



PLANNING STATEMENT

TO ACCOMPANY:

Full Planning Application

BY:

Dr Sarina Rashid and Dr Faizan A Awan

TO:

Manchester City Council

FOR:

Demolition of existing dwelling and detached garage. Construction of a new two and a half storey dwellinghouse

AT:

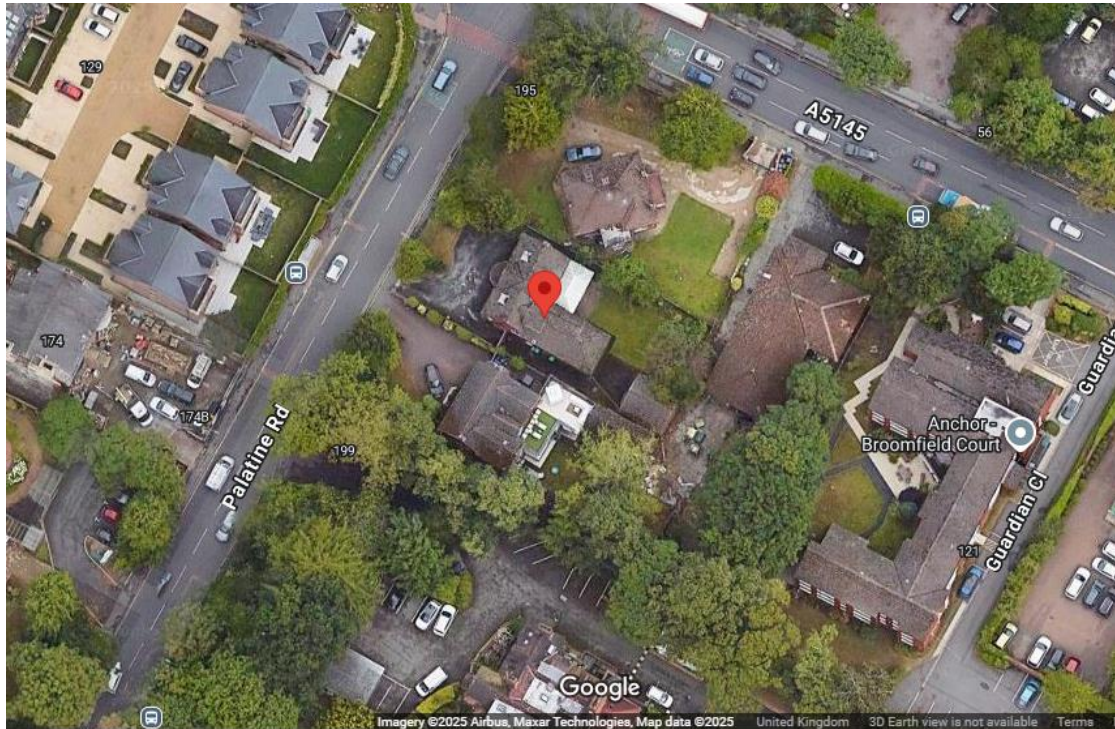
197 Palatine Road, Manchester, M20 2UN

1.0 THE PROPOSAL

- 1.1 This application seeks planning consent for the '***Demolition of existing dwelling and garage. Construction of a new two and a half storey dwellinghouse***' at no. 197 Palatine Road in Manchester.
- 1.2 The relevant site history comprises:
- **Pre-application advice** – *Erection of a new three-storey dwellinghouse following the demolition of the existing dwelling.* Email response dated 21st October 2024.
 - **Planning Application 120182/FO/2018** – Erection of a three storey dwellinghouse following demolition of existing dwelling. Approved 28th August 2018.
- 1.3 Taking into account the above planning history and the recent pre-application response, the scheme has been altered to ensure that it would assimilate with the surrounding townscape character, maintaining the verdant appearance and avoiding a dominance of vehicle parking.
- 1.4 To facilitate the development, the existing dwelling and detached garage would be demolished. The replacement dwelling would contribute positively to the setting, enhancing the character of the street scene due to its traditional design, architectural detailing and features, and high-quality finishing materials.
- 1.5 The proposed dwelling would be set approximately 10.2m back from the front boundary, 1.7 - 1.8m from the northeastern boundary and 1.5 - 1.6m from the southwestern boundary. The property would approximately measure 13.19m wide x 22.14m deep (including canopy roof) with an eaves height of 6.1m and a hipped roof ridge height of 9.25m.
- 1.6 Accommodation would be spread over three floors, comprising ground floor living space, 4x bedrooms with ensuites on the first floor, and a granny annexe within the converted loft space. Overall, the property would have a GIA of 372sqm.
- 1.7 The front curtilage would include parking for three cars with an EV charging point and bin storage. New automatic vehicular entrance gates and a separate pedestrian gate would be installed. The remaining front boundary would be enhanced with evergreen hedges, trees and ornamental planting.
- 1.8 The rear garden would also be landscaped and includes a shed for cycle storage.

2.0 SITE LOCATION AND PROPERTY

- 2.1 The application site is positioned to the south eastern side of Palatine Road within a predominantly residential setting. The site is not within a conservation area or within the curtilage of a listed building.



Aerial view of the application site and surrounding area

- 2.2 The application site comprises a detached chalet bungalow with detached garage in the rear garden.



