

PLANNING STATEMENT

Householder Planning Application

Erection of a single-storey rear and side extension, with changes to the first-floor rear roof and internal remodelling

68 Nightingale Road, Wood Green, London N22 8PP

Site address	68 Nightingale Road, Wood Green, London N22 8PP
Local planning authority	London Borough of Haringey
Application type	Householder planning permission
Existing and proposed use	Single-family dwellinghouse (Use Class C3) — no change of use
Heritage designation	Bowes Park Conservation Area (designated 29 November 1994)

1. INTRODUCTION

- 1.1** This Planning Statement accompanies a householder planning application to the London Borough of Haringey for the erection of a single-storey rear and side extension, changes to the roof of the first-floor rear back addition, and associated internal remodelling at 68 Nightingale Road, Wood Green, London N22 8PP.
- 1.2** The purpose of this statement is to identify the relevant policy framework, to assess the proposal against each of the planning issues that arise, and to demonstrate that the application accords with the development plan read as a whole and should be approved. It is submitted alongside the Design and Access Statement, which sets out the design rationale in detail, and the drawings prepared by Metta Design Consultancy Ltd listed at Appendix A.
- 1.3** The application raises four planning issues: the principle of development, design and character, the effect on the Bowes Park Conservation Area, and the effect on the amenity of neighbouring occupiers. Each is addressed in Section 6. This statement demonstrates that the proposal gives rise to no harm under any of those headings, and that it delivers a series of specific and identifiable benefits.

2. THE SITE AND ITS SURROUNDINGS

- 2.1** The application site comprises a two-storey terraced dwellinghouse of late Victorian or Edwardian date on Nightingale Road, together with its front forecourt and a generous private rear garden. The property forms part of a continuous residential terrace of consistent height, building line, plot width and architectural treatment.
- 2.2** The building is constructed in brick beneath a double-pitched roof of approximately 30 degrees to each slope, with a ridge at 7.96 m above site datum and retained chimney stacks. To the rear it follows the standard plan form of its type: a two-storey back addition projecting from one side of the rear elevation, a residual open side return approximately one metre wide alongside it, and a later single-storey lean-to beyond containing a ground floor bathroom and a separate shower room. The lean-to is an unsympathetic later accretion of no architectural merit.
- 2.3** The site lies within the Bowes Park Conservation Area, designated on 29 November 1994. The building is not statutorily listed, is not on the Council's local list, and is not identified as a building of individual significance. There is no adopted conservation area character appraisal for Bowes Park.
- 2.4** No Article 4 Direction affects the site. The Council restricts householder permitted development rights by Article 4 Direction in four conservation areas only — Noel Park, Peabody Cottages, Rookfield Estate and Tower Gardens. Bowes Park is not among them. The significance of this point is addressed at Section 4 below.
- 2.5** The site is not within an Archaeological Priority Area, is not within a locally significant view corridor identified at Figure 2.1 of the Development Management DPD, is not within an area identified as suitable for tall buildings at Figure 2.2, and is not affected by any Tree Preservation Order. No trees are affected by the proposal.
- 2.6** The site is highly accessible by public transport, lying within convenient walking distance of Bounds Green Underground station and Bowes Park railway station and served by frequent bus services on

Bounds Green Road and the High Road. For the purposes of the National Planning Policy Framework the site sits firmly within an established settlement.

3. DESCRIPTION OF DEVELOPMENT

3.1 The proposal comprises three related elements.

- Demolition of the existing single-storey lean-to and the erection of a single-storey extension which infills the side return alongside the retained two-storey back addition and continues across the full width of the plot to the rear. The extension measures 5.00 m externally and 4.30 m internally in width. The rear portion has a flat roof at 3.25 m above external ground level with an internal clear height of 2.75 m; the side return portion has a mono-pitched roof laid at 16 degrees. Daylight is provided by rooflights set flush in the flat roof and by a glazed door and window set to the rear with a head height of 2.40 m.
- Replacement of the existing shallow-pitched roof over the two-storey back addition, laid at approximately 11 degrees, with a flat roof set at 5.84 m above site datum — precisely the level of the roof it replaces and precisely the level of the loft floor and eaves of the main house. There is no increase in height and no enlargement of the footprint.
- Internal remodelling: at ground floor, the existing kitchen, bathroom and shower room are removed and the rear of the house is opened up to form a kitchen and dining area of 34 m² with direct access to the garden; at first floor, the 6 m² rear room is reconfigured within the same footprint to form a family bathroom of 8 m². The two front reception rooms, entrance hall, staircase, Bedroom 1, Bedroom 2 and the 29 m² loft storage are all retained unaltered.

