Number 5 Overton Close does not sit parallel with number 4 but is stepped away at an angle, lower and at a distance so that when looking directly out of the south west facing windows of the neighbour's property towards Lyme Bay and the town centre, number 5 cannot be seen unless you angle your view round. This confirms why it is the first floor south east fenestration and raised terrace on the south east elevation of number 4 which is where the impact of the roof extension is experienced to a greater extent, but again, not significantly so as to refuse planning permission.

- 14.7 Officers have also stood in the garden of number 4 Overton Close to consider the roof extension impact on the neighbour's external amenity area. Officers consider that the boundary screening, topography and the limited height of the first floor extension all prevent any significantly harmful impact to the garden. The extension can be viewed from within the garden, and it has changed the south west boundary vista, feeling more enclosed, however, it does not reduce light to an unacceptable degree or make the garden unusable. Whilst this scheme also changes the amount of rooflights on the north east facing elevation, section plans confirm they are set above head height so as to not allow views over number 4's garden. It is considered reasonable to remove permitted development rights for further roof alterations given its increased height and the potential impact to neighbouring amenity.
- 14.8 When considering impact to amenity of other properties within Overton Close, whilst the changes are noticeable visually, the proposed extension is well distanced and scaled to prevent any significant impact. As such, whilst it is unfortunate that the development has not been constructed in accordance with the 2023 planning permission and the impact to the amenity of number 4 in particular as the closest property to the application site is greater as a result of a higher roof, it is considered that on balance given the topography levels, scale, distance away and angle that the harm is not significantly detrimental in terms of diminishing all reasonable outlook from number 4 or being overbearing, as to warrant a recommendation of refusal. As such, on balance, the scheme does comply with policies ENV12 & ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).

Impact on the character & appearance of the street scene, South West Coastal Path and Dorset National Landscape (AONB):

- 14.9 Several comments have been received on the basis of the increased height of number 5 being out of character with the established cul-de-sac of bungalows and the street scene in general. To consider this further, attention has to be given to the current layout and form of Overton Close which is low density allowing each property to be well spaced from the other, taking advantage of the slope. The slope and means of access from Timber Hill sees a grouping of properties to the top of the close and essentially the bottom, with Overton House, number 4 and number 5 being at the top. The immediate appearance of the significantly scaled Overton House immediately appears at odds with what surrounds it given the change in height, expanse and modernity compared to the other properties. There is also the height and appearance of number 4 Overton Close which sits at the top of the slope and essentially appears two storey, being designed to still gain views over the top of everything else below it. Number 5 then sits in lower to number 4, nestled into the slope, but clearly visually relatable to Overton House and number 4 rather than the other smaller bungalows to its south west/north west. Whilst comments received refer to uniformity, the original bungalow here was so low and separated by the access road that even in past photos, it's hard to compare it as clearly being part of a uniform group when all were slightly different. However, with the subsequent changes, its modernity now sits alongside Overton House and from wider views, properties lining Timber Hill which are also larger and varied in type and style.

- 14.10 It is acknowledged that the works have altered the previous inconspicuous bungalow to a property that is now clearly modified and more modern. Having viewed the application site since completion from wider viewpoints in the town (Pound Road/The Cobb/Woodmead Road/Sidmouth Road), Overton House remains clearly as the landmark for the close followed by the top ridge of number 4 given it backs on to and is seen in relation to a large tree belt; larger houses on Timber Hill are then clearly defined with the roofline of number 5 being glimpsed subtly between those properties. At no point, is number 5 significantly overbearing and over scaled in terms of wider views. It cannot be said that it appears at odds with every dwelling in that locality when the locality is so mixed in age, scale and finish. Furthermore, Lyme Regis is a town of change with many properties being replaced or developed by highly modern development which in some cases is completely different to that which went before, and any review of the town would see how newer more modern development is integrating within the formerly traditional coastal town. In this regard, the extension is not that innovative, it follows traditional lines with some accentuation of glazing and a clear upgrade of the original fabric of the bungalow.
- 14.11 Given the gaps in the hedgerow at the corner of the application site with Timber Hill, it is unsurprising that the increased height of the dwelling and changes to landscaping and fenestration are noticeable and have an increased visual presence on the street scene. When viewed from the South West Coastal Path (to the south) and the entrance to The Spittles (to the east/south-east – swathe of National Trust land between Lyme Regis & Charmouth), the extension is clearly visible through gaps in the trees and hedgerow gap but is of traditional lines and form and whilst noticeable as a change, is not significantly detrimental to the amenity of the path/The Spittles. Key views and character of the SW Coastal Path & The Spittles are the outstanding coastal scenery and flora & fauna whilst moving through those areas.
- 14.12 In terms of impact to the Dorset National Landscape (AONB) which washes over the entire area, the application site is essentially sandwiched within an urban cul de sac. Wider views will observe that it does not sit isolated or singular in open countryside nor does it sit adversely to a particular undulating or open agricultural landscape character. Given this is essentially a householder extension to an existing dwelling in a developed cul de sac with the backdrop of other substantial dwellings and that no physical changes are proposed to the fundamental landscape character, it is concluded that there is no impact in landscape terms and therefore, no requirement to seek to further the purposes of conserving or enhancing the Dorset National Landscape (AONB) and is in accordance with policies ENV1 & ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015). Furthermore, attention is drawn to the point that just because something is seen and has changed, does not automatically make it harmful; it is an altered perspective and, in this case, not as previously approved, but that is not reason in itself to justify a refusal based on the broad landscape character, given the suburban context of the site and its immediate neighbours.
- 14.13 In terms of the landscaping of the site, a lot of the works undertaken would fall within permitted development allowances although the works were accepted under a garden design plan as part of the 2023 permission. The biggest change to the approved scheme is the gabion baskets instead of further planting along boundaries. However, the gabion baskets have been chosen for their absorption of water velocity to help lessen erosion impacts within the site (and to surroundings) which is considered a practical solution given the area is within significant land instability and coastal recession zones. It is acknowledged that the use of the stone baskets does not soften the street scene impact but again, consent was not required for the landscaping works or removal of hedgerow in any case.

