
Application for Planning Permission

20/00484/DPA

**Single dwelling with vehicular access Land Off Main Street
Middleton**

1. Site surroundings:

- 1.1 The application site relates to a vacant land dominated by tall grass with a stone wall and several trees on the perimeter. The site is not level with the road but raised with landscape features on the Eastern and Southern boundary with the Western portion is largely open. The application land previously formed part of the curtilage of Middleton House farm and has served the property differently over many years.
- 1.2 The site is located on the western edge of Character Area 1 within the Middleton Conservation Area. The subject site is situated on a prominent road junction in the centre of the village, surrounded by several listed buildings.
- 1.3 To the west is a Grade II Listed Building, with a “Landmark & Local interest” to the north-west, and two buildings classed as “Positive buildings” to the north and east.

2. Description of Proposal

- 2.1 The proposal seeks planning permission to erect a one and half storey three-bedroom detached dwelling with integral garage, and associated vehicular access from Main Street, Middleton, and amenity space.

3. Planning History

- 3.1 Corby Borough Council website identifies one planning application relating to the development site.

Application Reference	Description of Proposal	Status
13/00289/DPA	Dwelling with vehicular access from Main Street at the Land off Main Street Middleton, Leicestershire	Refused – dated 10.01.2014

- 3.2 Pre-application advice was offered by officers regarding the erection of a single dwelling with vehicular access under planning reference 18/00651/PRE.

4. Policy Context:

- 4.1 The key parts of the NPPF (2019) in relation to this proposal are as follows:

NPPF Section 2 - Achieving sustainable development.

NPPF Section 2 – Delivering a sufficient supply home.

NPPF Section 9 – Promoting sustainable transport.

NPPF Section 11 – Making effective use of land.

NPPF Section 12 - Achieving well designed places.

NPPF Section 14 – Meeting the challenge of climate change, flooding, coastal change.

NPPF Section 16 – Conserving and enhancing historic environment.

- 4.2 In July, the North Northamptonshire Joint Core Strategy (JCS) was adopted by the Joint Committee representing the District Councils of Corby, East Northamptonshire, Kettering and Wellingborough, as well as Northamptonshire County Council. The following policies are considered to be relevant for this application:

Policy 1: Presumption in favour of Sustainable Development.

Policy 3: Landscape Character;
Policy 4: Biodiversity and Geodiversity;
Policy 5: Water Environment, Resources and Flood Risk Management;
Policy 8: Place-Shaping Principles;
Policy 9: Sustainable Buildings;
Policy 15: Well-connected Towns, Villages and Neighbourhoods;
Policy 28: Housing Requirements;
Policy 29: Distribution of New Homes;
Policy 30: Housing Mix and Tenure.

5. Consultations/Representations

5.1 Internal

Corby Borough Council (CBC) Housing Strategy:

Council Housing Strategy Officer was consulted in respect to this planning application and concluded that the proposed development appears to be consistent with the growth ambitions for the Borough being in accordance with the Borough Council's Corporate Plan and priority 2.1 in particular 'To build new houses for sale and rent and to improve existing stock' The development also helps to maintain a supply of specific deliverable sites and maintains the 5-year land supply.

However, as this development will only create a single property this section does not have any further comment to make as affordable housing provision is not required in this instance.

CBC Environmental Health was consulted and concluded that there is no objection but recommended conditions.

CBC Tree Officer No comments were received.

Highway Officer was consulted and responded as follows:

Recommendations:

Presently the LHA cannot support the application and require further information to fully assess the proposals.

Observations:

1. The road layout for The Hill, Ashley Road and Main Street evidences a historical priority change making the main route from The Hill to Main Street, leaving Ashley Road as a give-way junction.

This is important as it means that the main route now bends instead of lying straight as it once did.

LHA standards include forward visibility which run on the inside vehicle track around the bend for, in this scenario, 25m. Lines are then drawn across the bend joining the start and end point of the 25m bend line. Multiple start and end points are made, and all of their corresponding straight lines create the visibility envelope inside the bend.

As an existing site with a retaining wall and elevated land within the envelope a baseline envelope needs to be ascertained and then the proposed development will be required to not worsen the existing splays.

