



PLANNING, DESIGN & ACCESS STATEMENT

On behalf of: Mr. & Mrs. R Middleton

Site: Land to the south of Swan Meadow, Pewsey, Wiltshire, SN9 5DF

Proposal: Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and the creation of a new access point.

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1. Introduction

Background

- 1.1 This Planning, Design and Access Statement has been prepared by Mark Pettitt BA(Hons) MRTPI of Fowler Architecture and Planning Ltd (FAAP) on behalf of Mr. & Mrs. R Middleton in support of a Full Planning Application for the erection of two new dwellings on land to the south of Swan Orchard, Pewsey.
- 1.2 This Statement meets the requirements of Article 9 of the Town and Country Planning (Development Management Procedure) (Order) (England) 2015 (as amended).
- 1.3 The purpose of this combined Planning, Design & Access Statement is to detail how the proposed development sits against current planning policy, and explain the principles and concepts that have been applied to the development, and how issues relating to access to the development have been dealt with, through:
- Explaining the design principles and concepts that have been applied to the development;
 - Demonstrating the steps taken to appraise the context of the development and how the design of the development takes that context into account;
 - Explaining the policy adopted as to access, and how policies relating to access in relevant local development documents have been taken into account; and,
 - Stating what, if any consultation has been undertaken on issues relating to the development and what account has been taken of the outcome of any such consultation.
- 1.4 This Statement should be read in conjunction with the following plans/documents:
- Drawing No. 231214-01: Location Plan at 1:1250 (A4);
 - Drawing No. 231214-02: Site Plan at 1:200 (A1);
 - Drawing No. 231214-03: Design Scheme (Plot 1) at 1:100 (A1);
 - Drawing No. 231214-04: Design Scheme (Plot 2) at 1:100 (A1);
 - Ecological Report, by All Ecology Ltd;
 - BNG Assessment, by All Ecology Ltd; and,
 - Arboricultural Report, by Naturally Trees Ltd.

Vision

- 1.5 The Applicants' vision has drawn on the following principles set out in the National Planning Policy Framework (NPPF):

- ***Ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations— NPPF Para. 8***
- ***Making effective use of land – NPPF Para. 8***
- ***Boosting significantly the supply of homes – NPPF Para. 61***
- ***Small and medium sized sites can make an important contribution to meeting the housing requirement of an area – NPPF Para. 73***
- ***Enhancing the vitality of rural communities - NPPF Para. 83***
- ***Create high quality, beautiful and sustainable buildings and places – NPPF Para. 131***
- ***Ensure that developments are visually attractive as a result of good architecture, layout and appropriate and effective landscaping – NPPF Para. 135***
- ***Conserve and enhance the landscape and scenic beauty in National Landscapes – NPPF Para. 189***

- 1.7 The proposal will deliver two high-quality homes, which will make a positive contribution to the character of the local area, at a time when the Council aren't delivering a sufficient number of homes.
- 1.8 The Applicants look forward to Wiltshire Council facilitating the delivery of this vision.

2. Site and Surroundings

- 2.1 The Application Site stands on the southern side of the large village of Pewsey, which is positioned some 25km south of Swindon.
- 2.2 The site is a triangular shaped plot of land that extends to approximately 0.14 Hectares. It is a vacant piece of grass land, that forms part of a wider parcel of land. Immediately to the east is a recent development of 9 houses, whilst beyond the site to the north is a road known as Swan Meadow.
- 2.3 From a planning point of view, the site falls entirely within the Limits of Development for Pewsey, where there is a presumption in favour of new residential development.
- 2.4 The nearest public right of way is footpath PEWS52, which is a short distance to the west of the site. This connects Kings Corner with Green Drove.
- 2.5 As with the rest of Pewsey, the site is washed over by the North Wessex Downs National Landscape.
- 2.6 It does not fall within the Pewsey Conservation Area designation and the nearest listed building is a generous distance away from the site.
- 2.7 With regards to topography, there is a gentle rise in levels across the site, generally from north west to south east.
- 2.8 The site is not in an area that is known to be at risk of flooding and is not the subject of any tree preservation orders.
- 2.9 The site is a short walk from the range of services and facilities available in Pewsey. Swan Meadow has a footway and external lighting, and the nearest bus stop is approximately 500m to the west of the site.

