

# **TOWN & COUNTRY PLANNING ACT 1990**

## **SECTION 78 “HOUSEHOLDER” APPEAL**

**APPEAL AGAINST THE DECISION OF HAVANT BOROUGH COUNCIL TO  
REFUSE A GRANT OF FULL PLANNING PERMISSION FOR “FIRST FLOOR  
REAR EXTENSION; ALTERATIONS TO EXTERNAL WALL AND ROOF  
FINISH; REPLACEMENT OF EXISTING WINDOWS; RAISED DECK TO THE  
REAR AND FRONT BOUNDARY FENCE.”**

**AT**

**62 FERNDALE, WATERLOOVILLE, HAMPSHIRE, PO7 7PB**

**LOCAL PLANNING AUTHORITY REFERENCE: APP/19/00625**

**Written Representations of Mr & Mrs Perkins**

**4<sup>th</sup> November 2019**



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## **1.0 Introduction and Background**

1.1 This householder planning appeal is made to the Planning Inspectorate following the decision of Havant Borough Council, as Local Planning Authority (LPA), to refuse a grant of planning permission for the construction of a first floor rear extension, together with other external alterations (including the refacing of the dwellings external facades and roof, replacement windows, addition of raised decking a boundary fencing) at 62 Ferndale in Waterlooville.

1.2 The planning application, that is now the subject of this appeal, was submitted to and validated by the LPA on 26<sup>th</sup> June 2019. The proposed development was revised very slightly during the application process with Officers recommending to their Development Management Committee, on 10<sup>th</sup> October 2019, that planning permission should be granted. Unfortunately, the Members of the committee did not follow their Officers advice and resolved to refuse the application. The decision notice was issued by the LPA on 11<sup>th</sup> October 2019. This states that the application was refused for the following reasons: -

- “1 The proposed extension and alterations to the existing building would result in a building that would be harmful to the character and appearance of the area by reason of the proposed design and materials. The proposals would therefore conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework.*
- 2 The proposed extension would, by reason of its height, mass, bulk and proximity to the boundary have an overbearing impact and result in a loss of light to No.64 Ferndale. The proposals would therefore conflict with Policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011, the Havant Borough Design Guide Supplementary Planning Document 2011, and the National Planning Policy Framework.”*

1.3 This written statement of case seeks to demonstrate that the decision of the LPA to refuse planning permission was unreasonable and that the proposed extension and alterations would not be harmful to the “character and appearance of the area” which comprises dwellings built with a wide range of architectural styles, designs and finishes. Furthermore, the appellants contend most strongly that the proposed development would not “have an overbearing impact and result in a loss of light to No.64 Ferndale”. Consequently, it is argued that the Council’s Development Management Committee placed a disproportionate amount of weight on the perception that the redeveloped dwelling would appear at odds to existing housing in the area and that the first floor extension would result in serious harm to the residential amenities currently enjoyed by the occupiers of No. 64 Ferndale.

1.4 Section 38(6) of the Planning and Compulsory Purchase Act, 2004 states *“If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.”* It is considered by the appellants that the appeal proposal is not in conflict with the policies of the development plan. It is the contention of the

appellants that the appeal proposal would not cause demonstrable harm to interests of acknowledged importance.

## **2.0 The Appeal Site and Its Surroundings**

2.1 The appeal property comprises a two-storey detached dwellinghouse located on the corner of Ferndale and Stafford Road approximately 850m east of Waterloooville Town Centre. Development within the immediate area consists of a mix of traditional two storey dwellings, one and a half storey chalet bungalows and single storey bungalows which are faced in a variety of finishes including brick, painted render and vertical tile hanging. Much of the development in Ferndale, which was built during the late 1950s to early 1960s, has a spacious, sylvan character, with dwellings being set back from the road behind grass verges.



**Figure 1** View of 62 Ferndale from South-East on Ferndale



**Figure 2** View of 62 Ferndale from the West



**Figure 3** View of 62 Ferndale from the South Side of Stafford Road



**Figure 4** View of the Rear of No.62 and Adjacent Dwellinghouse No.64 Ferndale

2.2 The existing dwelling is constructed with red brick elevations beneath a hipped, tiled roof. The dwelling sits in a plot that is approximately 45m long and 16m wide. The dwellings front (west) elevation is set back from the Ferndale footway by around 9.5m. Beyond the footway is a 2.5m deep grass verge and then the Ferndale vehicular carriageway. To the rear of the existing dwelling is a full width single storey extension with a false pitched roof. Steps lead down to the property's back garden which slopes gradually away from the house, west to east. At the bottom of the garden, in the south-east corner of the plot, is a detached double garage which is accessed from Stafford Road. Running parallel with the dwellings' 2.0m high southern boundary fence is a 3.0m to 4.0m deep grass verge which accommodates several mature trees.