Impact on protected species:

- 14.14 The 2023 permission stipulated that prior to first use of the extension a bat box shall have been erected. Having confirmed with the applicant, the box has been installed as previously agreed; there is no requirement to provide further surveying or mitigation given

this scheme seeks to regularise the height increase to the new roof. As such, the scheme has complied with protected species policy ENV2 of the West Dorset, Weymouth & Portland Local Plan (2015).

Impact on land instability and coastal recession:

- 14.15 Having consulted with the coastal risk management team, the additional loading (from the increased height of the roof) and the changes to landscaping (introduction of gabion baskets) are considered acceptable without any further need to provide a ground stability survey beyond that which was provided in 2023. As such, the scheme complies with policy ENV7 of the West Dorset, Weymouth & Portland Local Plan (2015).

Other matters:

- 14.16 Biodiversity Net Gain (BNG) – This application is for householder consent and therefore, exempt from BNG.
- 14.17 Highways – this scheme has not resulted in any change to access/parking arrangements.

15. Summary of issues and the planning balance:

- 15.1 The concerns raised by neighbours and interested parties are acknowledged; this scheme is as a result of the applicant not constructing the works in accordance with the previous planning permission. It is reasonable to understand that increased height beyond that of the previous scheme would exacerbate the concerns of third parties.
- 15.2 However, whilst the scheme is different (higher) and not as expected, that does not automatically equate to harm. Having fully reviewed the resulting build on site, whilst there is impact to the neighbour at number 4 Overton Close, that impact is mitigated by distance and angle, and the resulting height vs. topography. The area is mixed in terms of scale and finish of dwellings including within Overton Close itself so therefore, it cannot be argued that it fails a distinct uniformity. As such, this scheme does not result in amenity harm and sits in harmony with the varied mix of properties in the area without being overly dominant in accordance with policies ENV12 & ENV16 of the West Dorset, Weymouth & Portland Local Plan (2015).
- 15.2 Furthermore, whilst the new roof structure can be viewed in longer range views (amongst other more substantial dwellings) and can be seen from the south west coastal path, this again does not automatically equate to harm. It is considered that the traditional form of the roof, modest scale increase (still being within the scale limits of a chalet bungalow in general) and its location within the built up area of Overton Close and Timber Hill amongst several other residential properties (and not as a stand-alone feature within the open landscape), results in this scheme having an acceptable impact on the Dorset National Landscape (AONB) in accordance with policies ENV1 & ENV10 of the West Dorset, Weymouth & Portland Local Plan (2015).

16. Recommendation

GRANT subject to conditions:

1. Plans list condition
 - 119 STEP 2_06 C Site Location & Block Plan
 - 119 STEP 2_05 B Proposed Site Plan
 - 119 STEP 2_01 H Proposed Basement, Ground & First Floor Plan
 - 119 STEP 2_03 H Proposed Site Sections
 - 119 STEP 2_02 J Proposed Elevations

2. The single bat box or integrated bat box as detailed in the Arbtech Preliminary Roost Assessment submitted 6 December 2021 which has been installed on site, shall be retained.

Reason: To enhance or protect biodiversity.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order) (with or without modification) no roof enlargement(s) or alteration(s) of the dwellinghouse hereby approved, permitted by Classes B and C of Schedule 2 Part 1 of the 2015 Order, shall be erected or constructed.

Reason: To protect amenity and the character of the area.

Informatives:

1. Informative: National Planning Policy Framework Statement

In accordance with paragraph 39 of the NPPF the council, as local planning authority, takes a positive approach to development proposals and is focused on providing sustainable development.

The council works with applicants/agents in a positive and proactive manner by:

- offering a pre-application advice service, and
- as appropriate updating applicants/agents of any issues that may arise in the processing of their application and where possible suggesting solutions.

In this case:

- The applicant/agent was updated of any issues and provided with the opportunity to address issues identified by the case officer.