Expiry Date - 14/07/2023

Development Control – Delegated Officer Report

Application Number: NOTICE/0005/23 Recommendation – REFUSE

Site: 1 - 3 Broadwater Street West Worthing West Sussex BN14 9BP

Proposal: Application for permitted development for prior approval for change of use from (Use Class E) at part ground floor and first floor to 2 flats (Use Class C3)

Neighbours Checked: Y

Additional Neighbour Notifications N

Site and Surroundings:

The application property is a two-storey building which forms part of a retail terrace and parade along Broadwater Street West.

The property is currently vacant but was formerly occupied by HSBC bank at ground and first floor levels.

A ground floor level was the retail bank plus ancillary office space. Other office space and staff facilities were at first floor level.

As the site is within the retail centre, the site is surrounded by generally commercial uses with some residential units on upper floors.

There is a vehicular access to the rear accessed from Rectory Gardens

The site is adjacent to the Broadwater Conservation Area and close to the Broadwater Green Conservation Area but has no specific heritage designation

The site is within the Broadwater District shopping centre.

Description of Development

The application is for prior approval for change of use of the rear shop on the ground floor together with the first floor office to one bedroom flat on the ground floor and a two bedroom flat on the first floor.

The application is supported by a location plan, block plan, existing and proposed floor plans and elevations.

The floor plans show at ground floor a one bedroom flat at the rear of the retail unit with lounge and kitchen area, separate bedroom and bathroom. The unit is shown as 55sqm.

At first floor, accessed by internal stairs, is a proposed two bedroom unit with a dual aspect lounge, kitchen, two separate bedrooms and a bathroom. The proposed dwelling provides approximately 75sq.m of floor space

There are no external changes shown on the plans

Cycle parking and refuse storage is shown within the yard area at the rear, with additional cycle storage on the ground floor of the property.

Relevant Planning History

AWDM/1275/16- Change of use from vacant unit (Class A2) to a restaurant/hot food takeaway (Class A3/A5) and external alterations, including the installation of ventilation and extraction equipment with ducting behind rear chimney. APPROVED

AWDM/0975/15-Replacement of external ATM- APPROVED

AWDM/0641/13-Replacement entrance door to include the removal of the existing stepped threshold to create level access- APPROVED

Consultations:

WSCC Highways

This proposal seeks prior approval for the change of use at part ground floor and first floor from Use Class E to residential (C3 Use), to form a one-bedroom dwelling and a two-bedroom dwelling. The site is located on Broadwater Street West, an A-classified road subject to a speed restriction of 30 mph.

Under the current General Permitted Development Order (GPDO), it is permitted development to change use from Class E to residential (Class C3) subject first to prior approval being granted.

As part of the prior approval process, there are a number of matters to be considered. This includes matters relating to highways and transport. However, the GDPO is quite clear as to what highways matter can be considered, namely whether the proposal is likely to result in a material increase or material change in the character of traffic in the vicinity of the site.

No vehicular access is associated with this site. No traffic flow information has been provided with the current application; however, Class E uses tend to generate greater material movements than C3 residential. Therefore, the LHA does not anticipate that material movements associated with the site will exceed that of the existing.

The prior notification process does not enable parking provision or other matters relating to accessibility to be considered. Nevertheless, the WSCC

Car Parking Demand Calculator indicates that a residential development of this size and location would require at least three car parking spaces.

The applicant proposes a nil car parking provision -consequently, parking would have to be accommodated on-street. Comprehensive parking restrictions are in place on nearby roads, prohibiting parking in places that would be detriment to highway safety.

The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern or parking capacity issue. However, the LPA may wish to consider the potential impacts on on-street parking from an amenity point of view.

The applicant has demonstrated cycle parking provision for both the revised Class E Use and proposed residential use, providing four cycle parking spaces in accordance with WSCC Parking Standards for their respective use classes.

The site is situated in a sustainable location within walking/cycle distance of local services, amenities, and public transport links.

In summary, the movements associated with Class E use have done so safely with no known safety highways concerns, and the proposed use is not anticipated to result in a material intensification of movements.