No. 197 Palatine Road

3.0 RELEVANT PLANNING POLICY

- 3.1 The following paragraphs provide a brief summary of the relevant national, regional and local planning policies. The paragraphs are in a hierarchical order relative to the importance of national and local planning policy.

National Planning Policy Framework (NPPF) 2024

- 3.2 The National Planning Policy Framework set out the Government's planning policies for England and how these are expected to be applied. The following sections and paragraphs make reference to the parts of the NPPF which are directly relevant to this application.

Presumption in Favour of Sustainable Development

- 3.3 Paragraph 11 of the NPPF sets out that plans and decisions should apply a presumption in favour of sustainable development.

Decision-making

- 3.4 Paragraph 38 states that local planning authorities should approach decisions on proposed development in a positive and creative way. They should use the full range of planning tools available, including brownfield registers and permission in principle, and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.

Delivering a sufficient supply of homes

- 3.5 Section 5 states *"To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay."*

Promoting sustainable transport

- 3.6 Paragraph 116 of the NPPF states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."*

Achieving well-designed places

- 3.7 Section 12 of the NPPF refers to design, with paragraph 131 describing how the Government attaches great importance to the design of the built environment, stating that *"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."*
- 3.8 Paragraph 135 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.*

Places for Everyone Joint Development Plan Document (Adopted March 2024)

- 3.9 The Places for Everyone Plan (PfE 2021) provides an important opportunity to create the conditions for inclusive economic growth, provide opportunities for provision of much needed homes and protect and enhance the natural environment. The following policies are considered relevant.

Policy JP-S1: Sustainable Development

- 3.10 To help tackle climate change, development should aim to maximise its economic, social and environmental benefits simultaneously, minimise its adverse impacts, utilise sustainable construction techniques and actively seek opportunities to secure net gains across each of the different objectives.

Manchester's LDF Core Strategy Development Plan Document (2012)

- 3.11 The Core Strategy was adopted by Manchester City Council on 11th July 2012. It is the key document in Manchester's Local Development Framework and covers a period of 15 years from 2012 to 2027. The following policies are considered relevant.

Policy SP1: Spatial Principles

- 3.12 Development in all parts of the City should:- Make a positive contribution to neighbourhoods of choice including:-
- creating well designed places that enhance or create character.
 - making a positive contribution to the health, safety and wellbeing of residents

- considering the needs of all members of the community regardless of age, gender, disability, sexuality, religion, culture, ethnicity or income.
- protect and enhance the built and natural environment.

Policy CC9: Design and Heritage

- 3.13 Design of new buildings will need to be of the highest standard in terms of appearance and function. The standards and guidance explained in other LDF policies should be the basis for the approach to design, with particular attention to be given to the City Centre context and character.

Policy EN1: Design Principles and Strategic Character Areas

- 3.14 All development in Manchester will be expected to follow the seven principles of urban design, as identified in national planning guidance and listed above and have regard to the strategic character area in which the development is located. Opportunities for good design to enhance the overall image of the City should be fully realised, particularly on major radial and orbital road and rail routes. Design and Access Statements submitted with proposals for new development must clearly detail how the proposed development addresses the design principles, reinforces and enhances the local character of that part of the City and supports the achievement of the Core Strategy Strategic Objectives.

Policy EN4: Reducing CO2 Emissions by Enabling Low and Zero Carbon Development

- 3.15 All development must follow the principle of the Energy Hierarchy, being designed:
- to reduce the need for energy through design features that provide passive heating, natural lighting and cooling
 - to reduce the need for energy through energy efficient features such as improved insulation and glazing
 - to meet residual energy requirements through the use of low or zero carbon energy generating technologies

Policy EN8: Adaption to Climate Change

- 3.16 All new development will be expected to be adaptable to climate change in terms of the design, layout, siting and function of both buildings and associated external spaces.

Policy EN15: Biodiversity and Geological Conservation

- 3.17 Developers will be expected to identify and implement reasonable opportunities to enhance, restore or create new biodiversity, either on-site or adjacent to the site, contributing to linkages between valuable or potentially valuable habitat areas where appropriate.

Policy EN19: Waste

- 3.18 The council will encourage communities to take responsibility for the waste they create through the provision of accessible facilities.

Policy T1: Sustainable Transport

3.19 To deliver a sustainable, high quality, integrated transport system to encourage modal shift away from car travel to public transport, cycling and walking, to support the needs of residents and businesses and to prepare for carbon free modes of transport, the Council will support proposals that: -

- Facilitate modes of transport that reduce carbon emissions e.g by incorporating charging points for electric vehicles, subject to their appropriate design and location.