2. Vehicular visibility splays must be shown to the nearside kerb. The full 43m cannot be achieved due to the bend.

3. It is noted that the proposal includes all of the land inside the bend and that no boundary treatments are proposed except for the gap for the vehicular access and a new pedestrian gate. This presents two issues:
 - a. The existing wall is structural as it holds back the higher land from collapsing onto the public highway, therefore any alteration to it could affect its structural integrity and place the public highway at risk.
 - b. The proposal provides no private garden as the land is at the height of the boundary wall with no further boundary treatment.
4. It must be noted that the footway is also public highway and so the highway boundary is the front face of the wall, no block paving is permitted within the highway, private surfacing must start at the private land. The public footway will require full excavation and re-construction in accordance with the section 184 license that must be applied for post planning permission.
5. The site access plan details the gradient as 1:12, this is too steep.
6. The locality is known to suffer from flooding, as it is unlawful to discharge private water onto the highway, that the site is higher than the highway and that the proposal removes natural soakaway and increases hard surfacing it is implicit that the site will increase water run-off from the land parcel.

Given that the site proposes a linear drain at the edge of the private land to the highway, it is fair to assume that the applicant proposes a soakaway connection in the private land.

7. The access is of an acceptable width.
8. The single car parking space denoted is of an acceptable size.

5.2 External

Public consultation was carried out by way of site notice (posted 22.01.2021), newspaper notice (published 07.01.2021) as well as notification to 18 neighbouring properties on 21.12.2020. material planning consideration

12 representation from neighbouring residents and Parish Council were received against the application on the material planning consideration as follows:

- Highways safety
- Increase in traffic.
- Contrary to policy
- Flood risk
- Out of keeping with the character of the area.
- Detrimental to the conservation
- Detriment to the visual amenity of the local area
- Damage to local environment

5.3 Officers Assessment:

Key determining Issues:

- Principle of Development
- Heritage Impact
- Design and Impact upon the character of the Area
- Neighbouring Amenity
- Highways Impact
- Tree and Landscape Impact
- Flood Risk

6. Principle of Development

The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. In addition, paragraph 47 of the NPPF states that planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

In this regard, and in considering the overall planning balance as to whether the proposed development subject to this application constitutes sustainable development, an important material consideration in this case is whether the Council can robustly demonstrate a 5 Year Housing Land Supply. This will affect whether Paragraph 11 of the NPPF is engaged and consequently the weight that can be attributed to the development.

Corby Borough Council can currently demonstrate a 6.01-year housing land supply of deliverable sites for the period 1 April 2019 to 31 March 2024, inclusive of a 5% buffer. Paragraph 11 (d) of the NPPF (2019) requires that the balance at the start of the assessment is tilted in favour of approval (this is referred to as ‘the tilted balance’) unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed or the adverse impacts arising from development would significantly and demonstrably outweigh the benefits (i.e. tip the scales the other way) to justify a refusal of planning permission.

The proposal seeks planning consent for a two storey, three-bedroom detached dwelling with integral garage, and associated vehicular access, parking space and amenity space. The proposal site is located within an established residential area with good local facilities including a school, public transport, and essential services.

Policy 11 of the North Northamptonshire Joint Core Strategy (2016) states that:

- a) Development in the rural areas will be limited to that required to support a prosperous rural economy or to meet a locally arising need, which cannot be met more sustainably at a nearby larger settlement.
- b) Small scale infill development will be permitted on suitable sites within Villages where this would not materially harm the character of the settlement and residential amenity or exceed the capacity of local infrastructure and services. Part 2 Local Plans and/ or Neighbourhood Plans may identify sites within or adjoining Villages to help meet locally identified needs or may designate sensitive areas where infill development will be resisted or subject to special control.

The application site is not proposed for allocation for development in the draft Local Plan. The proposed development is therefore contrary to, in particular section 2 (b) Policy 11 which encourages infill development on suitable site without any harm to the character of the settlement. The proposed development would be sited within an open plot that forms part of the visual amenity of the local area, not considered an infill development, by reason of its location and character of the application site within the conservation area. The proposed development will introduce a built form, such that will erode the openness of the plot and will materially harm the character and appearance of the settlement.

