

DRAFT DECISION NOTICE



**WOKINGHAM
BOROUGH COUNCIL**

Expiry Date: 13 June 2017

Application Number: 171171

Parish: Sonning

Location: Pool Court, Thames Street, Sonning, RG4 6UR

Proposal: Full application for the proposed demolition of existing dwelling and replacement with new dwelling with basement and garage annex.

Recommendation: Refuse

Conditions and Reasons

1. The proposed demolition of the existing dwelling would result in the loss of a distinctive, non-designated heritage asset designed by a nationally known architect of this period (Francis Pollen), and which contributes positively to the character and architectural interest of the conservation area. The proposal is therefore considered to be contrary to the NPPF and MDD Local Plan Policy TB24.
2. By virtue of its excessive height, bulk and forward position within this visually exposed plot, the replacement dwelling would appear as an overly dominant building, hardening the village edge and having a negative impact on views back towards Sonning from the well-used tow-path, causing harm to the Green Boundary character area of the conservation area. Furthermore the erection of a two storey garage/annexe and proposed excavation and regrading of land would detrimentally urbanise the character and appearance of the site from wider views. As such the proposal is considered to be contrary to the NPPF, Core strategy policy CP3 and MDD Local Plan policies TB21 and TB24.
3. In the absence of a survey, it has not been demonstrated to the satisfaction of the Local Planning Authority either that the proposed development would not have an adverse impact upon, or that the need for the development clearly outweighs the need to safeguard Bats and Great Crested Newts which are protected species. As such, the development would be contrary to Wokingham Borough Core Strategy policies CP3 & CP7.

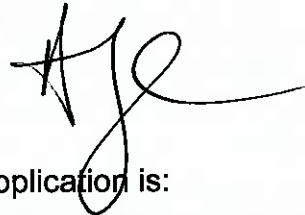
Informatives

1. This decision is in respect of the drawings and plans numbered MAP/C2923/101 (Basement Level Plan Proposed); MAP/C2923/011 (Site-Block Plan and Location Plan Existing); MAP/C2923/011 (Ground Level Plan Proposed); MAP/C2923/121 (First Level Plan Proposed); MAP/C2923/021 (Site Block Plan and Front Gate Elevation); MAP/C2923/030 (Ground & Roof Level Plans); MAP/C2923/131 (Roof Level Plan Proposed); MAP/C2923/033 (Elevations & 3D Views Existing); MAP/C2923/141 Revision A (Elevations & 3D Proposed Sheet 1); MAP/C2923/142 (elevations & 3D Views Proposed Revision A); MAP/C2923/151 (Annexe Ground Level Plan); MAP/C2923/161 Annexe First Level Plan); MAP/C2923/171 (Roof Level Plan); MAP/C2923/181 (Annex Elevations & 3D Views Proposed); MAP/C2923/910 (Schedules Proposed Sheet 1) and; Design & Access statement MAP/C2923/DAS received by the Local Planning Authority on 18/04/2017.
2. The Council engages with all applicants in a positive and proactive way through specific pre-application enquiries and the detailed advice available on the Council's website. On this particular application, no pre-application advice was sought before the application was submitted. As the proposal was clearly contrary to the provisions of the Development Plan, it was considered that further discussions would be unnecessary and costly for all parties.

Recommendation and conditions/reasons agreed:

Date:

14/06/17

A handwritten signature in black ink, appearing to be 'HJE', written over the signature line.

REMEMBER - The earliest date for a decision on this application is:

DELEGATED OFFICER REPORT



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BOROUGH COUNCIL**

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Site Address:	Pool Court, Thames Street, Sonning, RG4 6UR
Expiry Date:	13/06/2017
Proposal: Full application for the proposed demolition of existing dwelling and replacement with new dwelling with basement and garage annex.	