Policy DM1: Development Management

3.20 All development should have regard to the following specific issues for which more detailed guidance may be given within a supplementary planning document:-

- Appropriate siting, layout, scale, form, massing, materials and detail.
- Impact on the surrounding areas in terms of the design, scale and appearance of the proposed development. Development should have regard to the character of the surrounding area.
- Effects on amenity, including privacy, light, noise, vibration, air quality, odours, litter, vermin, birds, road safety and traffic generation. This could also include proposals which would be sensitive to existing environmental conditions, such as noise.
- Accessibility: buildings and neighbourhoods fully accessible to disabled people, access to new development by sustainable transport modes.
- Community safety and crime prevention.
- Design for health. Adequacy of internal accommodation and external amenity space.
- Refuse storage and collection.
- Vehicular access and car parking.
- Effects relating to biodiversity, landscape, archaeological or built heritage. Green Infrastructure including open space, both public and private.
- The use of alternatives to peat-based products in landscaping/gardens within development schemes.
- Flood risk and drainage.
- Existing or proposed hazardous installations.
- Subject to scheme viability, developers will be required to demonstrate that new development incorporates sustainable construction techniques

4.0 PRINCIPLE OF THE DEVELOPMENT IN LAND USE TERMS

- 4.1 Section 11 of the NPPF has regard to 'Making effective use of land' and states that *"Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions"*.
- 4.2 The Joint Development Plan Document seeks to maximise opportunities for growth and the provision of much needed homes.
- 4.3 Policy SP1 (Spatial Principles) of Manchester's LDF Core Strategy states that development in all parts of the city should make a positive contribution to neighbourhoods.
- 4.4 The proposal relates to an existing residential site within an established residential area. The existing chalet style bungalow fails to make effective use of the land and therefore, its replacement with a new two and a half storey dwelling would make a positive contribution to housing quality.
- 4.5 Furthermore, the principle of redevelopment was established under application 120182/FO/2018 for the *'Erection of a three storey dwellinghouse following demolition of existing dwelling'* which was approved 28th August 2018. Whilst the permission has expired it is still a material consideration in favour of the current proposal.
- 4.6 In summary, the principle of the proposed redevelopment of the site should be acceptable as it would comply with the aims of the NPPF and policies within the Joint Development Plan Document and Manchester's LDF Core Strategy.

5.0 IMPACT ON CHARACTER AND APPEARANCE

- 5.1 Paragraph 131 of the NPPF states that *"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."*
- 5.2 Paragraph 135 of the NPPF (2019) requires Local Planning Authorities to ensure that developments 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; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and 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).
- 5.3 LDF Core Strategy policy SP1 (Spatial principles) seeks to create well-designed places that enhance character and protect the built environment.

- 5.4 Policies CC9 (Design and Heritage) and EN1 (Design Principles and Strategic Character Areas) require the design of new buildings to be of the highest standard in terms of appearance and function which reinforces and enhances local character. Policy DM1 (Development Management) further states that development should have regard to siting, layout, scale, form, massing, materials and details, and the character of the surrounding area.
- 5.5 To recap, the scheme proposes the demolition of the existing bungalow and detached garage to facilitate the construction of a two-and-a-half storey dwelling. The design of the new dwelling has been carefully considered to respect the existing built environment. The siting, layout, scale, materials, and detailing have been meticulously planned to ensure that the new development harmonises with the prevailing pattern of development within the local area. The traditional design, architectural detailing, and high-quality finishing materials will contribute to the aesthetic appeal and character of the street scene.



CGI of existing dwelling

- 5.6 As noted, a previous approval on the site had proposed a modern three-storey building, which would have introduced a further contrasting layer to the existing architectural forms in the area. This previous proposal, while contemporary, could have disrupted the cohesive appearance of the street. In contrast, the current proposal has been designed to be visually attractive and to respond positively to the established built environment not just in terms of design but also in relation to its bulk, massing and height. By maintaining a more traditional and sympathetic architectural

style, the proposed dwelling will enhance the overall aesthetic appeal of the locale, ensuring that the new development complements and enhances the character of the area.



CGI of proposed dwelling

5.7 Calderpeel Architects, a renowned architectural practice with a reputation for delivering high-quality residential schemes, has been commissioned for this project. Their extensive experience and expertise in designing residential developments ensure that the proposed dwelling will meet the highest standards of design and construction. The architects have prepared a comprehensive Design and Access Statement, which outlines the design rationale behind the proposal. This document provides a detailed analysis of the local vernacular, character appraisal, and a context height analysis, demonstrating that the proposed development is appropriate within this context. The Design and Access Statement highlights how the proposed dwelling respects and responds to the unique characteristics of the area, ensuring that the new development will contribute positively to the local environment.

