

1 INTRODUCTION

- 1.1 This Planning Statement has been submitted in support of Redtree Ventures redevelopment proposals for 1 Hampshire Street.
- 1.2 Redtree is delighted to bring forward a scheme of the highest quality in all respects, to this opportunity site located within the boundaries of the London Borough of Camden.
- 1.3 The Applicant has instructed SADA architects to conceive a design solution of exemplary quality for the site.
- 1.4 In headline terms the scheme entails:
 - The demolition of the existing B1c building(s)
 - The provision of an four storey mixed use building providing an active frontages to the street and sixteen C3 units above.
 - Architecture of the highest quality, meeting the policy objective to create a development of the highest order which creates its own identity but also integrates with this part of Camden;
- 1.5 For the reasons set out in this Planning Statement, we consider that the proposals are in accordance with the objectives of planning policy and guidance, and should be granted planning permission accordingly.

2 SITE AND SURROUNDS

- 2.1 The site and surrounds, the local context and the area of search are all identified within the Design and Access Statement.
- 2.2 The application site is located on the southeastern side of Hampshire Street in the LBC. The site (0.13 acres) is located on Hampshire Street, a cul-de-sac off Torriano Avenue, NW5. The site is bordered by Hampshire Street to the northwest, existing commercial uses to the southwest and northeast, and the rear gardens of properties fronting Camden Road to the southeast.
- 2.3 The site is currently occupied by a building with floor area amounting to 609sqm provided over two floors that is currently occupied by a photography studio under Use Class B1(c).
- 2.4 The surrounding area is primarily residential in character with a large housing estate opposite the site to the north, whilst there are also a number of schools in the vicinity, including Tufnell Park Primary School located to the northwest on Torriano Avenue.
- 2.5 There are also some employment and retail uses in the vicinity with a ground floor shops with residential use above to the northeast of the site fronting Brecknock Road.
- 2.6 Leisure facilities are also available in the area with Caledonia Park and Islington tennis courts located to the southeast of the site, whilst a skate park and an all-weather sports pitch is available at Canteloves Gardens to the southwest of the site.
- 2.7 The nearest station is Kentish Town (0.5 miles), Northern Line and National Rail) and Camden Road (0.6 miles, London Overground) and various bus routes operate along Camden Road (A503) and Brecknock Road (A5200). There is a parade of shops located a stone's throw on Brecknock Road and the amenities and entertainment of Kentish Town and Camden Town are a short walk. The site benefits from easy access to central London, Euston and King's Cross St. Pancras.

3 THE PROPOSAL

3.1 It is proposed to demolish the existing building, and replace in its stead a four storey building.

3.2 The proposed building will comprise 16 flats with 334sqm of commercial floorspace (B1 Use Class) on the ground floor and will be a total of 4 storeys in height. The development proposals involve redevelopment in a location that is highly accessible by non-car modes and to support promotion of non-car access, the development will be car free.

3.3 The unit sizes are as follows:

Unit Reference	Bedrooms	Bedspaces	GIA (sqm)
1	2	3	63
2	2	3	61
3	1	1	40
4	1	1	40
5	1	1	39
6	3	5	86
7	2	3	63
8	2	3	61
9	1	1	40
10	1	1	40
11	1	1	39
12	3	5	86
13	3	4	79
14	2	3	66
15	3	4	79
16	3	5	88

3.4 All units have their own entrance from the street and each unit benefits from a parking space in a new basement car park under the proposed scheme.

4 LEGISLATION

- 4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 states 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."
- 4.2 Section 38(5) of the Planning and Compulsory Purchase Act 2004 states that: "If to any extent a policy contained in a Development Plan for an area conflicts with another policy in the plan the conflict must be resolved in favour of the policy which is contained in the last document to be adopted, approved or published (as the case may be)."
- 4.3 The Planning Act 2008 provides for an amendment to S39 of the Planning and Compulsory Purchase Act 2004, to identify neighbourhood plans as part of the Development Plan. The enactment of the Planning Act 2008 provides for an amendment to S39 of the Planning and Compulsory Purchase Act 2004, to require LPA's, when complying with their S.39 duty to achieve sustainable development, to have regard (in particular) to the desirability of achieving good design.
- 4.4 Section 106 of the Town and Country Planning Act 1990 does not restrict the types of arrangements which can be entered into: relevant general provisions are that the s.106 obligation can be used for "restricting the development or use of the land in a specified way" (s.106(1)(a) and "requiring a sum or sums to be paid to the authority on a specified date or dates or periodically" (s.106(1)(d)).
- 4.5 The Community Infrastructure Levy Regulations 2010 prevents planning obligations being reasons to grant permission unless they are (1) necessary to make the development acceptable in planning terms, (2) directly related to the development, and (3) fairly and reasonably related in scale and kind to the development (regulation 122(2)).