PLANNING CONSTRAINTS/STATUS

- Limited development location
- Conservation Area
- Contaminated Land Consultation Zone
- Sand and gravel extraction
- Flood zone 1

PLANNING POLICY

National Policy	National Planning Policy Framework (NPPF) National Planning Policy Guidance (NPPG)
Core Strategy	CP1 – Sustainable development CP3 – General Principles for Development CP4 – Infrastructure Requirements CP6 – Managing Travel Demand CP7 – Biodiversity CP9 – Scale and location of development proposals
MDD Local Plan	CC01 – Presumption in Favour of Sustainable Development CC03 – Green Infrastructure, Trees and Landscaping CC04 – Sustainable Design and construction CC06 – Noise CC07 – Parking CC09 – Development and Flood Risk CC10 – Sustainable Drainage TB07 – Internal Space Standards TB21 – Landscape Character TB23 – Biodiversity and development TB24 – Designated Heritage Assets (Listed Buildings, Historic Parks and Gardens, Scheduled Ancient Monuments and Conservation Areas)
Other	Borough Design Guide SPD Planning Advice Note CIL Guidance + 123 List Sonning Conservation Area Appraisal 2016 (Adopted 2017)

PLANNING HISTORY	
600/54	Outline for one dwelling- C/A 06/08/1954
78/79	House & Garage- C/A 09/06/1959
PD/51/69	Alterations & Additions- C/A 20/02/1969
00565	New dwelling following fire- C/A 16/05/1974
01467	Extension of bedroom- C/A 03/10/1974
38903	Single storey side extension to form bedroom and en-suite shower room- C/A
F/2007/0741	Proposed erection of single storey ear extension to dwelling- C/A – Not implemented

CONSULTATION RESPONSES	
Highways Authority	No objection subject to conditions
Trees and Landscape	Object
Environmental Health	No objection subject to conditions
Ecology	Request preliminary ecology assessment.
WBC Drainage Officer	No objection subject to condition
WBC Listed Building & Conservation	Recommend refusal
20 th Century Society	Object to the proposed development- recommend refusal
Historic England	Object to the proposal as the demolition of the dwelling has not been justified

REPRESENTATIONS	
Parish/Town Council	Object to the planning proposal on the basis of the following: <ul style="list-style-type: none"> • The proposal does not take into consideration the principles of the Conservation Area appraisal; • The proposed dwelling would be significantly dominant on the landscape and character; • The access is substandard; • No ecology information submitted and; • The proposal fails to take into consideration the context of the site and its visibility from the River Thames.
Ward Member(s)	No comments received
Neighbour comments	Six letters of objection on the following basis: <ul style="list-style-type: none"> • No heritage statement submitted nor details about the architect of the dwelling; • Restrictive covenant on site to limit the height of the dwelling; • Increase in traffic and air pollution; • Increase highways safety risk; • Impact on Conservation Area;

	<ul style="list-style-type: none"> • The increased height of the dwelling would impact views towards the river from Elm Cottages; • Impact on views from the river to the wider landscape character and Conservation area; • Overlooking and loss of privacy to Rose Garden from the proposed garage/annex; • The access road and junction at Thames street is inadequate to be able to have large lorries and construction vehicles on site; • The vibrations from movements on site could cause a land slippage as Rose Garden is on a lower land level to Pool court; • Due to the age of the property there could be contamination from asbestos; • The proposal would result in noise pollution; and, • Not all residents received the consultation letters, and the site notice was not visible outside the site.
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<p>APPRAISAL</p>
<p>Description of Development:</p> <p>The proposal relates to the erection of a replacement dwelling to include a basement level with a detached garage annexe and new entrance gates with associated works to landscaping and hardstanding on site.</p> <p><u>Proposed dwelling</u></p> <p>The proposed dwelling would be a two storey pitched roof dwelling with basement level accommodation. The ridge height from ground level would be approximately 7.5 metres; however from the basement level would be in excess of 9.5 metres. The roof of the proposed dwelling would comprise of a number of gable end's and gable projections due to the angled footprint of the proposed dwelling. The total width of the dwelling (visible from the north-west) would be approximately 31 metres. One of the 'arms' of the proposed dwelling (providing the Living & Dining Rooms) would have a lower ridge height of 5.3 metres from ground level and over 7 metres from the basement level.</p> <p>To the north-west of the proposed dwelling would be a patio area which would extend approximately 3 metres beyond the north and west elevations of the proposed dwelling. At the basement level the patio area would be extend approximately 4 metres. The two areas would be accessed from external staircases.</p> <p>The external finishes of the proposed dwelling would be of brick, render and horizontal timber cladding with grey plain or slate tiles. The soffits and fascia are proposed to be of a matching colour to the roof material. The proposed dwelling would have a number of windows. To the north and west elevations of the proposed dwellings there would be vertical floor to ceiling windows. At the front (south-east) elevation the gable would be dominated by glazing.</p> <p><u>Garage Annexe</u></p> <p>The proposed garage annexe would be located adjacent to the existing driveway and tennis courts. The footprint of the proposed garage would measure 12.1 metres by 7 metres; however due to the projecting gable balcony and extended roof cover for the garage the</p>

depth of the garage would be 11 metres. The ridge height of the proposed annexe would be 6.3 metres. The proposed garage would comprise of a triple garage at ground floor with an internal staircase leading to a two bedroom self-contained annexe with rear balcony. The external finishes of the garage annexe would be similar to that of the proposed dwelling.