West Sussex County Council in its role as LHA has therefore considered the proposal on that basis. In principle, the current GPDO gives limited ability to consider wider highway and transport impacts beyond those set out.
The prior approval is therefore considered acceptable in highway terms.

Southern Water

Southern Water requires a formal application for any new connection to the public foul and surface water sewer to be made by the applicant or developer.

Adur and Worthing Councils

EHO (PH)

There are no adverse EH comments for this application.

EHO (PSH)

The provision of natural light and outlook from the habitable rooms is poor. This is particularly the case for the northern rooms of the first floor flat where natural light is provided via high level windows, and the ground-floor flat where the windows open into a small access alleyway where bikes and bins are stored.

Representations: None received

Relevant Planning Policies

Revised National Planning Policy Framework (HCLG 2021)
National Planning Practice Guidance (CLG)

Worthing Local Plan 2023

DM1- HOUSING MIX
DM2 - DENSITY
DM5 - QUALITY OF THE BUILT ENVIRONMENT
DM13 - RETAIL AND TOWN CENTRE USES
DM16 - SUSTAINABLE DESIGN
DM22 – POLLUTION

Legislation

Permitted development

Permitted development rights are provided by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (GPDO), the Order essentially grants planning permission for certain types of development and sets out conditions on which this consent is given.

1) Subject to the provisions of this Order and regulations 75 to 78 of the Conservation of Habitats and Species Regulations 2017 (general development orders), planning permission is hereby granted for the classes of development described as permitted development in Schedule 2.

(2) Any permission granted by paragraph (1) is subject to any relevant exception, limitation or condition specified in Schedule 2.

(3) References in this Order to permission granted by Schedule 2 or by any Part, Class or paragraph of that Schedule are references to the permission granted by this article in relation to development described in that Schedule or that provision of that Schedule.

(4) Nothing in this Order permits development contrary to any condition imposed by any planning permission granted or deemed to be granted under Part 3 of the Act otherwise than by this Order.

(5) The permission granted by Schedule 2 does not apply if—
(a) in the case of permission granted in connection with an existing building, the building operations involved in the construction of that building are unlawful;
(b) in the case of permission granted in connection with an existing use, that use is unlawful.

(6) The permission granted by Schedule 2 does not, except in relation to

development permitted by Classes A, B, D and E of Part 9 and Class A of Part 18 of that Schedule, authorise any development which requires or involves the formation, laying out or material widening of a means of access to an existing highway which is a trunk road or classified road, or creates an obstruction to the view of persons using any highway used by vehicular traffic, so as to be likely to cause danger to such persons.

(7) Any development falling within Class A of Part 18 of Schedule 2 authorised by an Act or order subject to the grant of any consent or approval is not to be treated for the purposes of this Order as authorised unless and until that consent or approval is obtained, except where the Act was passed or the order made after 1st July 1948 and it contains provision to the contrary.

(8) Schedule 2 does not grant permission for the laying or construction of a notifiable pipe-line, except in the case of the laying or construction of a notifiable pipe-line by a gas transporter in accordance with Class A of Part 15 of that Schedule.

(9) Except as provided in Classes B and C of Part 11, Schedule 2 does not permit any development which requires or involves the demolition of a building, but in this paragraph “building” does not include part of a building.

(9A) Schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse—
(a) where the gross internal floor area is less than 37 square metres in size; or
(b) that does not comply with the nationally described space standard issued by the Department for Communities and Local Government on 27th March 2015(a).

(9B) The reference in paragraph (9A) to the nationally described space standard is to that standard read together with the notes dated 19th May 2016 which apply to it.

(10) Subject to paragraph (12), Schedule 1 development or Schedule 2 development within the meaning of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (“the EIA Regulations”) is not permitted by this Order unless—
(a) the local planning authority has adopted a screening opinion under regulation 6 of those Regulations that the development is not EIA development within the meaning of those Regulations;
(b) the Secretary of State has made a screening direction under regulation 5(3) of those Regulations that the development is not EIA development within the meaning of those Regulations; or
(c) the Secretary of State has given a direction under regulation 63(1) of those Regulations that the development is exempted from the application of those Regulations.