5 PLANNING POLICY

National Planning Policy Framework

5.1 The 'introduction' of the Presumption in Favour of Sustainable Development ("the Presumption") in the NPPF is not a new concept to planning, but now takes on a much more prominent role. In the Foreword, Greg Clarke MP states:

"Sustainable development is about positive growth – making economic, environmental and social progress for this and future generations." He continues: "Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

5.2 Firstly, commenting on the presumption itself. For decision making, it means (for sustainable development):

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be Restricted.

5.3 The Presumption is also caveated with "unless material considerations indicate otherwise" so given the very wide remit of what constitutes a material consideration, it remains with the decision maker to identify assess and apply any known considerations.

5.4 There are two other aspects to bear in mind. Firstly, the Presumption is for "sustainable development" only. This has a lengthy definition at paragraph 7, listing an economic role, social role and an environmental role as the three dimensions to the definition. However, clarity for decision makers is still lacking, and the three "roles" are bound to conflict with each other. In addition, somewhat unhelpfully, at paragraph 6, it states:

“The policies in paragraphs 18 to 219, taken as a whole, constitute the Government’s view of what sustainable development in England means in practice for the planning system.”

- 5.5 The Applicant would commend the application scheme as being epitome of sustainable development.
- 5.6 Secondly, is the issue of when a development plan might be considered not to be “up-to-date”. This is specifically dealt with at paragraphs 211 to 216 in Annex 1. In short, for the 12 months following the publication of the NPPF, any local plan adopted after the 2004 Planning Act came into force will not be considered out of date as applied in this instance..

The London Plan (May 2016)

- 5.7 The London Plan is the statutory plan for London and sets out the strategic, citywide guidance for London, to which individual boroughs’ planning policies are required to be in broad conformity. The original London Plan was published in 2004, and was revised in 2008 before being replaced this year.
- 5.8 In summary the London Plan sets out to:
- Meet the needs of a growing population with policy on new homes, including affordable housing, housing design and quality, and social infrastructure, which will promote diverse, happy and safe local communities;
 - Support an increase in London’s development and employment with policy on: outer London, inner and central London; finding the best locations for development and regeneration, and
 - protecting town centres; encouraging a connected economy and improving job opportunities for everyone, so that London maintains its success and competitiveness;

- Improve the environment and tackle climate change by: reducing CO2 emissions and heat loss from new developments; increasing renewable energy; managing flood risk, ensuring water supply and quality; improving sewerage systems; improving London's recycling performance and waste management; and protecting our open spaces making London a green and more pleasant place to live and visit;
- Ensure that London's transport is easy, safe and convenient for everyone and encourage cycling, walking and electric vehicles.

5.9 The Development Plan also requires regard to be had to the need to encourage, rather than restrain, residential development. Para 3.13 advises:

The Mayor is clear that London desperately needs more homes in order to promote opportunity and real choice for all Londoners, with a range of tenures that meets their diverse and changing needs and at prices they can afford

5.10 And this is then expressed in terms of Policy 3.3, where it states:

The Mayor recognizes the pressing need for more homes in London in order to promote opportunity and provide a real choice for all Londoners in ways that meet their needs at a price they can afford

5.11 It is surmised that the policy issues raised at Policy 3.4 (Optimising Housing Potential), 3.5 (Quality and Design in Developments) and Policy 3.8 (Housing Choice) are all relevant to the determination of the application.

5.12 The London Plan Policy 6.1 encourages the closer integration of transport and development by encouraging patterns of development that reduces the need to travel, especially by car, seeking to improve the capacity and accessibility of public transport, walking and cycling, supporting developments that generate high levels of trips only at locations with high levels of public transport accessibility and improving the interchange between different forms of transport.