Principle of Development:

The National Planning Policy Framework has an underlying presumption in favour of sustainable development which is carried through to the local Development Plan. The Managing Development Delivery Local Plan Policy CC01 states that planning applications that accord with the policies in the Development Plan for Wokingham Borough will be approved without delay, unless material considerations indicate otherwise.

The site is located within settlement limits and as such the development should be acceptable providing that it complies with the principles stated in the Core Strategy. Policy CP3 of the Core Strategy states that development must be appropriate in terms of its scale of activity, mass, layout, built form, height, materials and character to the area in which it is located and must be of high quality design without detriment to the amenities of adjoining land uses and occupiers.

The site is located within Sonning Conservation Area and therefore is subject to MDD Local Plan policy TB24 relating to designated heritage assets and paragraphs 126-141 of the NPPF. The NPPF advises that 'great weight should be given to the asset's conservation' (paragraph 132) and that 'the effect of an application on the significance of a non-designated heritage asset should be taken into account in determining the application. In weighing applications that affect directly or indirectly non designated heritage assets, a balanced judgement will be required having regard to the scale of any harm or loss and the significance of the heritage asset' (paragraph 135). In line with the NPPF, policy TB24 of the MDD Local plan advises that development proposals should at least conserve and where possible enhance the important character and special architectural or historic interest of the building, Conservation Area, monument park and garden including its setting and views.

Character of the Area:

The site is set well back from Thames Street and originally the site formed part of a larger estate. The dwelling on site was designed in 1975 by the Architect Francis Pollen. Pollen is known for his work on church buildings such as Worth Abbey in Crawley and more locally St John Bosco in Woodley and St Peter in Marlow, and is also known (nationally) for his work on residential buildings later in his career.

The existing dwelling is single storey red brick on an irregular plan and with steeply pitched, clay tiled gabled roofs with deep, sprocketed eaves. The roof form of the dwelling reflects that of the outstanding The Deanery (Grade 1) by the Architect Lutyens which is also located along Thames Street. The recognition of this post war C 20th building by Pevenser, in his Berkshire edition of The Buildings of England, is also notable as it is the only building of this era considered noteworthy in the area. Pool Court has been identified as a Positive Building Enhancing Character within the recently adopted Sonning Conservation Area Appraisal. The Green Boundary character has been recently adopted in the Conservation Area Appraisal for Sonning, and identifies these area to 'help provide a transition from the surrounding countryside and to define the rural riverside character of the village and there setting the conservation area'.

WBC Conservation and Listed Building officer advises that 'the design and disposition of the existing dwelling appears to take advantage of its raised position on the northern periphery of the village, which enables far reaching views over the river and countryside to the north. Corresponding views back from the Thames tow-path towards the village edge, show this building within its exposed and elevated plot'. However due to the single storey height of the dwelling, use of local materials combined with the dwellings siting to the east of the plot and nestled within the dense landscaping the existing dwelling is not obtrusive or dominating within the landscape.

The proposed dwelling would be two storeys in height with a basement level and is considered to be substantially taller than the existing dwelling and would appear significantly more prominent from views from the Thames tow path and wider countryside to the north of the site. WBC Conservation officer has advised that the proposed wider spread of development (the proposed dwelling and garage/annexe) combined with the forward siting of the proposed dwelling further to the north west on site would make the proposed dwelling 'highly prominent' in the wider views and would 'significantly harden the village edge and erode the buffering capacity of the Green Boundary character.' The proposed dwelling would detract within longer views from the countryside and would detrimentally alter the character and setting of the Conservation area. The dwelling would have an urbanising impact on the landscape character of the site and would fail to maintain or enhance the setting and character of the Conservation Area.