(11) Where—
(a) the local planning authority has adopted a screening opinion under

regulation 6 of the EIA Regulations that development is EIA development within the meaning of those Regulations and the Secretary of State has in relation to that development neither made a screening direction to the contrary under regulation 5(3) of those Regulations nor directed under regulation 63(1) of those Regulations that the development is exempted from the application of those Regulations; or
(b) the Secretary of State has directed that development is EIA development within the meaning of those Regulations,
that development is treated, for the purposes of paragraph (10), as development which is not permitted by this Order.

(12) Paragraph (10) does not apply to—
(a) development which consists of the carrying out by a drainage body, within the meaning of the Land Drainage Act 1991, of improvement works within the meaning of the Environmental Impact Assessment (Land Drainage Improvement Works) Regulations 1999;
(b) development for which permission is granted by Class E of Part 6, Class K of Part 7, Class B of Part 12, Class A(a) of Part 15, Class D, E or I of Part 17 or Class A of Part 18 of Schedule 2;
(c) development for which permission is granted by Class F, H or K of Part 17 of Schedule 2 where the land in, on or under which the development is to be carried out is—
(i) in the case of Class F of Part 17, on the same authorised site,
(ii) in the case of Class H of Part 17, on the same premises or, as the case may be, the same ancillary mining land,
(iii) in the case of Class K of Part 17, on the same land or, as the case may be, on land adjoining that land,
as that in, on or under which development of any description permitted by the same Class has been carried out before 14th March 1999;
(d) the completion of any development begun before 14th March 1999;
(e) development for which permission is granted by Class B of Part 9 of Schedule 2.

(13) Where a person uses electronic communications for making any application required to be made under any of Part of Schedule 2, that person is taken to have agreed—
(a) to the use of electronic communications for all purposes relating to that person’s application which are capable of being effected using such communications;
(b) that the address for the purpose of such communications is the address incorporated into, or otherwise logically associated with, that person’s application, and
(c) that the deemed agreement under this paragraph subsists until that person gives notice in writing revoking the agreement (and such revocation is final and takes effect on a date specified by the person but not less than 7 days after the date on which the notice is given).

Schedule 2

MA Development consisting of a change of use of a building and any land within its curtilage from a use falling within Class E (Commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that order.

Development not permitted

MA.1.—(1) Development is not permitted by Class MA—
(a) unless the building has been vacant for a continuous period of at least 3 months immediately prior to the date of the application for prior approval;
(b) unless the use of the building fell within one or more of the classes specified in sub-paragraph (2) for a continuous period of at least 2 years prior to the date of the application for prior approval;
(c) if the cumulative floor space of the existing building changing use under Class MA exceeds 1,500 square metres;
(d) if land covered by, or within the curtilage of, the building—
(i) is or forms part of a site of special scientific interest;
(ii) is or forms part of a listed building or land within its curtilage;
(iii) is or forms part of a scheduled monument or land within its curtilage;
(iv)is or forms part of a safety hazard area; or
(v) is or forms part of a military explosives storage area;

(e) if the building is within—
(i) an area of outstanding natural beauty;
(ii) an area specified by the Secretary of State for the purposes of section

41(3) of the Wildlife and Countryside Act 1981(a);
(iii) the Broads;
(iv) a National Park; or
(v) a World Heritage Site;

(f) if the site is occupied under an agricultural tenancy, unless the express consent of both the landlord and the tenant has been obtained; or

(g) before 1 August 2022, if—
(i) the proposed development is of a description falling within Class O of this Part as that Class had effect immediately before 1st August 2021; and
(ii) the development would not have been permitted under Class O immediately before 1st August 2021 by virtue of the operation of a direction under article 4(1) of this Order which has not since been cancelled in accordance with the provisions of Schedule 3.
(2) The classes mentioned in sub-paragraph (1)(b) are the following classes of the Use Classes Order—

(a) the following classes of the Schedule as it had effect before 1st September 2020—
(i) Class A1 (shops);
(ii) Class A2 (financial and professional services);
(iii) Class A3 (food and drink);
(iv) Class B1 (business);