- 5.13 At the strategic level adopted London Plan Policy 7.1 looks to ensure that adequate provision of social infrastructure and community facilities, in accord with the principles of a Lifetime Neighbourhood.
- 5.14 Core Strategy CS6 Development Policy DP2 (Making full use of Camden's capacity for housing) seeks to maximise the supply of additional homes in the Borough to meet housing targets. This is to be achieved by '*resisting alternative development of sites considered particularly suitable for housing*'.
- 5.15 Policy DP5 (Homes of different sizes) states that the Council will contribute to the creation of mixed and inclusive communities by securing a range of self-contained homes of different sizes. The Council will seek to ensure that all residential development contributes to meeting the priorities set out in the Dwelling Size Priorities Table, including conversion of existing residential and non-residential floor space and will expect a mix of large and small homes in all residential developments.
- 5.16 Core Strategy CS8 and Policy DP10 is supportive of the provision of small shop premises.
- 5.17 Policy DP24 and DP26 seeks high quality design in redevelopment schemes without harm arising to identified material considerations, including neighbour amenity. DP24 is an aspirational criteria based police. DP 25 seeks to conserve Camden's heritage, and to ensure the new development responds to the characteristics of the designated assets. DP26 is a development control policy, further comment on which is provided below.
- 5.18 In our view, the scheme is compatible with the national, regional and local policy objectives:
- It enables the replacement of an existing underutilised building (NPPF paragraph 17, Core Strategy CS8 and Development Policies DP2).
 - The proposal will provide much needed housing (NPPF 6, London Plan Policies 3.3 and 3.4, Core Strategy CS1 and CS6, Development Policies Policy DP2).

- The high quality design creates usable, durable and adaptive places (NPPF 7, London Plan Policies 7.4, 7.5 and 7.6, Core Strategy Policy CS14, Development Policies DP24 and DP25).
- It responds appropriately to heritage assets, namely the designated Conservation Area and removing a building identified as making a negative contribution to the character of the Conservation Area (NPPF 12, London Plan Policies 7.4 and 7.8, Core Strategy Policy CS14 and Development Policies Policy DP25).
- Prudent use of natural resources through energy efficiency and renewable energy generation (NPPF 10, London Plan Policies 5.2, 5.3 and 5.7, Core Strategy Policy CS13 and Development Policies Policy DP22).
- It will provide a mix of housing units, (NPPF 6, London Plan Policies 3.8, 3.9, 3.10, 3.11, 3.12 and 3.13, Core Strategy Policy CS6, Development Policies and DP5

6 PLANNING MERITS

PRINCIPLE OF DEVELOPMENT

- 6.1 The principle of redeveloping the site for housing of the nature and density proposed is considered to be acceptable. As it is unlisted, and outside of Conservation Area boundaries, there can be no objection to the removal of the existing building on-site. Residential provision is welcomed is the acknowledged priority of the Development Plan.
- 6.2 The sites current use is as a B1c photographic studio, which forces consideration of Policy DP 13 which states that where sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:
- (a) the level of employment floor space is maintained or increased;
 - (b) they include other priority uses such as housing and affordable housing;
 - (c) premises suitable for new, small or medium enterprises are provided;
 - (d) floor space suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses;
 - (e) the proposed non-employment uses will not prejudice continued industrial use in the surrounding area.
- 6.3 Policy DP 13 states that where sites are suitable for continued business use, the Council will consider redevelopment proposals for mixed use schemes provided that:
- the level of employment floor space is maintained or increased;
There is a minor diminishment of floor space, but this is off-set by the significant increase in quality of the floor space which includes natural daylighting, and units suitable for occupation by SME's.
 - they include other priority uses such as housing and affordable housing;
The scheme provides for housing as part of a mixed use development.
 - premises suitable for new, small or medium enterprises are provided;
Three small units are provided on the site

- floor space suitable for either light industrial, industry or warehousing uses is re-provided where the site has been used for these uses or for offices in premises that are suitable for other business uses
B1 use is re-provided on the site.
- the proposed non-employment uses will not prejudice continued industrial use in the surrounding area
Not applicable as the abutting land uses are all residential.