3. Planning History

- 3.1 The Council's website confirms that the site has not been the subject of any previous planning applications.

4. Proposed Development

4.1 Full Planning Permission is sought for the:

“Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and the creation of a new access point”.

4.2 The Applicants are proposing to erect two detached dwellings in the village of Pewsey.

4.3 Plot 1 will be a two storey L-shaped property of brick and slate construction. It will be positioned in the eastern part of the site, set back a generous distance from Swan Meadow. The property will have 4 bedrooms and an integral garage.

4.4 Plot 2 will be a two storey rectilinear property of brick and slate construction. It will be positioned on the western part of the site and will have 4 bedrooms. A single storey detached double garage is proposed in a central position on the inside of the southern-most boundary of the site.

4.5 Each of the properties will sit in a generously sized plot with ample private amenity space, commensurate in size to the dwelling it will serve.

4.6 The dwellings will benefit from an appropriate level of car parking, and turning, whilst details of cycle and refuse storage can be secured by way of an appropriately worded condition – likewise electric vehicle charging provision.

4.7 A new vehicular access point is proposed in a central position along the site frontage. , which will be positioned further to the north along the site frontage. A new driveway will connect the proposed dwellings with the public highway (i.e. Swan Meadow).

4.8 Further details of both hard and soft landscaping can be secured by way of an appropriately worded condition.

5. Planning Policy Context

The Development Plan

- 5.1 Section 70(2) of the Town and Country Planning Act 1990 (as amended) states that in dealing with an application for planning permission the LPA shall have regard to the provisions of the development plan, so far as material to the application; any local finance considerations, so far as material to the application; and any other material considerations.
- 5.2 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise.
- 5.3 Planning applications should be determined in accordance with the relevant policies in the Development Plan unless there are material considerations, such as those in the National Planning Policy Framework, that indicate that the plan should not be followed.
- 5.4 The Development Plan for the purposes of considering this application comprises the Wiltshire Core Strategy, Wiltshire Housing Site Allocations Plan and the Pewsey Neighbourhood Development Plan.

Wiltshire Core Strategy

- 5.5 The Wiltshire Core Strategy was adopted in 2015 and forms the overarching planning policy framework for Wiltshire up to 2026.
- 5.6 The policies of most relevance to the consideration of this application as follows:
- Core Policy (CP) 1 – Settlement Strategy;
 - CP2 – Delivery Strategy;
 - CP18 – Pewsey Community Area;
 - CP51 – Landscape;
 - CP57 – Ensuring High Quality Design and Place Shaping.
- 5.7 **Policy CP1** identifies the hierarchy of settlements and the level of development expected to take place at the various levels in the Settlement Hierarchy – Principal Settlements, Market Towns, Local Service Centres, Large and Small Villages.
- 5.8 **Policy CP2** sets out the circumstances under which the development envisaged by CP1 will be delivered at each level of the hierarchy. CP2 stipulates that development will not be permitted

outside of the defined limits of development apart from the specified exceptions set out at Paragraph 4.25. The Application Site falls wholly within the Limits of Development for Pewsey.

- 5.9 **Policy CP18** sets out the strategy for the Pewsey Community Area, and identifies a requirement of 600 additional housing units to be provided over the plan period to 2026.
- 5.10 **Policy CP51** relates to the landscape, and requires that development proposals protect, conserve and where possible enhance landscape character.
- 5.11 **Policy CP57** relates to matters of design, and sets out a range of criteria for achievement of high-quality design to be incorporated, where relevant, into all new developments across Wiltshire.

Wiltshire Housing Site Allocations Development Plan Document (HSA DPD)

- 5.12 None of the policies in the HSA DPD are considered relevant to the consideration of this application.