2.3 Immediately to the north of the appeal site is No.64 Ferndale. This detached, two storey dwellinghouse, has a marginally higher ridge, however, is generally of a similar size and scale as the appeal property. No.62 has a single storey side extension along its northern elevation and a part single, part two storey extension across its rear (east elevation). The rear (east) elevations of the extensions to the rear of the appeal property and to the rear on No.64 align (approximately) with one another (see Figs. 3 & 4).



**Figure 5**                      **No.57 Ferndale**



**Figure 6**                      **Dwellings on Corner of Ferndale and The Glade some 80m to the North of Appeal Site**

2.4 Beyond No.64 to the north are other detached dwellings which have a variety of designs, styles and finishes (see Figs.5 & 6). It will be noted that several of the dwellings along the east side of Ferndale have also been built with, or

permitted to build, two storey rear extensions which are similar, in terms of the height and proximity to adjacent dwellings, to the appeal proposal (please refer to Fig.7).

2.5 To the rear of the appeal site is a public footpath beyond which is predominantly 2 storey housing. On the opposite (south) side of Stafford Road is a detached chalet bungalow in a plot that is of a similar length and width as the appeal property.



Figure 7 Aerial Photograph showing 2-Storey rear Extension Constructed at Nos 70 and 74 Ferndale

### 3.0 The Appeal Proposal

3.1 In summary, the appellants are seeking to modernise their home by undertaking a range of external alterations to the existing dwelling as well as building a full width flat roofed, first floor extension, above an existing ground floor extension. As such, this appeal seeks a grant of planning permission for:

- A first floor rear extension;
- Provision of raised deck or platform to rear together with 1.7m high obscure glazed balustrade;
- Alterations to the dwellings external wall finishes;
- Reroofing of dwellinghouse – natural slate replacing existing tiles;
- Replacement of existing white UPVC windows with grey coloured aluminium windows;

- Reinforcement of front boundary treatment involving the retention of the existing low brick boundary wall and erection of an open slatted timber screen fence (together with a maximum height of 1.0m), and;
- Provision of a new vehicle parking area within the front garden area.

### First Floor Rear Extension

3.2 The appellants propose to add a flat roofed first floor extension to the rear of their dwelling. This would complement their other planned alterations to the house which are both to the internal layout and to the building's exterior.

3.3 As can be seen from the extract of the submitted drawings below at Fig. 8 the extension would sit on top of a remodelled, full width, single storey addition. The existing structure, which has a false pitched roof, has a width, depth and height (to its ridge) of some 12.4m, 4.25m and 3.7m respectively.



**Figure 8** Existing (Top) & Proposed East (Rear) and North (Side) Elevations – Extracts – Not to Scale

3.4 The appeal proposal would result in the refacing of the existing ground floor extension with a combination of timber and natural stone cladding, together with the insertion of larger, grey coloured, aluminium framed window and door openings in its south (road side) and east (rear) elevations. The proposed first floor addition would be contemporary in its appearance, being flat roofed and built with elevations finished in a white render. The side elevations of the first-floor addition would appear to 'overlap' the lower flank, timber clad, elevations and would connect to the main body of the existing dwelling with a junction formed by an in-set zinc clad link extension. The first-floor element of the appeal proposal would have a width, depth and height (to its parapet) above ground level of some 12.4m, 4.8m and 6.3m respectively. The east elevation of this extension would accommodate a projecting square box window (to the master bedroom) together

with two further windows. The first-floor extensions south elevation would incorporate two further windows; the north facing flank elevation of the first-floor addition would be blank. The first-floor extension would project beyond the line of the existing ground floor addition by approximately 0.55m.