In addition, Saved Policy P6(R) of the Corby Borough Local Plan 1997 makes specific reference to Backland and Garden Development, stating:

“Proposals for new dwellings on plots formed from parts of gardens of existing dwellings in built-up areas will only be permitted where there would be no adverse effects on the amenity and privacy of existing dwellings and where adequate and safe vehicular access is available. Proposals in the form of tandem development will not be permitted.”

The application land previously formed part of the curtilage of Middleton House farm and has served the property differently over many years. Middleton House Farm has since been sold

without the application site and is no longer in use as a garden. The application site current appearance reflects this.

Notwithstanding the above, the original use of the land formed part of garden to existing property at Middleton House farm, as such saved Policy P6(R) of the Corby Borough Local Plan 1997 is applicable in this instance. The proposal, therefore, by reason of the new vehicular access of Main Street would present a development that would prejudice highway safety and give rise to an unsatisfactory means of vehicular access in accordance with adopted standards. The highways issues will be detailed further on in this report.

Furthermore, consideration must be given to the likely precedent that this would set. The development proposal for a new dwelling within this open plot area would result in a contrived scheme that clearly conflicts with Policy 11 of the NNJCS.

As such, the principle of the development is unacceptable as it does not comply with Saved Policy P6(R) of the Corby Borough Local Plan (1997) or Policy 11 of the North Northamptonshire Joint Core Strategy (2016).

7. Impact on Designated Heritage Asset

The subject site is located within existing Conservation Area of Middleton, where new development should conserve and, where possible, enhance the heritage significance and setting of an asset or group of heritage assets in a manner commensurate to its significance.

The subject site is situated on a prominent road junction in the centre of the village, surrounded by several listed buildings.

The proposed site is located on the junction of The Hill and Main Street as you descend into the core of the village, the descent into the village along The Hill has a distinct feeling of enclosure, with the boundary walls and houses set to the road edge, emphasising the enclosure, at the junction the road continues its descent, with Main Street via a 90-degree bend to the right.

The subject site is a parcel of land situated on the right-hand side of Main Street, bounded by a low stone wall, the site is elevated from the footpath and rises towards the rear of the site, up The Hill. The application site is on this junction, where the street scene opens the view into the village.

The location of the site added to its simple open and almost rural nature that create the character of the site and positively contribute to the village. The site originally forms a part of land ownership by a local village farm, still retains that simple character. As such views into and out of the site are significant and any development should reflect this and be of high quality design, considerate of material choice and wholly appropriate for the setting and the adjacent listed buildings.

The proposed design creates a one and a half storey house, with three bedrooms, constructed of limestone walling set under a slate roof, with three dual pitched dormer windows to the front elevation, an integral garage to the left-hand side and a single storey lounge to the right-hand side and two dual pitched dormers to the rear.

The proposed house has been designed to reflect the typical architecture of the village with the dormer windows, taken cues from the neighbouring building of local interest Wantage Mews. Wantage Mews was a simple barn, originally part of the village farm, which was converted into a house in the late 20th Century, which resulted in the addition of the dormer windows. The dormer windows, which although a character of the village is not appropriate for a simple barn conversion and detract from the original character of the barn and therefore impact upon the agricultural character of this part of the village.

The proposed house is simple in design and generally makes a positive addition in design terms, however there are material objection regarding the appropriateness of an integral garage in such a house within a conservation area and feel that a detached garage or simple cart shed would have been more appropriate. The proposed canopy roof detailing over the

front entrance door and the lounge side extension, will create a modern feel, contrary to existing character within the conservation area. The design incorporates timber windows and fascia board, which positively contribute to the overall design and are wholly appropriate for inclusion within a Conservation Area.

The site is accessed via a sloping driveway from Main Street to the garage and house set towards the rear of the site, with a domestic garden to the front and rear and retained amenity land to the right-hand side of the plot, adjacent to the road junction. The proposal involves the installation of a simple native species hedge between the domestic garden and the amenity land.

The site is surrounded by historically significant buildings, the Old Woolpack and Middleton House and Middleton House Farm, all of which have cleared and unfettered views into the subject site. It is these views that will be significantly affected by the construction of a house on this site.

The elevated nature of the site and the additional height of the proposed house over the simple rural site will have a dramatic impact on the street scene. The rural nature of the site, its historic association to the village farm, its open space, its mature trees within the street scene and the simple character of the site and its positive contribution to the street scene will all be detrimentally affected by the residential development of this site.