(v) Class D1(a) (non-residential institutions – medical or health services);
(vi) Class D1(b) (non-residential institutions – crèche, day nursery or day centre);
(vii) Class D2(e) (assembly and leisure – indoor and outdoor sports), other than use as an indoor swimming pool or skating rink;
(b) on or after 1st September 2020, Class E (commercial, business and service) of Schedule

Conditions

MA.2. (1) Development under Class MA is permitted subject to the conditions

(2) Before beginning the development, the developer must apply to the local planning authority for a determination as to whether the prior approval of the authority will be required as to—
(a) transport impacts of the development, particularly to ensure safe site access
(b) contamination risks in relation to the building,
(c) flooding risks in relation to the building,
(d) impacts of noise from commercial premises on the intended occupiers of the development;
(e) where-
(i) the building is located in a conservation area, and
(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and

(h) where the development involves the loss of services provided by—
(i) a registered nursery, or
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(a), the impact on the local provision of the type of services lost.

(3) An application for prior approval for development under Class MA may not be made before 1 August 2021.

(4) The provisions of paragraph W (prior approval) of this Part apply in relation to an application under this paragraph as if in the introductory words in sub-paragraph (5), for “and highways impacts of the development” there were substituted “impacts of the development, particularly to ensure safe site access”.

(5) Development must be completed within a period of 3 years starting with the prior approval date.

(6) Any building permitted to be used as a dwellinghouse by virtue of Class MA is to remain in use as a dwellinghouse within the meaning of Class C3 of Schedule 1 to the Use Classes Order and for no other purpose, except to the extent that the other purpose is ancillary to the use as a dwellinghouse.".

Interpretation of Class MA

MA.3.Development meets the fire risk condition referred to in paragraph MA.2(2)(i) if the development relates to a building which will—
(a) contain two or more dwellinghouses; and
(b) satisfy the height condition in paragraph (3), read with paragraph (7), of article 9A (fire statements) of the Town and Country Planning (Development Management Procedure) (England) Order 201559

Procedure for applications for prior approval under Part 3

W.— (1) The following provisions apply where under this Part a developer is required to make an application to a local planning authority for a determination as to whether the prior approval of the authority will be required.
(2) The application must be accompanied by—
(a) a written description of the proposed development, which, in relation to development proposed under Class C, M, N or Q of this Part, must in the same application include any building or other operations;
(b) a plan indicating the site and showing the proposed development;
(ba) in relation to development proposed under Classes M, MA, N, O, P, PA and Q of this Part, a statement specifying the net increase in dwellinghouses proposed by the development (for the purposes of this sub-paragraph, "net increase in dwellinghouses" is the number of dwellinghouses proposed by the development that is additional to the number of dwellinghouses on the site immediately prior to the development);
(bb) in relation to development proposed under Class Q of this Part, a statement specifying—
(i) the number of smaller dwellinghouses proposed;
(ii) the number of larger dwellinghouses proposed;
(iii) whether previous development has taken place under Class Q within the larger established agricultural unit and, if so, the number of smaller and dwellinghouses developed under Class Q;
(bc) in relation to development proposed under Class M, MA, N, O, PA or Q of this Part, a floor plan indicating the total floor space in square metres of each dwellinghouse, the dimensions and proposed use of each room, the position and dimensions of windows, doors and walls, and the elevations of the dwellinghouses;
(c) the developer's contact address;
(d) the developer's email address if the developer is content to receive communications electronically; and
(e) where sub-paragraph (6) requires the Environment Agency to be

consulted, a site specific flood risk assessment, together with any fee required to be paid.