3.2 The net addition to floorspace, after deduction of the demolished lean-to, is approximately 16 m² of gross internal area, all of it single storey and all of it at the rear. There is no change of use, no subdivision and no creation of an additional dwelling.

3.3 No part of the proposal is visible from Nightingale Road. The front elevation, front roof slope, ridge, chimney stacks, front forecourt and front boundary treatment are all retained exactly as existing.

Table 1 — Summary of changes

Element	Existing	Proposed
Use	Dwellinghouse (C3)	Dwellinghouse (C3) — unchanged
Main roof ridge	+7.960 m	+7.960 m — unchanged
Back addition roof	Pitched approx. 11°, top at +5.840 m	Flat roof, top at +5.840 m — no height increase
Single-storey rear roof	Lean-to pitched approx. 15°	Flat roof at +3.250 m
Side return	Open, approx. 1 m wide, unusable	Infilled; mono-pitch roof at 16°
Front elevation	As existing	No change of any kind
Bedrooms	3 (15 m ² , 10 m ² , 6 m ²)	2 (15 m ² , 10 m ²) plus 8 m ² family bathroom
Bathrooms	Ground floor only, within lean-to	First floor family bathroom
Loft	Storage 29 m ²	Storage 29 m ² — no works proposed

4. PLANNING HISTORY AND THE PERMITTED DEVELOPMENT BASELINE

- 4.1** This is a fresh application for householder planning permission. It is not a resubmission of a refused scheme and does not seek to vary or amend an extant permission.
- 4.2** A material consideration of real weight in this case is the extent of development that the applicant could carry out at the property without planning permission. Because no Article 4 Direction applies at 68 Nightingale Road, the property retains its permitted development rights under Class A of Part 1 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015, subject only to the additional restrictions that apply on article 2(3) land.
- 4.3** Under those rights, and without reference to the Council, the applicant could erect a single-storey rear extension across the full width of the rear elevation of the dwellinghouse, projecting up to 3 m beyond the original rear wall, with a maximum height of 4 m and an eaves height of up to 3 m where within 2 m of the boundary. That is a substantial addition, and it would be built as of right.
- 4.4** What article 2(3) land status removes is narrow and specific: the right to extend beyond a wall forming a side elevation of the original dwellinghouse, the right to clad an external wall, the right to build more than one storey beyond the rear wall, and access to the larger home extension prior approval procedure. Class B roof enlargements are also unavailable, and a change to roof shape falls outside Class C.
- 4.5** The consequence is that the difference between this application and the development already available to the applicant as of right is confined to three matters: the infilling of a side return strip approximately one metre wide; an additional 250 mm of eaves height on the single-storey element; and the replacement of the back addition roof covering at exactly its existing height. Table 2 sets this out.

Table 2 — The proposal measured against the permitted development baseline

Element of the proposal	Available as permitted development?	Additional effect over the baseline
Single-storey rear extension, full width of the rear elevation	Yes — Class A permits a full-width single-storey rear extension of up to 3 m on a terraced house; no Article 4 Direction applies here	None in principle. National policy already treats an addition of this scale and position as acceptable on terraced houses
Eaves height of 3.25 m rather than 3.00 m	No — Class A caps eaves at 3 m within 2 m of a boundary	250 mm. Imperceptible from any neighbouring window or garden
Infilling of the side return	No — removed on article 2(3) land	A single-storey addition approximately 1 m wide alongside the retained back addition, invisible from the public realm
Flat roof to the first-floor back addition	No — a change of roof shape falls outside Class C	None in scale terms. Height, footprint and volume are all unchanged
Internal remodelling	Yes — internal works are not development	None

- 4.6** The fallback is genuine, implementable and would produce a comparable built form. The Council is therefore not being asked to accept a step change in the built form of the property. It is being asked

to accept three modest refinements to a scheme that could substantially be built without its consent, in exchange for a materially better designed and better performing result.