#### Raised Platform and Balustrade

3.5 The appeal proposal would also result in the provision of a raised platform immediately to the rear of the dwellings east elevation. This would be on two levels. The upper platform, which would be block paved, would have a width and depth of approximately 9.4m and 4.0m and would be level with the finished floor level of the ground floor of the dwelling. Due to the slope of the rear garden the platform would be set approximately 0.8m above ground level on its east side. The base of the platform would be contained within a stone plinth wall with the platform being enclosed by glazed balustrade. The northern side of the balustrade would be 1.7m high (above the level of the platform) and would be obscure glazed. The east and south sides of the glazed balustrade would be clear glazed having a height of 1.1m. Two steps on the north side of the upper level of the platform would lead down to a lower level. This would have a surface measuring 3.8m deep and 3.7m wide – and would be 0.6m lower than the upper level.

#### External Alterations – Walls, Roof and Fenestration

3.6 The proposed development would result in the much of the existing building being reclad and refaced with a range of new materials. The west, south and east elevations would be refaced with a combination of white render together with high quality timber slat cladding. New windows and door frames would be grey coloured aluminium whilst a new porch and the first floor 'link' extension would be finished with a zinc cladding. The dwellings north flank wall would retain much of its original brickwork finish.

3.7 Additionally, the proposed development would result in the replacement of the dwellings existing tiled roof with a natural slate roof.

#### Front Boundary and Parking Area

3.8 The proposed development would retain the existing dwarf brick boundary wall which encloses the property's front garden. This boundary would be consolidated with the addition of a 0.5m high open slatted timber fence which would sit on top of the 0.5m high wall. The front garden would be resurfaced to provide a vehicle parking and turning area for 3 or 4 cars. The parking area would be resurfaced with either block pavements or a resin bonded aggregate with planted borders positioned adjacent the sites west and south boundaries.

### **4.0 Planning Policy**

4.1 The revised National Planning Policy Framework (NPPF) was published by the Government on 19<sup>th</sup> February 2019.

4.2 Paragraph 7 of the Framework states that *“...The purpose of the planning system is to contribute to the achievement of sustainable development. At a very high level, the objective of sustainable development can be summarised as*

*meeting the needs of the present without compromising the ability of future generations to meet their own needs...*

4.3 Section 12 of the NPPF relates to “Achieving well-designed places.” Paragraph 124 states *“The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities...”* Paragraph 127 sets out 6 design criteria. It states that *“Planning policies and decisions should ensure that developments:*

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);*
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;*
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and*
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”*

4.4 Paragraph 130 of the NPPF provides guidance in relation to how the decision maker should consider the issue of design. Quite rightly paragraph 130 states *“Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”* However, paragraph 130 continues *“...Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development...”* Furthermore, paragraph 131 advises that *“...in determining applications, great weight should be given to outstanding or innovative designs which promote high levels of sustainability, or help raise the standard of design more generally in an area, so long as they fit in with the overall form and layout of their surroundings...”*

### **Local Plan Policy Context**

#### **Havant Borough Local Development Framework**

4.5 The Havant Borough Core Strategy was formerly adopted on 1<sup>st</sup> March 2011. It is the principal document in the Council's Development Plan and sets out the spatial planning strategy for the area up to 2026. The LPAs decision stated that the appeal proposal was contrary to policy CS16. This policy states:

**“CS16 High Quality Design**

Planning permission will be granted for development that is designed to a high standard, which helps to create places where people want to live, work and relax. All development should demonstrate that its design:

1. Responds to, draws inspiration from and respects local context and:
  - a) Identifies and responds positively to existing features of natural, historic or local character within or close to the proposed development site;
  - b) Integrates with existing local landscape features, promotes wildlife and biodiversity and/or applies characteristics of the local area into the design of a scheme wherever possible to create variety and interest;
  - c) Uses the characteristics of the locality to help inform the design of the new development including heights, massing, existing buildings lines, plot widths and depths, materials and proportions of windows and doors;
  - d) Is well connected to and integrates with the immediate local area and the wider area by linking to existing pedestrian and cycle routes and encouraging people to use public transport where possible; and
  - e) The development does not cause unacceptable harm to the amenity of neighbours through smell, the loss of privacy, outlook, noise and overlooking.
2. Produces a positive relationship between buildings, street and spaces both existing and proposed, where:
  - a) The layout of the development reduces opportunities for crime and antisocial behaviour; contributes to improving community safety; and makes provision for the management and maintenance of the development;
  - b) New streets are not dominated by vehicular traffic;
  - c) The layout of the development is legible, meaning it is easy to orientate oneself and move through.
3. Contributes to the improvement of the public realm close to the development, particularly sites close to town, district and local centres and other priority regeneration areas by using

high quality hard and soft landscape material and street furniture; and where development is of a significant scale or prominence makes provision for public art.