Pewsey Neighbourhood Development Plan (PNDP)

- 5.13 The PNDP was Made in June 2015. Map 4 (extract below) shows the site (blue star) falling wholly within the Limits of Development for Pewsey.



Map 4 (extract) of the PNDP

(Source: [sppnp-made-pewsey-neighbourhood-plan-2015.pdf](https://www.pewsey.gov.uk/media/10000/sppnp-made-pewsey-neighbourhood-plan-2015.pdf))

- 5.14 **Policy 1 (Development Strategy)** outlines a presumption in favour of new development within the Limits of Development for Pewsey. **Policies 5 (The Natural Environment)** and **7 (Transport)**, are also relevant to the consideration of this application.

Material Considerations

- 5.15 Section 70(2) of the Town and Country Planning Act 1990 requires that the local planning authority should have regard to any material considerations in dealing with an application for planning permission.

National Planning Policy Framework (NPPF)

- 5.16 The new National Planning Policy Framework (NPPF) was published in December 2024 and this outlines the purpose and role of the planning system in delivering sustainable development which meets three independent roles – economic, social and environmental. The NPPF is a very important material planning consideration and replaces a raft of former Planning Policy Guidance Notes, Planning Policy Statements and other documents into a consolidated national planning policy framework. The ‘National Planning Practice Guidance’ (NPPG) was published in March 2014 and is also a material consideration.
- 5.17 A ‘presumption in favour of sustainable development’ is at the heart of the Framework, to deliver the economic, social and environmental objectives underpinning the document, outlined in paragraph 8. The policies of the NPPF, taken as a whole, constitute the Government’s view of what sustainable development means in practice for the planning system.
- 5.18 Paragraph 11 confirms that planning policies and decisions should achieve sustainable development and should be approved without delay if in accordance with an up-to-date development plan. Where there are no up-to-date plan policies, Paragraph 11 confirms that permission should be granted unless the policies in the framework provide a strong reason for refusal or the adverse impacts will significantly and demonstrably outweigh the benefits.
- 5.19 Paragraph 39 requires that local planning authorities “*approach decisions... in a positive and creative way*”, and should “*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*”.
- 5.20 Paragraph 48 confirms planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise.
- 5.21 Paragraph 61 confirms the Government’s objective of significantly boosting the supply of homes.
- 5.22 Paragraph 73 confirms small and medium sized sites can make an important contribution to meeting the housing requirement of an area, and are often built-out relatively quickly.

- 5.23 Paragraphs 78 to 81 confirms the obligations on LPAs to ensure a supply of specific deliverable sites sufficient to provide a minimum of 5 years' worth of housing, including buffer, against their housing requirement set out in adopted strategic policies. In addition, LPAs should maintain the supply of housing through the Housing Delivery Test. The LPA cannot demonstrate a 5-year supply of deliverable housing land, consequently, the presumption in favour of sustainable development as set out within the paragraph 11 is therefore firmly engaged.
- 5.24 Paragraph 83 of the NPPF states that *"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. Planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services"*.
- 5.25 Paragraph 110 seeks to focus significant development on locations which are or can be made sustainable, however it recognises opportunities to maximise sustainable transport solutions will vary between urban and rural areas.
- 5.26 Paragraph 124 of the Framework notes that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses. The same document goes on to note that planning policies and decisions should encourage multiple benefits from both urban and rural land, through taking opportunities to achieve net environmental gains.
- 5.27 Paragraphs 129 and 130 require the planning system to support development that makes efficient use of land. In particular, it advises that where there is an existing or anticipated shortage of land for meeting identified housing needs, it is especially important that planning policies and decisions avoid homes being built at low densities, and ensure that developments make optimal use of the potential of each site.
- 5.28 Paragraph 131 calls the *"creation of high quality, beautiful and sustainable buildings... fundamental to what the planning and development process should achieve"*.
- 5.29 Paragraph 135 updates national policy guiding principles of design. Decisions should ensure that developments, *inter alia*, *"will function well and add to the overall quality of the area"*, *"are visually attractive as a result of good architecture, layout and appropriate and effective landscaping"*, *"are sympathetic to local character and history... while not preventing or discouraging appropriate innovation or change (such as increased densities)"*, *"optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development..."*, and ensure *"a high standard of amenity for existing and future users"*.
- 5.30 Paragraph 139 of the same document encourages LPAs to give great weight to raising the standard of design generally in an area.