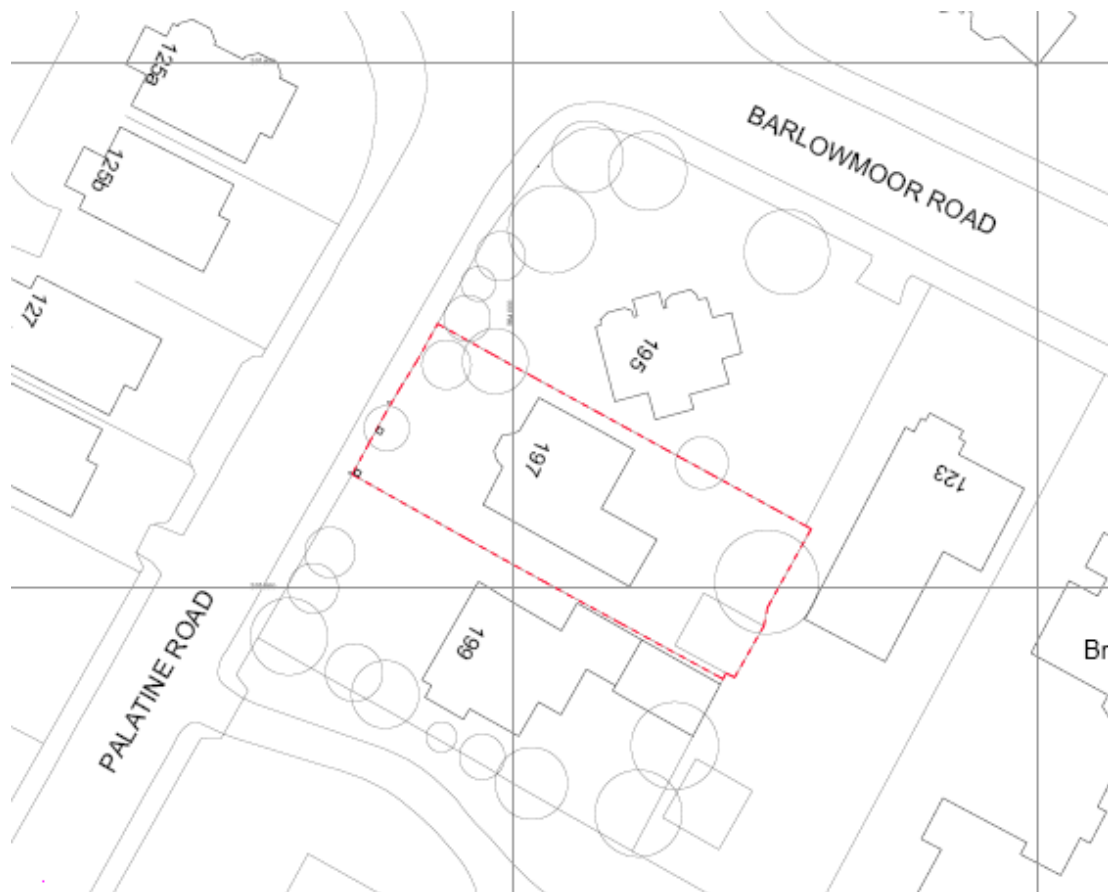
5.8 In summary, the proposed redevelopment at no. 197 Palatine Road would comply with the aims of the NPPF (2024), the Places for Everyone Joint Development Plan Document (2024) and Manchester's LDF Core Strategy Development Plan Document.

6.0 IMPACT ON NEIGHBOUR AMENITY

6.1 Paragraph 135 of the NPPF states that planning policies and decisions should ensure 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.

- 6.2 Manchester's LDF Core Strategy policy SP1 (Spatial Principles) and DM1 (Development Management) seek to ensure that all development has regard to the effects on amenity, including privacy, light, noise, vibration, air quality and odours.
- 6.3 The application site shares boundaries with nos. 195 and 199 Palatine Road and no. 123 Barlow Moor Road.



Site Location

No. 123 Barlow Moor Road

- 6.4 No. 123 Barlow Moor Road positioned to the southeastern side of the site recently gained planning consent under application 135315/FO/2022 for '*Erection of pair of 4 bed 3 storey semi-detached houses and ancillary single storey annexes at rear with parking and landscaping*' on 24th April 2023.
- 6.5 Taking into account the approved layout at no. 123, which is the process of being implemented, the redevelopment of no. 197 Palatine Road would retain adequate separation distances to ensure that this proposal would not result in an unacceptable loss of light, privacy or outlook at the neighbouring site.



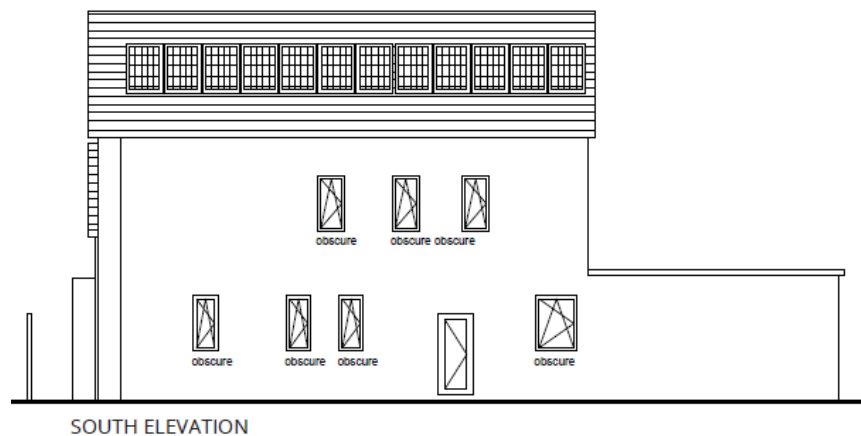
Existing relationship between dwellings

No. 199 Palatine Road

- 6.6 No. 199 Palatine Road is located to the southwestern side of the application site. It comprises a detached, two-storey property, which has been extended at the rear. The property is a typical example of residential development in the area, featuring a traditional architectural style with modern extensions.
- 6.7 The neighbouring property, which has several flank elevation windows, is set off the boundary by 3.23m. According to online plans, the first-floor side (rear) window serves a bathroom and is obscure glazed. The first-floor side (front) window is a secondary window serving a bedroom. These windows provide light and ventilation to the interior spaces, while the obscure glazing ensures privacy for the bathroom.
- 6.8 The proposed two storey element of the dwelling would extend forward of the neighbouring property. However, it would not breach a 45-degree line of sight drawn from the nearest front-facing habitable room window. This means that the new construction would not obstruct the views from windows within the front elevation. Additionally, the two-storey element would not extend beyond the original rear