4. Is inclusive by considering the needs of those with disabilities, ensuring safe and convenient access for all; and integrating affordable and supported housing with market housing through tenure blind design to minimise social exclusion and promote social integration.
5. Maximises opportunities for mixed use developments, particularly in town and district centres; and encourage higher densities (50+ dwellings per hectare) where appropriate.
6. Mitigates negative environmental impacts through sustainable design and construction methods, resource efficiencies, particularly water and the provision of facilities for waste recycling.
7. Adapts to the changing needs of the users and the changing climate over the lifespan of the building.”

4.6 Havant Borough Council has also produced a number of Supplementary Planning Documents. The SPD quoted by the LPA in its decision is the Borough Design Guide – Adopted 14<sup>th</sup> December 2011. This provides guidance on building design. Whilst referred to in the decision notice the SPD is not mentioned, specifically, in the Planning Officers Committee Report. Consequently, the appellants do not understand how the proposed extension is actually contrary to the guidance.

## **5.0 Planning Considerations**

5.1 In summary, full planning permission is sought, via this appeal, for a range of external alterations to the existing dwellinghouse together with the construction of a full width, flat roofed, first floor extension to the rear.

5.2 The LPA has refused a grant of planning permission for two reasons. Firstly, the LPA considers that the proposed works *“would result in a building that would be harmful to the character and appearance of the area by reason of the proposed design and materials ...”* Secondly, the LPA states that *“The proposed extension would, by reason of its height, mass, bulk and proximity to the boundary have an overbearing impact and result in a loss of light to No.64 Ferndale. ...”*

5.3 The Planning Inspector will be aware that the application was presented to the Council’s Development Management Committee with an Officer recommendation that planning permission should be granted. The Officers report is attached to this statement as **Appendix I**. Unfortunately, the Members of the Committee chose not to follow their Officers advice and refuse the application.

### **Character and Appearance of the Area**

5.4 In their report to Committee Officers stated *“...the site is located within an established residential area characterised by dwellings of mixed type and design. There is no overall established design theme or character. The proposal would introduce a dwelling design which has a modern appearance when compared to*

*much of the development in the vicinity. However, this is not considered to mean that it ought to be seen as unacceptable for that reason. The design would maintain a unified appearance to the dwelling and it would contrast with surrounding development. However, it is not considered that this contrast would be harmful to the character and appearance of the area. The character of the area is already mixed and the proposal is considered to introduce a more modern design to the existing palette of dwellings in the immediate locality. In addition to this, whilst the site is in a corner location, there is existing screening of a substantial nature which would mitigate visual impact.”* (Paragraph 7.5).

5.5 It is quite clear that residential development along Ferndale is not of a uniform design or appearance. It should also be stated that the area is not designated as an area of special housing character, or as a conservation area and the dwelling is not positioned close to a listed building. Ferndale is a suburban residential estate which has evolved and expanded over a period of some 60 years. The estate comprises dwellings with a wide range of architectural styles and designs which are finished in a variety of different materials and finishes.

5.6 Dwellings along this road consist of a mix of detached two-storey, chalet bungalow and bungalows. These dwellings are faced in a variety of materials including brick, painted render, vertical tile hanging and timber cladding. Additionally, the Inspector will note that the design of dwellings also varies significantly. Some dwellings in Ferndale are built as hipped roof bungalows, others as chalet styled bungalows – some with long box dormers others with ‘eye-brow’ dormers. Some dwellings are constructed with a Dutch barn gable end design. In the immediate vicinity of the appeal site (70-74 Ferndale) detached dwellings are constructed with both hipped and gabled roofs.

5.7 It is contended, therefore, that the Development Management Committee was entirely wrong to refuse the application on the basis that the development “...would be harmful to the character and appearance of the area by reason of the proposed design and materials...” This decision is at odds with national planning guidance in relation to design. NPPF guidance states that LPAs should ensure that decisions “are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change...” (para.127 c)).