Overall, the construction of a detached house and garage, complete with access driveway and garden, in this elevated setting on an open plot of amenity land within the core of the village will have a detrimental impact on the Conservation Area and the adjacent buildings of local interest.

The existing open site creates an important visual break in the sense of enclosure of this part of the village. The removal of extended sections of the stone boundary walling and the loss of the mature trees to boundary of the site, also have detract from the Conservation Area.

The views from Middleton House Farm, to which the land and surrounding agricultural buildings were historically associated will also be detrimentally affected with the views changing from open amenity land to a new house, changing both the visuals but also the historic association.

The proposal to erect a residential dwelling on the application site, by reason of its design, scale and siting will result to a loss of its boundary, historic association with the farm and its soft open character within the built and more enclosed environment, immediately surrounding the site.

The proposal would result in harm to the significance of designated heritage assets, with the harm being categorised as being less than substantial. It will contradict Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016), and advice within NPPF.

8. Design and Impact upon the Street Scene

Policy 8 of the NNJCS states that development should respect and enhance local character by ensuring that it responds to its topography, wider context, and the landscape setting.

Consistent with Policy 8 of the NNJCS and the design-led approach advocated by the NPPF, the suitability of a development must be measured in part on its overall quality and function to ensure development is appropriately located and has regard to both the subject dwelling and the surrounding area.

The application site lies within an established residential neighbourhood characterised by predominantly two storey dwellings of a mixed character. Officers note the objection from the Conservation Officer and concur with the concerns that the proposed development would detrimentally affect the street scene and the character of the Conservation Area. The proposed dwelling is not considered to be consistent to the character and appearance of Main Street, therefore the proposal is not considered to be in keeping with the street scene.

The proposal also results in a contrived development that is against Policy 8 of the NNJCS. Furthermore, Paragraph 124 of the NPPF 2019 states that *“the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and help make development acceptable to communities.”* Furthermore, Paragraph 130 of the NPPF 2019 goes on to say *“permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.”*

The proposal involves the subdivision of a vacant parcel of land. It will involve the introduction of a dwellinghouse within the open green space with an extensive hardstanding area to the front of the house. It is considered that the proposed new dwelling will fail to respond to the local topography and the overall form, character and landscape setting of the settlement, such that would be detrimental to visual amenity of the application plot which forms part of the character and landscape setting of the local area and conservation area.

On balance, officers conclude that the proposal is unacceptable in terms of scale, design and appearance and the dwelling would have significant harm to the character and appearance of the immediate local area. Therefore, it is concluded that the proposal would be in conflict to Policies 2 and 8 of the North Northamptonshire Joint Core Strategy Plan (2016) and advise within NPPF.

9. Neighbouring Amenity

6.25 Policy 8 of the NNJCS demonstrates the necessity of protecting amenity by development not resulting in an unacceptable impact on the amenities of future occupiers, neighbouring properties, or the wider area.

6.26 Paragraph 127 of the NPPF lays emphasis on high-quality design and a good standard of amenity for improving the character and quality of an area and the way it functions.

In terms of impact upon neighbouring amenity, the proposal would see the creation of a two storey dwelling which would be set away from the neighbouring properties with a degree of separation distance. Taking into consideration the design, scale, and siting of the proposed development, it is unlikely to significantly harm the residential amenity of the neighbouring properties in terms of overbearing, loss of light or privacy.

The proposal, therefore, will accord the above mentioned policies.

10. Highways

Policy 26 section (e) states that development does not result in an adverse impact on the capacity and safety of the highways network and of public rights of way.

The proposal involves the erection of a single detached dwelling with integral garage and associated new vehicular access off Main Street, driveway, and off-street parking space within the plot.

The proposed development will be served with a new vehicular access of Main Street. The road layout for The Hill, Ashley Road and Main Street evidences a historical priority change making the main route from The Hill to Main Street, leaving Ashley Road as a give-way junction.

This is important as it means that the main route now bends instead of lying straight as it once did. LHA standards include forward visibility which run on the inside vehicle track around the bend for, in this scenario, 25m. Lines are then drawn across the bend joining the start and end point of the 25m bend line. Multiple start and end points are made, and all their corresponding straight lines create the visibility envelope inside the bend.