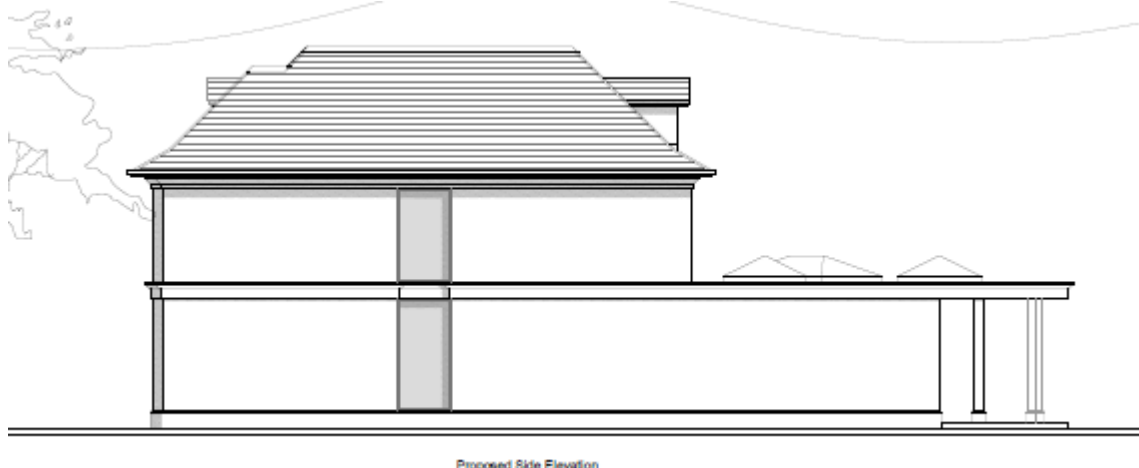
building line of no. 199 and as a consequence would not affect the outlook from the rear facing habitable room windows.

- 6.9 Furthermore, due to the orientation of the properties on the southeastern side of Palatine Road, the proposal would not affect light levels within the habitable rooms or rear garden of no. 199. The design takes into account the position of the sun and the shadows cast by buildings, ensuring that natural light is not unduly blocked from the neighbouring property.
- 6.10 Additionally, the proposed flank elevation windows at no. 197 would serve the staircase, which is a circulation area rather than a habitable living space. As a result, these windows could be obscure glazed to preserve privacy without compromising the functionality of the new dwelling. Obscure glazing in these windows would prevent direct views into and out of the property, maintaining the privacy of both the new development and the existing neighbouring property.



SOUTH ELEVATION

Dwelling approved under application 120182/FO/2018



Proposed Side Elevation

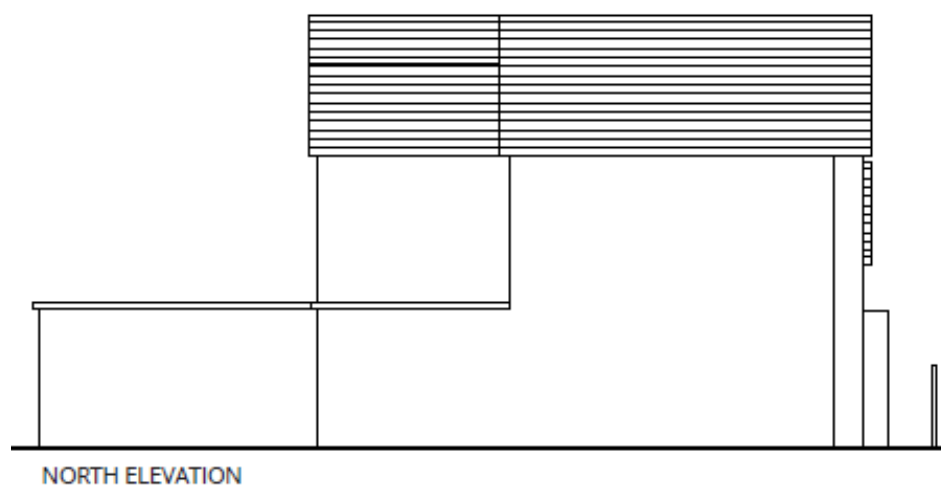
Proposed side elevation adjacent to no. 199 Palatine Road

- 6.11 Therefore, by virtue of the position, scale, and design of the proposed dwelling, it would not result in any material impacts on the living conditions at no. 199. This includes considerations of overbearing impacts, loss of outlook, privacy, or light. The