5.31 Paragraph 189 is also relevant to the consideration of this application. It states that *“Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes which have the highest status of protection in relation to these issues”*.

5.32 Paragraph 193 confirms the four principles to conserve and enhance biodiversity.

Planning Practice Guidance

5.33 The Planning Practice Guidance is to be read in conjunction with the policies set out in the Framework, and expands upon the policies set out therein. The Guidance clarifies how national policy is expected to be fulfilled by local planning authorities.

6. Planning Assessment

- 6.1 The NPPF does not change the statutory status of the Development Plan as the starting point for decision making. Indeed, the determination of this current application should be made in accordance with the Development Plan unless material considerations indicate otherwise, in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004.
- 6.2 The key planning issues in this case for a development involving the *‘Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and access arrangements’* are considered to be:
- a. The Principle of Residential Development;
 - b. Housing Mix;
 - c. Impact on Heritage Assets;
 - d. Design / Layout;
 - e. Access, Turning & Parking;
 - f. Flood Risk;
 - g. Drainage;
 - h. Ecology;
 - i. Archaeology;
 - j. Contamination;
 - k. Residential Amenity;
 - l. Safer & Sustainability; and,
 - m. Summary.

The Principle of Residential Development

- 6.3 The site falls wholly within the Limits of Development for Pewsey, where the principle of new housing is acceptable, having regard to Core Policy 2 of the Wiltshire Core Strategy and Policy 1 of the PNDP.
- 6.4 It is also worth noting that the Council cannot currently demonstrate a 5 years supply of housing land. It is currently at 2.42 years, which represents a significant shortfall, and way below what they should be delivering over the next 5-year period. There is a pressing need for the Council to bring forward more homes, and in this respect the proposals would make a small but worthwhile contribution.

Housing Mix

- 6.5 The Applicants are seeking permission for two open market dwellings – each of which, will have four bedrooms. They will contribute to the range of properties in the Parish, whilst respecting the character and appearance of the surrounding area.
- 6.6 Owing to the quantum of development and the size of the site, no affordable housing contribution is attracted in this instance.

Impact on Heritage Assets

- 6.7 Section 12 requires the conservation and enjoyment of the historic environment through the protection of designated and non-designated Heritage Assets. In particular, paragraph 203 of the NPPF sets out the desirability of sustaining and enhancing the significance of heritage assets.
- 6.8 The proposed development will not have a harmful impact on any designated heritage assets. The site is generous distance away from the Conservation Area designation, and the nearest listed building.

Design/Layout

- 6.9 The Design Statement below addresses matters of design and layout in accordance with relevant Development Plan policies, and Section 12 of the NPPF.

Access, Turning & Parking

- 6.10 As set out in the Access Statement below, the proposed development will provide appropriate access arrangements to serve the proposed dwellings, and sufficient levels of parking/turning to accord with the Council's adopted standards.

Flood Risk

- 6.11 The GOV.uk website confirms that the Application Site does not fall within an area where the risk of flooding from rivers or the sea is very low. The risk of surface water flooding is also very low.
- 6.12 As such, the NPPF does not advise that development should be restricted in this location, and no flood risk assessment has been submitted as part of this application.

Drainage

- 6.13 As outlined on the submitted Application Form, foul water will be disposed of to the mains sewer, whilst it is expected that surface water run-off will go to soakaway/SUDS.

Ecology

- 6.14 An Ecological Report has been submitted as part of this application.

Lighting Assessment

- 6.15 There will be no significant external lighting proposed (e.g. floodlighting, lit areas of car parking etc).