The 20th Century Society has been consulted on the proposed development and officers have commented that the proposed development fails to conserve a non-designated heritage asset or conserve and enhance the conservation area. Their comments follow on to advise that demolition of the existing dwelling should be resisted 'unless substantial public benefit outweighs the harm or loss caused and convincing justification should be required for demolition of unlisted structures of historic or architectural merit'. From the Design and Access Statement submitted shows no adequate justification for the demolition of the dwelling has submitted. Moreover, there has been no heritage statement submitted to identify the historic value of the dwelling and the wider Conservation Area. In the absence of an assessment of the non-designated heritage asset and any substantial details on why the existing dwelling would be unsuitable for adaptation or extension it is considered that the proposal would result in significant harm to the Conservation Area and loss of a distinctive non-designated heritage asset designed by a nationally known architect of this period (Francis Pollen) which makes a positive contribution to the setting of the Conservation Area.

Turning to the proposed detached garage and annexe, it is considered that in respect of its size, scale, massing and footprint the garage and annexe would compete with the proposed dwelling. The spread of built form within the site, both in respect of area and also the two storey height, is considered to detrimentally alter the character and appearance of the site in the wider landscape.

Overall the proposed development is considered to fail to preserve or enhance the character and appearance of the Conservation Area, and would result in the loss of a non-designated heritage asset. The proposed development is considered to be of an inappropriate size, scale and mass which would dominate the landscape and detract within longer views from the River Thames. As such, the proposed development is considered to be contrary to the NPPF, policy CP1 and CP3 of the Core Strategy and policies TB21 and CC03 of the MDD Local Plan.

Neighbouring Amenity:

Overlooking: Although the proposed dwelling would have a number of windows and would not be of a two storey height with second floor windows, the proposal is considered not to result in any harmful overlooking. The site is well screened with mature trees and hedges and the separation distance from neighbouring properties is in excess of 25 metres and is considered an acceptable distance not to have any harmful overlooking.

An objection has been received to from the adjacent neighbour on the basis of overlooking and loss of privacy from the proposed garage/annexe. Although it is noted that the proposed garage/annexe would introduce new built form on site and would be two storeys in height, it is considered that this would not result in any harmful overlooking. The separation distance between the proposed garage and adjacent neighbour combined with the boundary treatment on site is considered to allow only filtered views to and from the site and would not result in any harmful overlooking. As such the proposed development is considered to accord with policy CP3 of the Core Strategy in this respect.

Loss of Light: Due to the separation distance between the application site and neighbouring dwellings, it is considered that there would be no harmful loss of light to neighbours' amenities. As such, the proposal is considered to accord with policy CP3 of the Core Strategy in this respect.

Overbearing: Due to the separation distance between the application site and neighbouring dwellings, it is considered that there would be no overbearing impact to neighbours' amenities. As such, the proposal is considered to accord with policy CP3 of the Core Strategy in this respect.

Amenity Space:

The site is approximately one acre in size and the proposed dwelling would have a similar footprint (in respect of size) to the existing dwelling. There is considered to be more than adequate garden space available on site which would be unchanged as a result of the proposed development. As such, the proposal is considered to be acceptable in this regard.

Highway Access and Parking Provision:

The proposed development would retain the existing access onto Thames Street which is considered acceptable to serve the proposed dwelling and therefore there is no concern in respect of highways safety.

The proposed annexe with garage accommodation is considered acceptable; however a condition to ensure it remains ancillary must be attached to planning permission if granted.

The driveway and hardstanding provides adequate space for the proposed development and there is sufficient turning space within the site. It is considered that a condition to ensure parking is implemented in line with the approved plans should be attached to planning permission if granted.

There is sufficient space on site to accommodate secure and covered cycle parking. A condition requiring the submission of details should be attached to planning permission. Subject to the recommended conditions, it is considered that the proposal would accord

with the Borough's parking standards and would not result in any adverse impact on highways safety. As such the proposal is considered to comply with policy CP6 of the Core Strategy and policy CC07 of the MDD Local Plan.

Some neighbours have objected advising that the access road is inadequate for construction vehicles to use due to the age of the access track and its original purpose. Should the application have been recommended for approval then a condition requiring submission of a construction method statement would have been required to be submitted prior to commencement, subject to which the proposal would have been acceptable.

Flooding and Drainage:

The site is located within flood zone 1 and is proposing to replace a bungalow with a two storey dwelling with basement level accommodation and an annex. The information included within the Design & Access Statement advises that the footprint of the proposed dwelling would not be larger than the existing. Details within the application form advises that runoff from the development would be managed via soakaways, while foul drainage would be managed via a foul sewer network.