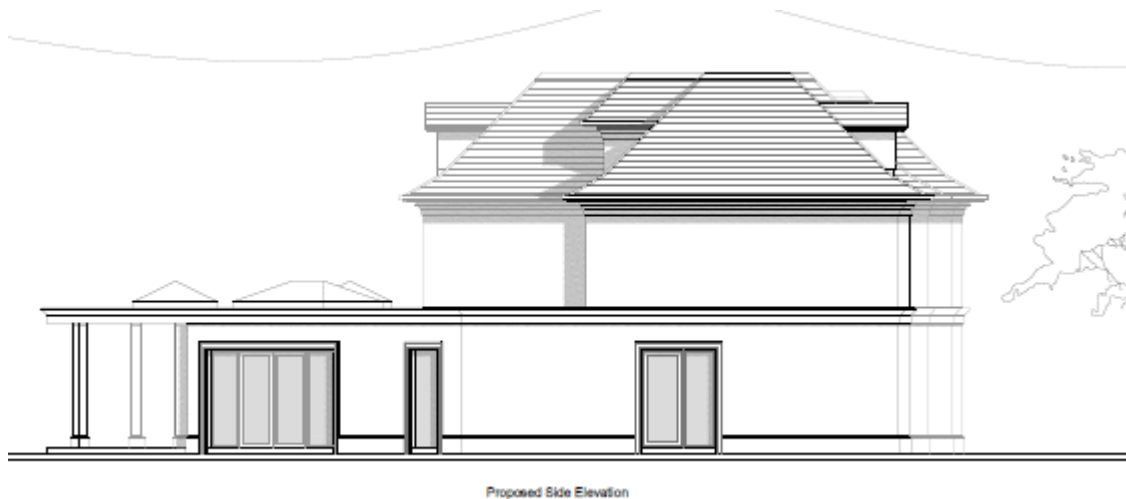
thoughtful design ensures that the new development is respectful of the existing built environment and the amenities of neighbouring properties.

No. 195 Palatine Road

- 6.12 No. 195 Palatine Road is a detached two-storey dwelling positioned on the northeastern side of the application site. This dwelling is situated on a corner plot and does not directly face Palatine Road. Instead, it is orientated towards the corner junction of Palatine Road and Barlow Moor Road.
- 6.13 Due to the orientation of No. 195 in relation to the application site, careful consideration has been given to the scale, mass, and position of the proposed dwelling. This careful planning ensures that the new development would not create any overbearing impacts, loss of outlook, privacy, or light for the occupants of no. 195. The design takes into account the need to maintain a harmonious relationship between the properties and to minimise any potential negative effects on the living conditions of the neighbouring residents.
- 6.14 The new property would be set off the shared boundary by 1.7 to 1.8m which matches the separation gap approved under application 120182/FO/2018. However, in this instance compared to the approved development, the proposed roof design has been altered to a hipped form. Additionally, the eaves and ridge heights have been lowered, thus reducing the overall bulk of the new dwelling. These design modifications aim to lessen the visual impact of the new property. As the first-floor element would not significantly differ in its overall rearward projection from the approved development, the impacts on the neighbouring property should still be deemed acceptable in terms of their outlook and access to daylight and sunlight.



Dwelling approved under application 120182/FO/2018



Proposed side elevation facing no. 195 Palatine Road

6.15 Additionally, the presence of several mature trees within the garden of no. 195 adjacent to the application site further alleviates the impact of the proposed development; and notably, no first floor flank elevation windows are proposed and therefore the scheme would also not result in a loss of privacy to neighbouring occupiers.

6.16 In summary, the proposed development would not result in any unacceptable effects on residential amenities and thus, the proposal would not conflict with the aims of the NPPF and Manchester's LDF Core Strategy policies SP1 and DM1.

7.0 STANDARD OF ACCOMMODATION PROPOSED

7.1 The NPPF seeks to ensure that the amenity of future users of development is safeguarded.

7.2 Policy DM1 (Development Management) of the Core Strategy states that development should provide adequate internal accommodation and external amenity space.

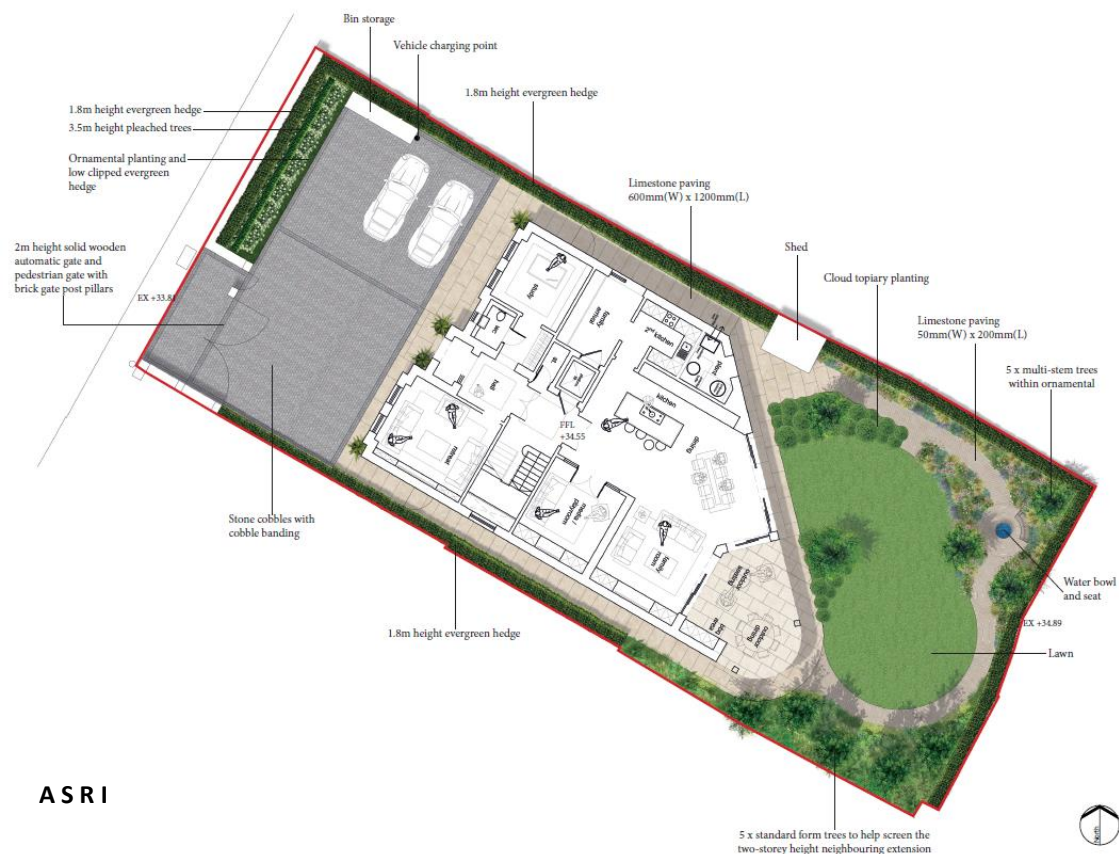
7.3 The 4x bedroom dwelling with granny annexe in the loft would have accommodation set over three floors comprising:

Ground floor: entrance hall, study with WC, retreat, store cupboard, lift and staircase to upper floors, media playroom, family arrival room, open place kitchen/dining/family space, second kitchen, plan room accessed from outside and a covered outdoor dining and barbeque area. Floor area 177sqm.

First floor: master bedroom suite with dressing area and ensuite bathroom, 3x double bedrooms with ensuite shower rooms. Lift from landing. Floor area 126sqm.

Second floor: annexe space including combined kitchenette, dining/living room, double bedroom with ensuite, store room, lift and stair access. Floor area 69sqm.

- 7.4 The accommodation within the proposed dwelling would be spacious, featuring well-proportioned and regularly shaped rooms. This thoughtful design would allow for easy placement of furniture and ample circulation space, enhancing the functionality and comfort of each room. Each habitable room would be equipped with at least one clear glazed, openable window, ensuring adequate natural light and ventilation. The floor-to-ceiling heights in these rooms would exceed 2.3m, contributing to a sense of openness and airiness within the interior spaces.
- 7.5 The front and rear gardens would be meticulously landscaped as detailed within the Landscape Workbook. The landscaping plan would include a mix of hard and soft landscaping elements, such as paving, lawn, planting beds, trees, and shrubs. This carefully curated blend would have a positive impact on biodiversity, creating a habitat for local wildlife and enhancing the ecological value of the site. Additionally, the landscaped gardens would provide a welcoming and aesthetically pleasing outdoor space for future occupants, offering areas for relaxation, recreation, and social interaction.