Archaeology

- 6.16 An Archaeological Desk-Based Assessment has not been submitted as part of this application.
- 6.17 Whilst there are not known to be any archaeological features of any importance on the site, the Applicant does not have any objection to the Council attaching a precautionary condition to any permission in respect of the discovery of any features of architectural, historic or archaeological interest during on-site works.

Contamination

- 6.18 A contamination report has not been submitted as part of this application, and can be secured by way of an appropriately worded condition if considered necessary.

Residential Amenity

- 6.19 As confirmed in the Design Statement below, the proposed dwellings will be provided with adequately sized amenity area, and appropriate levels of privacy.
- 6.20 The amenity of existing residents to the north and east will not be compromised by these proposals. Indeed, the proposed dwellings will be well screened from the neighbours, and a generous distance away from them.

Safer & Sustainability

- 6.21 In accordance with Part L1B of the Building regulations, and relevant policies in the Development Plan, the proposed dwellings will be constructed to attain the relevant standard of energy efficiency.

Summary

- 6.22 In principle, the site represents an opportunity for a sustainable form of residential development, within the Limits of Development for Pewsey, where residential development could help to maintain the vitality of local services and facilities within the local area – at a time when the Council cannot currently demonstrate a 5 years supply of housing land.
- 6.23 The design components of the scheme are considered acceptable, and the proposed dwellings will respond successfully to the constraints of the site, allowing them to sit comfortably in this location.
- 6.24 There are no technical reasons why the proposed development should not come forward, and there are considered to be a number of benefits in introducing two high quality homes into a sustainable residential area.

7. Design Principles

Achieving High Quality Design

7.1 NPPF Paragraph 135 establishes the framework for delivering high quality design. The assessment undertaken provides the basis for meeting these principles, while balancing the needs of the community as a whole, neighbouring residents, a developer delivering a viable scheme, policy requirements and local contextual factors.

- ***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;***
- ***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);***
- ***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;***
- ***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***
- ***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.***

7.2 Relevant policies in the Development Plan and guidance in Section 12 of the NPPF are also relevant to securing high quality design. A set of fundamental design principles were arrived at and used to inform the development design:

Development Principles

- Introduce two sympathetically designed dwellings that respect the character of the area;
- Draw on the pattern and grain of development seen to the east at Swan Orchard;

- Ensure the proposed residential curtilages are commensurate in size to the proposed dwellings;
- Give careful consideration to the positioning of the dwellings, so that they sit comfortably in this location;
- Use an appropriate palette of materials, reflective of the local vernacular; and,
- Reinforce existing soft landscaping framework.

Access Principles

- Create new vehicular access point out onto Swan Meadow;
- Ensure that there is no detrimental impact on the capacity, free flow and safety of the local highway network;
- Provide adequate on-site turning arrangements for private cars; and
- Car and cycle parking to accord with the Council's standards.

8. Design Statement

Proposed Development

- 8.1 Full Planning Permission is sought for the:

‘Erection of 2 no. detached dwellings; with associated garaging, parking, turning, landscaping, private amenity space and the creation of a new access point’.

Use

- 8.2 The Application Site forms part of the sustainable residential area of Pewsey.
- 8.3 The site falls wholly within the Limits of Development for the village and is a logical site for a small residential scheme.
- 8.4 Further justification for a residential use in this location is set out in Section 6 of this Statement.

Amount

- 8.4 The DMPO states that ‘amount’ means:

***“(a) in relation to residential development, the number of proposed units for residential use; and
(b) in relation to all other forms of development, the proposed floor space for each proposed use forming part of the development”.***

- 8.5 Whilst the NPPF advocates the more effective use of land, density as a measure in itself does not indicate whether a proposal is acceptable or not. Moreover, it is the quality of the overall design of the development and its impact on the character and amenities of the area that must be taken in account. It is this that has guided the amount of development proposed in this instance.
- 8.6 The Applicants are proposing to erect two detached dwellings on the site. Collectively they will have a gross internal floor area of approximately 333sq/m.
- 8.7 The density of the proposed development is considered acceptable in this location, as is the overall site coverage. The proposed dwellings will sit in generously sized plots, commensurate in size to the properties they will serve. The development will not appear cramped or contrived, but will sit comfortably in this location, retaining a sense of space and openness that you would expect to find on a site of this nature.