(2A)Where the application relates to prior approval as to adequate natural light, the local planning authority must refuse prior approval if adequate natural light is not provided in all the habitable rooms of the dwellinghouses.
(3) The local planning authority may refuse an application where, in the opinion of the authority—
(a) the proposed development does not comply with, or
(b) the developer has provided insufficient information to enable the authority to establish whether the proposed development complies with, any conditions except for conditions in paragraph M.2(1)(f), paragraph N.2(1)(e), paragraph O.2(1)(e), paragraph PA.2(1)(v), or paragraph Q.2(1)(g), limitations or restrictions specified in this Part as being applicable to the development in question.
(4) Sub-paragraphs (5) to (8) and (10) do not apply where a local planning authority refuses an application under sub-paragraph (3) and for the purposes of section 78 (appeals) of the Act such a refusal is to be treated as a refusal of an application for approval.
(5) Where the application relates to prior approval as to transport and highways impacts of the development, on receipt of the application, where in the opinion of the local planning authority the development is likely to result in a material increase or a material change in the character of traffic in the vicinity of the site, the local planning authority must consult—
(a) where the increase or change relates to traffic entering or leaving a trunk road, the highway authority for the trunk road;
(b) the local highway authority, where the increase or change relates to traffic entering or leaving a classified road or proposed highway, except where the local planning authority is the local highway authority; and
(c) the operator of the network which includes or consists of the railway in question, and the Secretary of State for Transport, where the increase or change relates to traffic using a level crossing over a railway.
(6) Where the application relates to prior approval as to the flooding risks on the site, on receipt of the application, the local planning authority must consult the Environment Agency58 where the development is—
(a) in an area within Flood Zone 2 or Flood Zone 3; or
(b) in an area within Flood Zone 1 which has critical drainage problems and which has been notified to the local planning authority by the Environment Agency for the purpose of paragraph (zc)(ii) in the Table in Schedule 4 to the Procedure Order.
(7) The local planning authority must notify the consultees referred to in sub-paragraphs (5) and (6) specifying the date by which they must respond (being not less than 21 days from the date the notice is given).
(8) The local planning authority must give notice of the proposed development—
(a) by site display in at least one place on or near the land to which the application relates for not less than 21 days of a notice which—
(i) describes the proposed development;
(ii) provides the address of the proposed development;
(iii) specifies the date by which representations are to be received

by the local planning authority; or
(b) by serving a notice in that form on any.
(i) on any adjoining owner or occupier; and
(ii) where the proposed development relates to part of a building, on any owner or occupier of the other part or parts of the building".

Assessment against the legislation

The starting point for consideration of the proposal is whether the proposal can lawfully take advantage of permitted development and the procedures under Class MA.

The application has been submitted under Class MA change of use of a building and any land within its curtilage from a use falling within Class E (Commercial, business and service) of Schedule 2 to the Use Classes Order to a use falling within Class C3 (dwellinghouses) of Schedule 1 to that order.

As set out above Permitted development rights are provided by Article 3 of the Town and Country Planning (General Permitted Development) Order 2015 as amended (GPDO), the Order essentially grants planning permission for certain types of development and sets out conditions on which this consent is given. 9A of schedule 2 does not grant permission for, or authorise any development of, any new dwellinghouse where the gross internal floor area is less than 37 square metres in size and does not comply with the nationally described space standard issued by the Department for Communities and Local Government.

The scheme provides for a one bedroom unit and a two bedroom unit. The ground floor one bdroom flat is 55sqm and the first floor two bedroom flat 75sqm. The scheme would comply with the technical national space standards for one and two bedroom units.

The planning history of the site shows the ground and first floor has been in commercial use as one unit. The property has been vacant since 2016 from Google street view, The proposal has therefore been vacant for at least 3 months as stipulated with MA.1(1) (a).

The proposals relate to a floor area of approx. 130sqm and does not exceed 1,500 square metres. The limitation set out in MA.1(1)(c) is met.

The building is not covered by or within an SSSI, a Listed building, a Scheduled Monument, within a safety hazard area, a military explosives area, an AONB, a National Park, the Broads, a World Heritage Site or area specified under Section 4(3) of the Wildlife and Countryside Act.

The limitations set out in MA.1(1)(d)(e)(f) and (g) do not apply.

Consideration of the planning merits of the proposal is restricted to the matters set out in MA.

(a) transport impacts of the development, particularly to ensure safe site Access

The site is sustainably located within easy walking distance of the various shops and services available within the local centre, and with good public transport links to other parts of the town and destinations further afield.

The LHA does not anticipate that the existing nil car parking provision would result in a highway safety concern or parking capacity issue. The movements associated with Class E use have done so safely with no known safety highways concerns, and the proposed use is not anticipated to result in a material intensification of movements

The applicant has demonstrated cycle parking provision for both the revised Class E Use and proposed residential use, providing four cycle parking spaces in accordance with WSCC Parking Standards for their respective use classes.