5.8 It is argued that the LPA has also failed to appreciate that the proposed refurbishment and modernisation of the existing house does not involve alterations or additions to the dwelling which are designed in isolation, looking to be at odds with the character and appearance of the host dwelling itself, or the wider area. The proposed development represents a comprehensive “re-modelling” of the whole dwellinghouse. All of the alterations have been very carefully thought out and designed so that the resultant dwelling would appear as a comprehensively modernised house with a high-quality design and not as one consisting of a jumble of disassociated parts. Government guidance states that LPAs should not discourage or prevent innovative design. It is contended by the appellants that the LPA has, in refusing the application for this reason, not made a decision that reflects current design guidance. Furthermore, the LPA has not acknowledged the fact that the dwelling sits within a verdant, sylvan streetscene

where short and long-distance views of the dwelling are broken up and softened by existing tree planting both in Ferndale and Stafford Road.

5.9 Given the foregoing the appellants argue, most strongly, that the proposed development would not be harmful to the character or appearance of the existing streetscene but would actually enhance it, giving it more interest and variety. Consequently, it is considered that the appeal proposal is compliant with both National guidance within the NPPF (2019) and to policy CS16 of the Havant Borough Core Strategy 2011.

#### Height, Mass, Bulk; Proximity to the Boundary; Overbearing Impact / Loss of Light to No.64 Ferndale

5.10 Members of the Council's Development Management Committee also resolved to refuse the appeal planning application as they were of the view that the proposed rear extension would "... by reason of its height, mass, bulk and proximity to the boundary have an overbearing impact and result in a loss of light to No.64 Ferndale..."

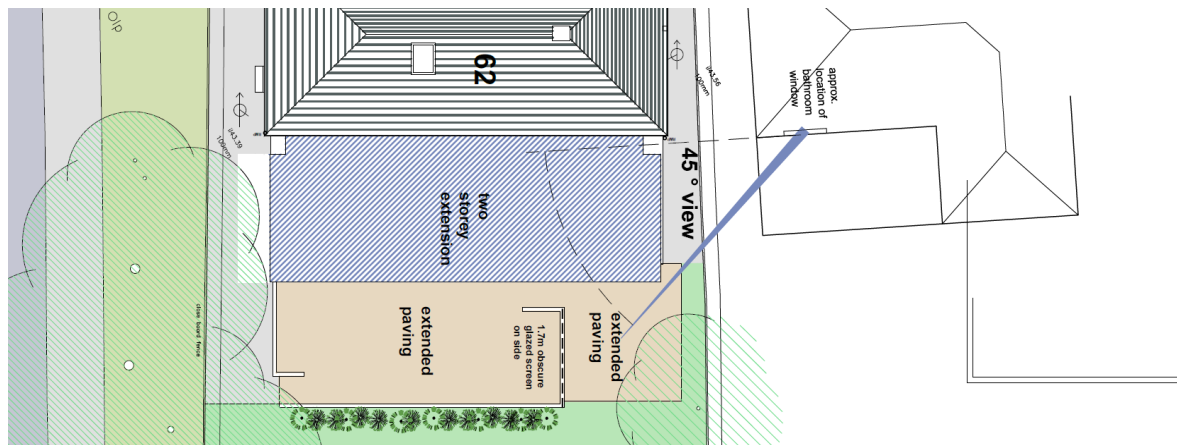


**Figure 9** Proposed Relationship between Nos.62 and 64 Ferndale

5.11 The appellants dispute this reason for refusal. The proposed rear extension has been designed so as to comply with Borough Design Guide – Adopted 14<sup>th</sup> December 2011. Guidance provided in the SPD recommends that a rear extension should not obstruct a 45° angle line of sight when viewed from the nearest habitable room window. It is considered that the proposed extension would be barely noticeable when viewed from the mid-point of the nearest ground floor habitable room window of the rear extension of No.64. It is accepted that the flank wall of the proposed first floor extension would be visible from the nearest first floor habitable room window of No.64. However, it is apparent that the proposed extension would not obstruct the 45° line of sight when viewed from this window (please refer to the extract of the site plan drawing at Fig.9). It is contended, therefore, that the proximity of the proposed first floor extension to the boundary of No.64, as well its relationship with No.64, is in accordance with the guidance within the adopted SPD.