As an existing site with a retaining wall and elevated land within the envelope a baseline envelope needs to be ascertained and then the proposed development will be required to not worsen the existing splays.

The Local Highways Authority (LHA) was consulted and concluded that the proposed development would include all the land inside the bend and that no boundary treatments are proposed except for the gap for the vehicular access and a new pedestrian gate. This presents two issues:

- a. The existing wall is structural as it holds back the higher land from collapsing onto the public highway, therefore any alteration to it could affect its structural integrity and place the public highway at risk.
- b. The proposal provides no private garden as the land is at the height of the boundary wall with no further boundary treatment.

It must be noted that the footway is also public highway and so the highway boundary is the front face of the wall, no block paving is permitted within the highway, private surfacing must start at the private land. The public footway will require full excavation and re-construction in accordance with the section 184 license that must be applied for post planning permission.

In addition, the locality is known to suffer from flooding, as it is unlawful to discharge private water onto the highway, that the site is higher than the highway and that the proposal removes natural soakaway and increases hard surfacing it is implicit that the site will increase water run-off from the land parcel. Given that the site proposes a linear drain at the edge of the private land to the highway, it is fair to assume that the applicant proposes a soakaway connection in the private land.

Furthermore, the proposed integral garage is sub-standard in size due to the internal door opening into the required 3.3 x 6m specified size, it should be noted that a garage cannot count as a parking space on dwellings with less than 4 bedrooms. It is recommended that the garage be re-labelled as a store, the garage door altered to a shed / store door (not an up-and-over) and be re-allocated to contain the 3 cycle parking spaces and other household storage. There will be shortfall on one parking space.

Overall, the proposal by reason of the site location, topography, and relationship with adjacent highway will present a development that would prejudice highway safety and give rise to an unsatisfactory means of vehicular access and inadequate parking space in accordance with adopted standards.

11. Trees and Landscape Impact

Policy 3 of the North Northamptonshire Joint Core Strategy (2016) states that development should be located and designed in a way that is sensitive to its landscape setting, retaining and, where possible, enhancing the distinctive qualities of the landscape character area which it would affect.

The application area under consideration consists of 0.070 hectares of vacant land dominated by tall grass with a stone wall and several matured trees on the perimeter within Middleton conservation area. Of very significant value are the two trees located within the north side of the application site. The site is not level with the road but raised with landscape features on the eastern and southern boundary. The western portion is largely open and whilst currently heavily overgrown.

The proposed dwelling would require the removal of two existing trees fronting onto Main Street to facilitate access. The trees proposed for removal are shown on the Block plan. These trees are not formally protected by Tree Preservation Orders.

The applicant has proposed additional planting of two mature trees as well as a hedge boundary have been proposed to offset the loss and retain the quantity and quality of landscape features. The western native hedge will delineate ownership and provide a soft screening to the retained visual amenity land.

With regards to landscape assessment, it is considered that the applicant does not fully consider the effects of the proposed development. The landscape is an area, as perceived by people, whose character is the result of the action and interaction of natural and/or human factors. There is an evidence of historic land use of the application site which form part of the distinctive qualities of the landscape character area of the settlement. It is considered that the development proposed would cause harm to the landscape character of the local area in terms of the changes in settlement patterns that would result, in particular the loss of the distinctive openness and associated trees that typifies this landscape within the application site when view vis-à-vis the built form of the settlement.

Overall, it is considered that the applicant underestimates the likely effects of the development on the landscape character of the site. Officer concluded that, given the evidence before us, there would be an adverse effect on the character of the site and its setting.

12. Other matters

The application site falls within an area identified to be at risk of Surface Water Flooding. The applicant has failed to acknowledge the flood risk associated to this site in its planning statement, let alone submit a Flood Risk Assessment Report to show that the proposed development is unlikely to exacerbate the current flood risk in the local area or indicate resilience measures to prevent surface water flooding. According to the Environmental Agency map, the surface water risk is categorised as medium risk.

Surface water flooding, sometimes known as flash flooding:

- ☐ happens when heavy rain cannot drain away.
- ☐ is difficult to predict as it depends on rainfall volume and location.
- ☐ can happen up hills and away from rivers and other bodies of water.
- ☐ is more widespread in areas with harder surfaces like concrete.