6.4 Para 13.3 of the Development Plan text provides criteria upon which the qualitative assessment is to be undertaken. The Appellant notes that no assessment was made by the delegated officer despite it relating to the first sentence of the policy test:

- is located in or adjacent to the Industry Area, or other locations suitable for large scale general industry and warehousing;

The Appeal site is located within a predominantly residential area. The nearest such Industry Area would be Regis Road, a mile away. The site is wholly unsuitable for large scale industry or warehousing

- is in a location suitable for a mix of uses including light industry and local distribution warehousing;

It should be common ground that the site is wholly unsuitable for warehouse use, and is much more suited for B1 use

- is easily accessible to the Transport for London Road Network and/or London Distributor Roads;

The Site is highly accessible, but Hampshire St is a dead end

- is, or will be, accessible by means other than the car and has the potential to be serviced by rail or water;

The site can only be serviced by motor vehicles

- has adequate on-site vehicle space for servicing;

The front of the site is subject to double yellow lines.

- is well related to nearby land uses;

The proposed B1 use will be suitable neighbour for the adjacent residential uses

- is in a reasonable condition to allow the use to continue;

The existing premises is of low quality with the following attributes to be considered as outlined at para 6.6 including single width access bay, constrained servicing, no goods lift no potential to expand due to proximity to residential properties, no flexibility within the floorplate and it an isolated site

- is near to other industry and warehousing, noise/vibration generating uses, pollution and hazards;

No

- provides a range of unit sizes, particularly those suitable for small businesses (under 100sqm).

The total floor area of the unit is 484 sqm, provided in three smaller units.

6.5 The proposed development will have the potential to significantly increase employment opportunities at the site, by the provision of the B1 floorspace alongside delivery of the Borough's priority – permanent housing!

6.6 The proposals will contribute to meeting strategic housing targets for LB of Camden set out within the London Plan. The provision of high quality homes will contribute to the availability of permanent residential accommodation in the Borough.

The Design of the Scheme

- 6.7 At the outset, there are matters which should be uncontroversial between us:
- to be of good design a building need respond to the character of the surrounding locality in which the site is set at contextually and proportionally appropriate scale (in its architectural sense), height, mass and alignment (disposition);
 - to reinforce local distinctiveness and legibility in response to neighbouring development without stifling innovation or originality;
 - to be a “good neighbour” to the occupiers of neighbouring dwellings in terms of their privacy and overshadowing and
 - to avoid the inefficient use of the site and, commensurate with those contextual and environment considerations, to use the site in the most effective and efficient way to provide for more intensive development
- 6.8 We can also agree, and as identified in the Design Statement, that application site differs significantly from its context, both in its urban grain, but also in built form. The southern side is distinguished by the narrow grain of its subdivision pattern, and the resultant scale of the dwellings. This can be distinguished with the northern side of Hampshire Street Road where mansion blocks of similar height, scale and mass prevail.
- 6.9 Architectural plans, sections and elevations have a fixed scale-relationship with an observer who is interpreting them, whereas the scale-relationship between a building and an observer constantly changes as the building is approached and as more scale clues are revealed. So-called scale clues allow us to assess the size of a building by comparison with the sizes of known elements so that (either consciously or unconsciously) we learn to make judgments about a building’s dimensions by constant reference to familiar elements and artefacts of known size.

- 6.10 These familiar elements fall into two categories. First there are general environmental elements which form the physical context for buildings, like trees and planting, vehicles, street furniture and even the occupants and users of the building; these are familiar objects and as environmental scale clues allow us by comparison to make some assessment of size. Second, there are familiar building elements like storey heights, masonry courses, windows, doors, and staircases which further add to our perception of a building's size; these are building scale clues and are used by the designer to determine the scale of a building
- 6.11 Traditionally, designers working within a classical architectural language could call upon a series of familiar devices like podium, entablature, columns, and pilasters, all ordered within a strict proportioning system. But the rejection of such an architectural vocabulary by modernists during the past century has been problematic as far as scale clues are concerned; an architecture embracing new structural forms with large spans and large monolithic expanses of unrelieved surfaces potentially did not offer traditional scale clues.
- 6.12 The above text, whilst appearing like a lecture, is important in considering why the design appears as it does. The Client instruction to the Architect was to achieve a contemporary development that is innovative, legible and designed in a manner that responds to its location and context.
- 6.13 In meeting the above objective, the Architect has deployed the following strategies:
- Encourage development that provides an appropriate degree of visual interest and design articulation.
 - Ensure that the siting (including setbacks and site coverage) of new development responds to the opportunities, constraints and features of the site.
 - Ensure that development minimises off-site amenity impacts.
 - Encourage the highest standards of urban design
 - Consider the impact of additional residential development, particularly in areas where the streetscape value has already been affected by infill development.