Given that the more vulnerable development is proposed in flood zone 1 and soakaways are proposed to manage runoff from the development, there is no in principle objection to the proposal in terms of flooding and drainage. However, while no drainage details have been provided, a bespoke condition could be added to secure details if this proposal were acceptable in other respects.

Landscape and Trees:

The site is in Landscape Character Area D2 'Sonning Wooded Chalk Slopes', and features of this landscape type can be found by standing on the site looking out to the west, north and east, where the land gently shelves towards Sonning Reach and the River Thames.

Features typical of the area and relating to the site are;

- *Picturesque nucleated riverside village of Sonning – located on a gentle shelf of land above the River Thames with a very distinctive vernacular character particularly noted for the combined use of knapped flint and warm red brick.*
- *More distinctive landform to the west with relatively steep rolling chalk slopes capped by sands and clays providing a backdrop to the flat adjoining floodplain landscape.*
- *Wooded combe valleys on the chalk slopes creating a wooded framework to the Thames Valley where rural areas can be inaccessible to the general public, (although this is not the case around the site location).*

Sonning is a traditional Berkshire riverside village located on a gently sloping chalk outcrop. It has a very strong vernacular character with the dominant material being red brick but with timber-framed and white rendered buildings and flint-work also being common (Conservation Area). The overall objective is to manage the landscape to ensure that the current characteristics are retained and particularly to enhance those in poor condition with ongoing management of wooded slopes with consideration of key views into and out of the

area (especially in relation to the River Thames).

The amount of soil excavated as a result of the proposed basement according to the D&A will be lost in regrading of the plot, but this is unacceptable as it would change the character of the chalk download slope and its vegetation. Furthermore piling soil over the root protection area of the trees would cause them to perish. These proposals and would be contrary to recommendations contained within the 'Landscape Character Assessment' and policy TB21 Landscape Character. The volume of soil generated would need to be removed from the site, which is both unsustainable and contrary to policy CP1.

The addition of the gravel path connecting the tennis courts and the separate garage/guest building is clumsy and will generate more spoil, and is in essence more invasive and unnecessary where grass paths are completely adequate for family use.

The extensive driveway with additional parking bays (6 in total with the garage), and more space for incidental parking, again will damage the fine character of the landscape setting where some trees will need to be removed to facilitate this. New solid timber gates are proposed at the entrance, which removes the informality of the current entrance that to all intents and purposes looks to be solely dedicated to Pool Court.

No Tree Survey or Arboricultural Implications Impact (AIA) have been received with the application which is contrary to policy CC03 'Green Infrastructure, Trees and Landscaping'. The Design and Access Statement discusses a landscape scheme to enhance the setting but there are no details other than a loss of existing garden space to the driveway, paths and buildings. As such the proposed development is considered to harm the landscape character of the site and would be contrary to policies CC03 and TB21 of the MDD Local Plan.

Ecology:

The application site comprises a generously-sized bungalow and garden that is located within habitat that matches that where bat roosts have already been discovered in the borough. It is proposed to demolish the existing building and construct a new dwelling slightly further northwest, also adding a driveway and garage/annexe. Since the existing building and several trees are to be removed, these works are likely to impact upon features potentially suitable for use by roosting bats. For example, any suitable gaps under the roof tiles or crevices in the trees (to be removed) will be lost. Moreover, the site is surrounded by habitat of high suitability for use by foraging and commuting bats. The site is neighboured to the east, west and south by similar sized plots with houses and associated gardens, and to the north is a grassland field (bound by hedges and trees) with the River Thames running 210m northwest of the site.

The application site also falls just 50m north of a local Great Crested Newt (GCN) Consultation Zone. Since areas of grassland will be lost for the construction of the new buildings (and it is currently unknown whether that grassland is suitable for use by GCN) and there are at least two ponds located within 250m of the site (as shown on Ordnance survey maps), there is a risk that the works could impact upon habitat used by GCN. Depending on the condition/type of grassland, it may also be suitable for use by reptiles. As such, and considering the extent of the proposal, there is a risk that the works may impact upon protected species and an ecological appraisal - comprising an extended Phase 1 Habitat & Protected Species Scoping Survey, a preliminary bat roost assessment of the house and any phase 2 surveys - will need to be carried out.