(b) contamination risks on the site,

The land has not been identified as potentially contaminated.

(c) flooding risks on the site,

The site is in Flood zone 1 and no concerns have been raised.

(d) impacts of noise from commercial premises on the intended occupiers of the development,

An unacceptable level of amenity would be contrary to the National Planning Policy Framework and Planning Practice Guidance which states at para 130 that planning decisions should ensure (amongst other things) that developments:

• 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.

Policy DM22 of the Worthing Local Plan states amongst other things:

(a) Development should not result in pollution or hazards which prejudice the health and safety of the local community and the environment, including nature conservation interests and the water environment.

(d) Where appropriate, air quality and/or noise assessments will be required to support planning applications. These should be undertaken in accordance with the most up to date guidance and have regard to any relevant action plans.

The site is located in a mixed residential and commercial street with activity throughout the day and into the evening. There are neighbouring commercial units.

The Noise PPG further indicates noise needs to be considered when development would be sensitive to the prevailing acoustic environment. Good acoustic design needs to be considered early in the planning process to ensure that the most appropriate solutions are identified from the outset. Decision making needs to take account whether or not a significant adverse effect is occurring or likely to occur, and the significant observed adverse effect level – this is the level of noise exposure above which significant adverse effects on health and quality of life occur.

The National Planning Policy Framework makes it clear that the onus for successful noise control/protection is the responsibility of the 'agent of change' (the developer).

The NPPF specifically advises at paragraph 185 That Planning policies and decisions should ensure that new development is appropriate for its location taking into account the likely effects (including cumulative effects) of pollution on health, living conditions and the natural environment, as well as the potential sensitivity of the site or the wider area to impacts that could arise from the development.

The Environmental Health Officer has not raised any concerns.

(e) where-
(i) the building is located in a conservation area, and
(ii) the development involves a change of use of the whole or part of the ground floor, the impact of that change of use on the character or sustainability of the conservation area;

The building is not within the conservation area

(f) the provision of adequate natural light in all habitable rooms of the dwellinghouses,

Environmental Health Officer has raised concerns about natural light and outlook from the ground floor and flat and rear of the first floor flat.

The application proposes the conversion of the building into two flats. The ground floor flat would be at the rear of the building. The flat would have the use of some existing windows to provide light to the bedroom via two small windows as well as a bathroom window. There is no existing window to the lounge/kitchen area, although shown on the plans. The existing windows would face north into an external yard which would be used for bike storage and access to upstairs flat and an external staircase. The yard area is approx. 2m wide. With the wall to a single storey building/storage to the neighbouring commercial unit to the north. The lounge kitchen would have no external light

source and the other windows further into the site would provide limited natural light.

At first floor the two bedroom flat would have good sized windows to the east to serve the lounge and a bedroom. At the rear the kitchen area and bathroom would have high levels windows and the bedroom would have a small window and fire door. The windows would face west.

(g) the impact on intended occupiers of the development of the introduction of residential use in an area the authority considers to be important for general or heavy industry, waste management, storage and distribution, or a mix of such uses; and
N/A in this case
(h) where the development involves the loss of services provided by—

(i) a registered nursery, or
(ii) a health centre maintained under section 2 or 3 of the National Health Service Act 2006(a), the impact on the local provision of the type of services lost.

NA in this case.

Recommendation

Prior Approval is required because of the relevant issues raised above and is Recommended for REFUSAL on the following grounds:

The proposed development does not afford adequate natural daylight to all the habitable rooms of the ground floor flat. The Local Planning Authority is not satisfied that satisfactory living conditions would be provided for the future occupiers of the residential dwellings. As a result the proposed development would be contrary to policy DM2 and DM5 of the Worthing Local Plan 2023 and the provisions of the National Planning Policy Framework (NPPF)
As such the application does not accord with requirements of Paragraph MA (2)(f) and therefore the conditions of Schedule 2, Part 3, Class MA of the Town & Country Planning (General Permitted Development) Order 2015 (as amended) have not been met.

Case Officer: Jackie Fox Date: 11.07.23

Authorised by: Jo Morin Date: 12.07.2023

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Expiry Date - 14/07/2023