5.12 The matter of outlook is considered by the LPAs Planning Officers. At paragraph 7.9 of their Committee Report they state *“Regarding outlook, the proposed first floor rear extension would not encroach into a 45 degree outlook from adjoining rear elevation windows of no.64 and would not therefore result in harm to amenity in terms of the outlook from these windows...”* It is apparent,

therefore, that the proposed rear extension is compliant with the Council's Borough Design Guide.

5.13 The application has also been refused on the grounds that the extension would cause an unacceptable amount of overshadowing of No.64. The appellants, again, contend this point. They argue that the design of the rear extension was very carefully thought out and that the flat roofed design solution was chosen in order to mitigate overshadowing. It can be seen from the architects "shadow analysis" that the proposed first floor extension would cast a small amount of additional shading to No.64. However, it is considered that the impact of this extension would not be harmful. The shadow analysis shows that during the summer months, when people tend to use their gardens more regularly, there would be hardly any additional overshadowing of No.64. It is accepted that during the Autumn and Early Spring months shadows are longer than they are during the summer. However, it is contended that the degree of harm caused by these longer shadows should be considered in a context with the existing situation where shadows are already cast by both No.62 and by the trees that run adjacent its southern boundary with Stafford Road. It is argued that the additional difference would be barely perceptible.

5.14 Officers considered the matter of overshadowing at paragraph 7.9 of their Committee Report. They state *"...The extension would be approximately 1.2m from the joint boundary with no.64 and approximately 2.8m from the side of the ground floor rear element of that dwelling. The proposal would introduce development at a greater height in proximity to the boundary, which would result in some additional overshadowing at certain times of the year, as shown in a 'shadow analysis' submitted with the application. However it is not considered that this would be sufficient to justify a refusal of planning permission. In addition, the largest window at No.64 serves a utility room which is not a habitable room and furthermore this window already faces towards the side of the application dwelling and there is intervening fencing. It is not therefore considered that there is an unacceptably harmful impact on the amenity of No.64...."*

5.15 The Council's Development Management Committee also resolved to refuse the application on the basis that the extension would have an overbearing affect on the amenities of the occupiers of No.64. If standing within the rear garden of No.64 it is accepted that proposed first floor addition would extend slightly beyond the line of the rear elevation of the ground floor of No.64. However, it is contended most strongly that this would not create an overbearing affect. At ground floor level someone standing in the rear garden of No.64 would still have mainly open, unobstructed views towards Stafford Road.

5.16 The Planning Inspector will be aware that the Council's Planning Officers considered the issue of "overbearing impact" at paragraphs 7.10 – 7.11 of their Committee Report. They state *"Regarding the appearance of the proposed development, it is not considered to be unduly dominant nor is it considered to be overbearing. The design is articulated and would not present an unbroken expanse of new development extending out from the rear at first floor."* Officers continue at 7.11 *"There would undoubtedly be an impact on and change to the outlook from the rear garden of No.64 when looking south, this is not however considered to be unacceptable given the extent of separation and the articulation*

*of the design, coupled with the extent of the garden which would remain unaffected by the development...”*

5.17 It is argued most strongly that the appeal proposal would not “...by reason of its height, mass, bulk and proximity to the boundary have an overbearing impact and result in a loss of light to No.64 Ferndale...” To the contrary like the Council’s Planning Officers it is considered that the proposed development is compliant with both National guidance within the NPPF (2019) and to Development Plan policy CS16 of the Havant Borough Core Strategy 2011 and the Borough Design Guide – Adopted 14<sup>th</sup> December 2011.

## **7.0 Conclusions**

7.1 The appellants argue that, in the case of the appeal application, the Council’s Development Management Committee should have taken a more ‘balanced’ view. It is contended that the decision of the LPA to refuse planning permission for the reasons given was unreasonable. It is argued that the proposed alterations and changes to No.62 would only have a limited impact upon both the character of the area and the amenities of the occupiers of No.64. The appellants argue that the Committee should have followed the advice of their officers and that they placed a disproportionate amount of weight on the perception of the proposed development having a harmful impact on the character of the area and the amenities of No.62.

7.2 Given the foregoing it is considered that the proposed development would not “*cause demonstrable harm to interests of acknowledged importance.*” It is respectfully requested that the Planning Inspector views the proposal favourably and allows this appeal.

# APPENDIX I

**Officers Report on Application APP/19/00625**

**(Attached as a separate document)**