Layout

“Layout” means the way in which buildings, routes and open spaces within the development are provided, situated and orientated in relation to each other and to buildings and spaces outside the development”.

- 8.8 The layout of the proposed development is illustrated on the Site Plan submitted as part of this application.
- 8.9 Careful consideration has been given to the positioning of the two dwellings to ensure that they sit comfortably in this location.
- 8.10 Both plots will stand side-by-side, orientated so that their principal elevations face each other.
- 8.11 Each dwelling will benefit from a good-sized garden area, and appropriate levels of soft landscaping.
- 8.12 The proposed dwellings have been positioned accordingly to ensure that there are no issues of overlooking, loss of privacy, or harm to any significant trees.
- 8.13 Overall the layout is considered to be a sympathetic approach to the constraints of the site, allowing a sense of space and openness within the site, whilst making more effective use of it.

Scale

- 8.14 Each of the proposed dwellings will have accommodation over two floors, which is considered to be appropriate in this location. The scale of Plot 1 will be broken up, with lower elements complementing the main two storey house and what is seen elsewhere in the village.
- 8.15 This is considered to be an appropriate scale of development for this location. The dwellings will not appear prominent in the streetscene, or the wider countryside/National Landscape and will respect the character and appearance of other dwellings in this part of the Parish.

Appearance

- 8.16 This scheme provides an opportunity to provide two additional dwellings, within an attractive environment.
- 8.17 The dwellings have both been individually designed. They will appear different from each other, but still architecturally harmonious.
- 8.18 An appropriate palette of materials (to be agreed by condition) will allow the buildings to sit comfortably in this location, and blend in seamlessly with the fabric of the area. The new

dwellings have therefore been designed to be sensitive to the character of the site and surrounding area without copying any particular style. They will add interest to the variety of properties seen in the Parish, and utilise materials that are sympathetic to other properties in this part of the District. The walls will be brick, whilst the roofs will be slate tiles.

8.19 The proposed development is architecturally pleasing, and would not look out of place in this location.

8.20 Overall, the scheme is considered to be of a high-quality design, which will provide an attractive form of development, that takes the opportunity available to improve the character and quality of the site and surrounding area (as per the NPPF).

Landscaping

8.21 Full details of hard and soft landscaping can be secured by way of an appropriately worded condition.

9. Access Statement

Policy

- 9.1 The proposals have been influenced by technical guidance in the 'Manual for Streets 1 & 2' (MfS), and relevant policies in the Development Plan.

Existing Vehicular Access

- 9.2 The site doesn't currently benefit from a vehicular access point.

Proposed Vehicular Access

- 9.3 A new access point will connect the site with the public highway (Swan Meadow).
- 9.4 Visibility splays of 2.4m x 43m will be provided in both directions.

Cycle Storage

- 9.5 The Applicants are committed to providing on-site cycle storage, and this can be secured by way of an appropriately worded condition.

Parking/Turning

- 9.6 Sufficient parking and turning will be incorporated within the development to accord with Council standards, whilst ensuring that it does not dominate the development.

Access for All

- 9.7 The new dwellings will be constructed to meet the requirements of Building Regulations Part M.

10. Conclusion

- 10.1 This Statement outlines the reasons why the Council should grant planning permission.
- 10.2 The proposals accord with CP2 of the Wiltshire Core Strategy, and would make a small but worthwhile contribution to the Council's current housing land supply position. The site is an appropriate location for a small residential development, where the benefits clearly outweigh the harm.
- 10.3 The design components of the scheme will allow the houses to sit comfortably in this location responding successfully to the site constraints and sensitivities, whilst making a positive contribution to the character and appearance of the site and surrounding area.
- 10.4 There are no technical reasons why this application should not proceed, and the proposals will not have a harmful effect on the significance of any designated heritage assets.
- 10.5 It is respectfully requested that planning permission be granted accordingly.