5. PLANNING POLICY FRAMEWORK

- 5.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that the application be determined in accordance with the development plan unless material considerations indicate otherwise. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

The development plan

- 5.2** The statutory development plan for the site comprises the London Plan (2021), Haringey's Local Plan Strategic Policies 2013–2026 (consolidated with alterations since 2017), the Haringey Development Management DPD (adopted 24 July 2017) and the Haringey Site Allocations DPD (2017). The site is not the subject of any allocation.
- 5.3** The Council is preparing a New Local Plan which will consolidate and replace the four adopted documents. That plan is at an early stage of preparation and carries limited weight in the determination of this application.

National policy

- 5.4** The National Planning Policy Framework published on 17 August 2026 is a material consideration of critical importance. It replaces the December 2024 Framework, separates plan-making policy from national decision-making policy, and uses coded policies in place of continuous paragraph numbering. The national decision-making policies apply to this application.
- 5.5** Policy S3 directs proposals within settlements to Policy S4. Policy S4 provides that development within settlements should be approved unless the benefits would be substantially outweighed by adverse effects when assessed against the national decision-making policies. The site is within an established settlement and Policy S4 is therefore the operative national decision route.
- 5.6** Annex A of the Framework provides that a development plan policy, or part of a policy, which is materially inconsistent with a national decision-making policy should receive very limited weight. That consideration is relevant to the treatment of the supporting text at paragraph 3.15 of the Development Management DPD, discussed at paragraph 6.9 below.

6. PLANNING ASSESSMENT

Principle of development

- 6.1** The property is a single-family dwellinghouse in Use Class C3 and remains so. There is no change of use, no subdivision, no additional dwelling and no ancillary or commercial element. Policies DM16 and DM17, which control residential conversions and houses in multiple occupation, are not engaged. No family-sized dwelling is lost; on the contrary, an existing family house is retained and improved.
- 6.2** The extension of an existing dwelling within its own curtilage, in an established residential area with high public transport accessibility, is development of a kind that both the development plan and national policy support in principle. Policy L2 of the Framework gives substantial weight to the benefits of making better use of land within settlements, expressly including additional floorspace within existing residential curtilages.
- 6.3** Policy L2 sets a national starting point of no more than twice the footprint of the existing buildings on the site, with at least 50 per cent of the non-developed area within the curtilage retained. The proposal is comfortably within both thresholds: the additional footprint is a small fraction of the existing building footprint, and the substantial majority of the rear garden is retained as open, soft-landscaped amenity space. Policy DM7, which resists the loss of garden land, is directed at infill, backland and garden land development and is not engaged by a modest extension immediately adjoining the host dwelling.
- 6.4** The principle of development is therefore established and unobjectionable.

Design and character

- 6.5** Policy DM1 requires development to relate positively to its locality, having regard to building heights, form, scale and massing, urban grain, building lines and local materials. Policy DM12(E) requires residential extensions to be of a high, site-specific and sensitive design quality and to respect the form, period and detailing of the original building, using matching or complementary materials. Policy DP3 of the Framework requires development to meet the key principles for well-designed places.
- 6.6** The proposal adds no height at any point. The main ridge remains at 7.96 m, the back addition roof remains at 5.84 m, and the single-storey elements rise to only 3.25 m. The building line to Nightingale Road, the urban grain of the terrace, the plot width and the roofline of the block are all entirely unaffected.
- 6.7** The design responds directly to the plan form of the host building. The extension infills the residual side return and occupies ground already built upon by the lean-to. The retained two-storey back addition anchors the plan and the new work wraps around it, which is the established and long-standing pattern of adaptation for this house type. Externally the extension is a simple, well-proportioned brick volume in London stock brick matched to the host building, with a natural slate mono-pitch to the side and a low-profile flat roof to the rear. The materials schedule is fixed at Section 7 of the Design and Access Statement.
- 6.8** The extension is unambiguously subordinate. At 3.25 m it stands at less than half the height of the two-storey host building and 4.71 m below its ridge. It reads as an addition to the house rather than

an alteration of it, satisfying the requirement of paragraph 3.14 of the Development Management DPD that extensions be subordinate in scale and respect the architectural unity of the terrace.