- Ensure new development presents integrated building forms that have a sense of address and clearly articulated facades.
- Encourage new development to apply design techniques (including façade variation, contrast/repetition, colour, texture and detail) that will integrate a building with its surroundings and create attractive and interesting forms.
- Ensure that new development provides appropriate enclosure to its frontages and high quality detailing and massing that presents to its surroundings and street frontages.

6.14 The following is an analysis of the proposal against the relevant policy items listed above:

- The architect has explicitly chosen a modern idiom to directly contrast with the more traditional built forms seen within its immediate context. As noted above, the hierarchy of a building is an identifier of both its use, but also its place in time
- It follows that there can be no attempt to disguise this building from what it is a mixed use block, different in both primary and secondary scale from adjacent mansion blocks.
- The Design and Access details the Architects attempts to provide enclosure commensurate with the scale of nearby buildings
- The appearance of the upper levels of the development identifies it as a residential building. The proposal displays a significant level of articulation which has been achieved through the use of varied setbacks, a mixture of materials, and the prominence of the external terraces which create recessive elements within the facade.
- As developers, the Client wish to develop a scheme with kerb appeal and an identifiable sense of address, also a policy aim.

6.15 In terms of design, the DAS describes how the design proposals have been developed in line with the principles of good design, and in particular in terms of amount, layout, height, massing, landscape, appearance and access.

- 6.16 We contend that the new scheme will improve the visual appearance of the street scene, as better access, legibility, and clearly defined spaces help the proposal to maintain and enhance the character of the area.
- 6.17 Aesthetically, the building is a modern piece of architecture, constructed using modern methods. However, it is important to reflect local vernacular materials to achieve a sense of place and fit in with the feel of the locality. Here, high quality materials, subtly brought together with considered detailing provide a high class finish whilst remaining respectful to the surroundings.

Quality of Residential Accommodation

- 6.18 Consideration must also be given to the quality of the accommodation provided to ensure that the living conditions of the units reach acceptable levels for future occupiers. The scheme exceeds the Mayor's requirements for minimum floor areas, as now expressed in the national technical standard. Each of the flats is dual aspect, is provided with amenity space and complies with the BRE requirement for daylight/sunlight. The Applicants have indicated that the proposals comply with Part M of the Building Regulations in the context of Lifetime Homes.

Unit Mix

- 6.19 Policy DP5 requires redevelopment schemes to provides for a mix of unit size and types. The scheme proposes a mix of 6x 1 bed , 5 x 2bed and 5 x 3bed. This provides 31% of the scheme as 2 bed unit but with 62% as 2 bed and larger.

6.20 We acknowledge that this is contrary to the dwelling priority table provided at para 5.4 of the DPD, and therefore contrary to (a) of the policy criteria but is in line with the direction of travel of the emerging plan which encourages the provision of 3 bed units. The scheme does however achieve a mix of small and large units and therefore complies with (b).

Neighbour Amenity

6.21 The Application site is separated from its neighbours by roads on each side .

6.22 In terms of privacy the proposed windows overlook public space rather than onto surrounding properties and therefore in regards to privacy and over dominance, the proposed development is acceptable.

Daylight/Sunlight

6.23 The Application is supported by an BRE Daylight/Sunlight Assessment, which demonstrates that the proposal will not adversely affect the light available to adjacent properties beyond the parameters allowed within this widely used document.

6.24 In terms of daylight analysis, the report concludes that the all of the windows on the proposed development will achieve appropriate levels of daylight.