In the absence of any ecological surveys, it is considered that the applicant has failed to demonstrate that the proposed development would not result in an adverse impact on protected species. As such the proposed development is considered not to accord with the NPPF, Core strategy policy CP7 and MDD Local Plan policy TB23.

Infrastructure:

The proposal is for a replacement dwelling which whilst would have a larger footprint than the existing dwelling; it would increase the overall size and scale including the square meter of residential development on site. The proposal is CIL liable and the applicant has submitted a CIL form and liability notice. The CIL charge is set at £365 per square metre for any net increase in residential floor space. A CIL liability notice would be issued after a decision has been issued.

Archaeology:

The proposal site is located outside the historic core of Sonning but within an area considered to hold potential for archaeological remains pre-dating the historic settlement of Sonning. Located to the east of Sonning are numerous crop marks indicating archaeological features and including 7 Scheduled Ancient Monuments of national importance. The features are thought to consist of a later prehistoric monument complex showing that this landscape and location were considered as significant during this period. Later boundaries and trackways of Roman and later date are also thought to be present.

The Loddon Valley Field walking Survey investigated a field to the north east of Charvil and recorded scatters of worked flint late Neolithic and Bronze Age in date. Given the very significant archaeological remains identified within the broader landscape there is the potential that buried archaeological remains could survive within the proposal site. The plans, which include a large basement, would completely remove any archaeological remains present. Therefore Berkshire Archaeology recommends that if permission is granted that archaeological investigations are undertaken in order to record any archaeological remains. The recommendation would be for trial trenching to be carried out prior to development in order to evaluate the archaeological potential and assess whether any further mitigation is necessary.

Other:

Affordable Housing: The application does not propose a development that would trigger the requirement for affordable housing.

Demolition and Potential Contamination: The proposal includes demolition of existing structures which may give rise to contamination of the site. This may occur if asbestos, oil storage or other contaminating materials are present in buildings that are to be demolished. This risk should be adequately addressed under the Building Regulations and Control of Asbestos Regulations 2012 and so no separate conditions are considered necessary in this regard.

Land Affected by Contamination: According to our records the site is located partly on/adjacent to an infilled Chalk Pit. We have no records on the nature of the fill materials or the exact date of filling. Unknown filled ground sites such as this have the potential to give rise to contamination and this could present a risk to the proposed end users.

In accordance with the National Planning Policy Framework (NPPF 2012) and the principles of sustainable development an assessment of potential contamination at the site would normally be required to determine if it was suitable for the proposed end use. This would require a preliminary risk assessment (aka a Phase 1 Desk Study and site walkover survey) to be carried out as a minimum. As this application relates to demolition and replacement of an existing dwelling this requirement is considered disproportionate. Should the application be granted it is recommended that in the event that contamination is encountered during redevelopment a full assessment of contamination is then carried out followed by remediation and validation if found to be necessary.

Landfill Gas: The application site is located partly on/adjacent to an infilled Chalk Pit and may be affected by the migration of toxic or flammable gas. Should the application be granted a condition for mitigation should be attached.

Noise – Demolition and Construction: The demolition and construction phase of the proposal is likely to generate noise. The application site is bordered to the east, north and west by residential properties that may be adversely affected by such noise. Whilst the Council does not normally impose conditions to control the hours of noise generating works on developments of less than 10 dwellings, it is considered that due to the large size of the proposal and likely length of works there is a potential for noise nuisance to occur. A condition to control the hours of construction should be attached planning permission if granted.


Dust: Demolition and Construction Activities: The demolition and construction phases are likely to give rise to dust generation, particularly excavation of the basement. The application site is bordered to the east, north and west by residential properties that may be adversely affected by such dust. A condition to mitigate against any excessive dust during construction should be attached to planning permission if granted.

Internal Space Standards: The proposed replacement dwelling is considered to be of an appropriate size and scale and the habitable rooms within the dwelling would accord with national space standards.

Refuse Collection: As there is an existing dwelling on site and other dwelling in the vicinity, procedures for refuse collection is already in place to support the proposed development.

Notification of Planning Application: It is noted that some neighbours have advised that they did not receive a consultation letter for the proposed development. Consultation is carried out in line with the Council's adopted Statement of Community Involvement. Consultation letters are posted using an external service and the Council cannot confirm postage.

RECOMMENDATION	
Recommendation:	Refusal
Case Officer:	Pooja Kumar
Date:	12/06/2017

Recommendation agreed by: (Authorised Officer)	
Date:	13/06/17