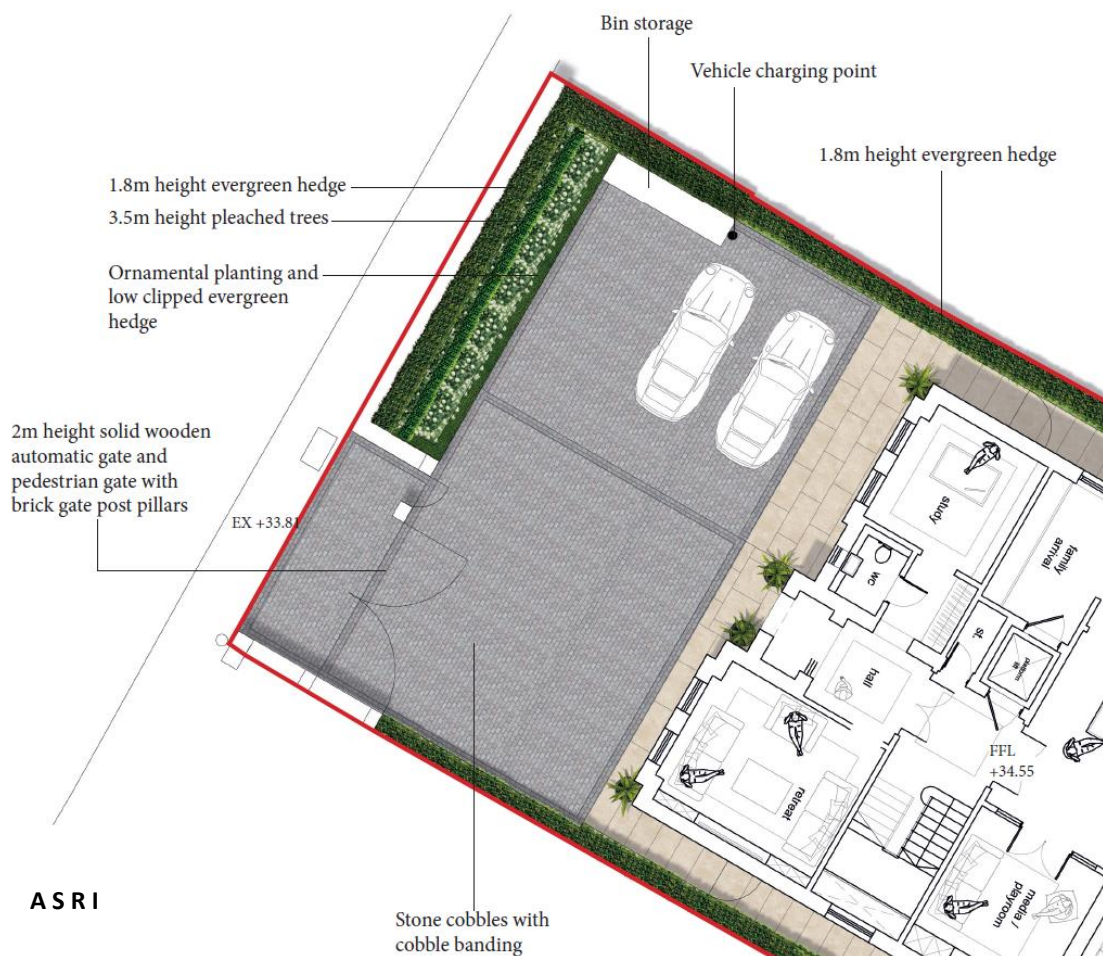


Proposed landscaping scheme

- 7.6 In summary, the proposal would provide a high standard of accommodation for future occupiers and therefore, would meet the aims of the NPPF and Manchester's LDF Core Strategy policy DM1.

8.0 TRANSPORT AND WASTE

- 8.1 Paragraph 116 of the NPPF states *"Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe"*.
- 8.2 Policies T1 (Sustainable transport) and DM1 (Development Management) of the Core Strategy require development to consider the effects of vehicular access and parking.
- 8.3 Policy EN19 (Waste) requires the creating of accessible waste storage facilities.
- 8.4 The scheme would reduce the area of hardstanding to the front of the property which had been approved in the original scheme, thus increasing the soft landscaping in order to have a positive effect on the character of the place.



Proposed front landscaping scheme

- 8.5 The front curtilage would provide space for 3x cars and bin storage. There would be sufficient manoeuvring space to enable vehicles to enter and leave the site in a forward gear.
- 8.6 New automatic entrance gates are proposed which would be set back from the front boundary by approximately 2.4m. This would enable vehicles to leave the highway without causing any unnecessary queuing. This layout would also enable vehicles leaving the site to have unrestricted views along the footpath and Palatine Road to ensure the safety of pedestrians and other highway users.
- 8.7 Regarding bin storage, this is conveniently placed to enable bins to be easily moved to a collection point on Palatine Road. The storage would also safeguard the visual amenities of the area due to its location behind the proposed boundary wall and planting.
- 8.8 In summary, the proposed development would meet the aims of the NPPF and Manchester's LDF Core Strategy policies T1, DM1 and EN19.

9.0 TREES

- 9.1 The NPPF seeks to conserve and enhance the natural environment. It recognises the important contribution trees make to the character and quality of urban environments, which also help mitigate and adapt to climate change.
- 9.2 Manchester's LDF Core Strategy policies SP1 (Spatial Principles), EN15 (Biodiversity and Geological Conservation) and DM1 (Development Management) seek to protect the natural environment.
- 9.3 The application is accompanied by an Arboricultural Implications Assessment, Method Statement and Plan which details the arboricultural implications of developing the site.
- 9.4 The report by Mulberry Tree Management concludes that in following the advice contained within, any negative factors affecting trees on the site would be minimised.
- 9.5 Furthermore, as detailed earlier a mitigating planting scheme is submitted which will enhance the biodiversity of the site resulting in a net biodiversity gain.
- 9.6 In summary, the proposed development would be compliant with the aims of the NPPF and with policies SP1, EN15 and DM1 of Manchester's LDF Core Strategy.

10.0 PLAN LIST

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|----|--------------------|----------------------------|
| a. | Site Location plan | Drawing no. 24043 (PL) 001 |
| b. | Existing site plan | Drawing no. 24043 (PL) 002 |

c.	Existing floor plans and elevations	Drawing no. 24043 (PL) 010
d.	Proposed site plan	Drawing no. 24043 (PL) 100 A
e.	Proposed front elevation	Drawing no. 24043 (PL) 110 A
f.	Proposed floor plans	Drawing no. 24043 (PL) 120 A
g.	Proposed elevations	Drawing no. 24043 (PL) 130
h.	Design & Access Statement	24043 (PL) 1500 Rev C
i.	Existing and proposed CGI	
j.	Arboricultural Implications Assessment	
k.	Arboricultural Method Statement	
l.	Site Survey	Drawing no. 140724CP-01
m.	ASRI Landscape Presentation	
n.	Landscape Illustrative Masterplan	Drawing no. 1133-ASRI-XX-XX-DR-L-0001 Rev P01

11.0 CONCLUSIONS

- 11.1 The proposed replacement dwelling would have a positive impact on the character of the site, enhancing the visual appearance of the street scene and would be in keeping with the prevailing pattern of development in the locale.
- 11.2 The proposed dwelling and the outdoor amenity spaces would provide an excellent standard of living for future occupants without affecting the residential amenity of neighbouring occupiers.
- 11.3 The development would also provide sufficient waste storage as well as adequate off-street parking provision safeguarding the free flow and safety of vehicular traffic and pedestrians on the public highway.
- 11.4 The NPPF states that decision-makers at every level should seek to approve applications for sustainable development where possible and that applications should be considered in the context of the presumption in favour of sustainable development. The proposed development would conform with national, regional and local planning policy and, for the above reasons, it is politely requested that the application is approved.