6.25 In terms of sunlight analysis the assessment concludes that the existing buildings adjacent to the application site will not gain a significant amount of additional shadowing from to the proposed development. Full details of the assessment can be found in the Daylight & Sunlight Assessment which forms part of the planning application.

Sustainability

6.26 Sustainability and Energy Statements have been submitted to accompany the planning application for the main site. These assess how the buildings accord with policies and principles for sustainable development and energy efficiency. The statements focus on relevant policies and guidance contained in the NPPF, London Plan and Local Plan.

6.27 The NPPF goes on to state that these roles should not be undertaken in isolation, because they are mutually dependent. Economic growth can secure higher social and environmental standards, and well-

designed buildings and places can improve the lives of people and communities. Therefore, to achieve sustainable development, economic, social and environmental gains should be sought jointly and simultaneously through the planning system. The planning system should play an active role in guiding development to sustainable solutions.

6.28 One of the 12 core principles of the NPPF is to support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable resources (for example, by the development of renewable energy).

6.29 **London Plan** - London Plan Policy 5.1 focuses specifically on how to mitigate climate change, and the carbon dioxide emissions reduction targets that are necessary across London to achieve this. Developments are required to make the fullest contribution to tackling climate change by minimising carbon dioxide emissions (Be Lean), adopting sustainable design and construction measures and prioritising decentralised energy (Be Clean), including renewables (Be Green).

6.30 Policy 5.5 of the London Plan states that the Mayor expects 40% of the heating power used in London to be generated through the use of localised decentralised energy systems by 2025.

6.31 Decentralised Energy; Heating, Cooling and Power is addressed through Policy 5.6 in the London Plan which requires all developments to demonstrate that their heating, cooling and power systems have been selected to minimise carbon dioxide emissions.

- 6.32 London Plan Policy 5.7 relates to renewable energy and states that within the framework of the energy hierarchy, major development proposals should provide a reduction in carbon dioxide emissions through the use of on-site renewable energy generation where feasible.
- 6.33 London Plan Policy 5.9 relating to overheating and cooling states that major development proposals should reduce potential overheating and reliance on air conditioning systems and should demonstrate this in accordance with the cooling hierarchy set out within the policy. Major development proposals should demonstrate how the design, materials, construction and operation of the development would minimise overheating and meet the cooling needs.
- 6.34 It is proposed that all dwellings will achieve the mandatory energy requirements of Code for Sustainable Homes Level 4. This requires that Building Regulations Part L (2010) is achieved

Affordable Housing

- 6.35 This material consideration is considered in depth in the Bidwells report on viability.

7 CONCLUSION

7.1 National, strategic and local planning policies all place strong emphasis on the need to re-cycle urban land in order to safeguard Greenfield sites and land in other sensitive areas. The proposed development successfully achieves a balance between the potentially competing objectives of development and the conservation of the environment, and thereby satisfies the goal of "sustainability". They properly maximise the use of this central "brownfield" site without giving rise to any planning problems – in particular, by avoiding compromising the living and working of adjoining residents and businesses.

7.2 It is considered that the proposal is acceptable in land use terms and it:

- Re-uses previously developed land
- Will deliver a land use that will benefit from the Site's excellent level of accessibility to public transport infrastructure
- Optimises the use of the Site, by providing a high density and quality of development in a location that benefits from an excellent level of public transport facilities
- Will conserve environmental quality and biodiversity, reduces pollution, controls waste, and
- Encourages the use of public transport and energy-efficient transport
- Provides a safe, accessible, efficient connection to the local area and pedestrian network
- Assists in meeting the recognised Borough and London need for housing including mix
- Will result in clear benefits to the local community, via the inclusion of commercial units to provide job opportunities

7.3 A design-led approach has been undertaken that has considered the local context, setting, and accessibility of the Site. The proposal would not have a significant effect on the residential amenity of adjoining occupiers in terms of loss of light, outlook or privacy and would be of an acceptable visual appearance in terms of design, scale and massing.

- 7.4 In accord with the development plan, the LPA's priority is for the provision of permanent housing, and this scheme achieves that laudable aim. The proposal is therefore the epitome of compliance with the Development Plan and it deserves the presumption in favour of its approval