In addition to the material planning objections received from neighbours regarding detrimental impact of the proposal on the character and appearance of the conservation area, which have been addressed in the report above, concern was raised about the risk of flooding that is likely to be exacerbated by the proposed development.

The Lead Local Flood Authority was consulted and made no comment on the proposal. In this instance, the LPA cannot ascertain the impact of the proposal as it relates to risk of surface water flooding without FRA. Given that the application is being recommended for a refusal, officer did not deem it appropriate to request for flood risk assessment at this stage. This is considered to moderately weigh against the proposal.

13. Conclusion

The proposed development would erode the open character and appearance of this plot which would be harmful to the local character and out of keeping with the Conservation Area. Due to its position close to the junction between The Hill and Main Street Road, the erection of a new two-storey dwelling would diminish the verdant and open nature of this area, therefore will appear incongruous within the street scene. Furthermore, the proposal by reason of the site location, topography, and relationship with adjacent highway will present a development that would prejudice highway safety and give rise to an unsatisfactory means of vehicular access and inadequate parking space in accordance with adopted standards.

This harm significantly and demonstrably outweighs the proposal benefits, including delivery of housing, and the proposal does not represent sustainable development. Subsequently the proposal is contrary to Policies 2, 8 and 11 of the North Northamptonshire Joint Core Strategy (2016); 'Saved' Policy P6(R) of the Corby Borough Local Plan (1997) and the National Planning Policy Framework (2020).

14. RECOMMENDATION

Refuse for the following Reason:

1. The new development will significantly encroach upon the historically open green landscape such that its historic association to the village farm, its open space, and the distinct simple character of the site and its positive contribution to the street scene will all be detrimentally affected by the residential development of this site.

The development would result in harm to the significance of designated heritage assets, with the harm being categorised as being "less than substantial". The proposed development is contrary to the National Planning Policy Framework; Policies 2 and 8 of the North Northamptonshire Joint Core Strategy (2016).

The development further fails to comply with Section 72(2) of the Listed Buildings & Conservation Areas Act 1990, which requires special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area. Having regard to the guidance in paragraphs 193 - 197 of the National Planning Policy Framework, the Local Planning Authority has considered the public benefits associated with the development but concludes that these would not outweigh the harm caused to the significance of designated heritage assets and would conflict with the statutory duties, national guidance and Local Plan Policies outlined above.

2. The location and scale of the proposed development would not result in a well-integrated extension to the village and fails to respond to the existing pattern and character of development in the locality and the intrinsic character and beauty of the village settlement. The proposed development as shown within the block plan fails to demonstrate that the site can accommodate the dwellinghouse in a manner that will promote or reinforce local distinctiveness and which reflects the constraints, sensitivity and location of the site. The proposal, therefore, considered to be contrary to the National Planning Policy Framework; Policies 8 and 11 of the North Northamptonshire Joint Core Strategy (2016).
3. The proposal by reason of its design, site location, topography, and relationship with adjacent highway will present a development that would prejudice highway safety and give rise to an unsatisfactory means of vehicular access and inadequate parking space in accordance with adopted standards.

Schedule of Plans

Indicative Access Section
Proposed Block Plan
Proposed Elevation and Floor Plan
Indicative Street scene
Site Location Map
Planning Statement
Heritage Design and Access Statement

Human Rights Act 1998

Officers have considered the Human Rights Act 1998 in reaching a recommendation to grant planning permission, subject to conditions. Officers have considered the potential interference with the rights of the owners/occupiers of surrounding properties under Article 8 and/or Article 1 of the First Protocol of the Act and consider that it is proportionate.

Officers have also considered the interference with the human rights of the applicant under Article 8 and/or Article 1 of the First Protocol caused by imposing conditions. Officers consider that the conditions are necessary to protect the rights and freedoms of others and to control the use of property in accordance with the general interest. The interference is therefore justifiable and proportionate.

Section 17 of the Crime and Disorder Act 1998

Officers have considered, with due regard, the likely effect of the proposal on the need to reduce crime and disorder as part of the determination of this application, in accordance with section 17 of the Crime and Disorder Act 1998. In reaching a recommendation to approve, Officers consider that the proposal will not undermine crime prevention or the promotion of community safety.

Officer to Contact:

Babatunde Aregbesola