The full-width form

- 6.9** Paragraph 3.15 of the Development Management DPD states that full-width rear extensions are not normally considered acceptable and that they should be lower than the ridge height of the host building. Three points are made in response.
- Paragraph 3.15 is supporting text, not a policy test. The policy requirements are those in DM1 and DM12, which the proposal meets in full. The paragraph is in any event expressly qualified by the word "normally", and is drafted to guard against extensions that overwhelm the host building or harm neighbouring amenity. Neither risk arises from a single-storey addition at 3.25 m.
 - The second limb of paragraph 3.15 — that a rear extension should be lower than the ridge of the host building — is satisfied by a margin of 4.71 m.
 - The full width follows directly and unavoidably from infilling a side return only about a metre wide. An extension that leaves that strip open produces a permanently shaded, damp and unusable slot and a house that turns its back on its own garden. Infilling it is the logical adaptation of the house type and produces a better internal environment, a better relationship with the garden and a tidier rear elevation than the alternative.
- 6.10** It is also relevant, as set out at Section 4, that a single-storey rear extension across the full width of the rear elevation is available to the applicant as permitted development. A blanket objection to full-width form at this property would sit awkwardly with a national policy position that permits precisely that form as of right on terraced houses generally, and with Annex A of the Framework, which directs that development plan provisions materially inconsistent with national decision-making policy should carry very limited weight.

Heritage and the conservation area

- 6.11** Policy DM9(B) requires an assessment of significance and of the impact of the proposal on that significance. The designated heritage asset engaged is the Bowes Park Conservation Area. There is no adopted character appraisal, and the building is not identified as being of individual significance.
- 6.12** Paragraph 2.64 of the Development Management DPD records that the significance of a conservation area derives much more from its townscape than from its individual buildings — from historic plot boundaries, street patterns, building and roof lines, and the proportion and rhythm of windows, doors and chimney stacks. The application property contributes to that townscape through its front elevation, its position on the building line, its two-storey scale, its front roof slope and ridge and its chimney stacks.
- 6.13** None of those elements is affected. The proposal makes no alteration whatsoever to the front elevation, the front roof slope, the ridge, the chimney stacks, the front forecourt or the front boundary. Nothing proposed is visible from Nightingale Road or from any other public vantage point.
- 6.14** The elements that are affected make no contribution to significance. The lean-to is a poor-quality later accretion which, if anything, detracts. The shallow-pitched roof over the back addition is a functional covering of no architectural quality, entirely concealed from public view. The side return is a narrow, dark strip of no heritage value.

- 6.15** Applying the assessment sequence at Policy HE5 of the Framework, the effect of the proposal on the significance of the Bowes Park Conservation Area is neutral to positive. No harm arises. Because no harm is identified, the decision route at Policy HE6 — under which any harm to a designated asset is a matter of considerable importance and weight — is not engaged, and no balancing exercise falls to be carried out. Policy HE9 and Policy DM9(E) are satisfied: the scale, proportions, materials and detailing of the new work complement the host building, and a single-storey brick addition at 3.25 m behind a two-storey terrace cannot be described as overbearing or intrusive.
- 6.16** The statutory duty under section 72 is discharged in full. The character and appearance of the conservation area are preserved, and are modestly enhanced by the removal of the unsympathetic lean-to and the rationalisation of an incoherent rear roofscape — precisely the kind of change contemplated by paragraphs 2.64 to 2.66 of the Development Management DPD, which record that the emphasis of conservation area policy is to guide and manage development rather than to prevent it.

Amenity of neighbouring occupiers

- 6.17** Policy DM1(D) requires appropriate daylight, sunlight, outlook and privacy for neighbouring occupiers.
- 6.18** Daylight, sunlight and outlook. The rear and side extension is single storey and rises to 3.25 m above external ground level. It sits below the first-floor cill line of the adjoining properties and can therefore have no effect on daylight, sunlight or outlook to any first-floor window. At ground floor level it is a low structure alongside boundaries already enclosed by existing walls and fences, and behind a rear building line already occupied by the existing two-storey back addition and lean-to. It does not breach a 45-degree line taken in plan or in section from the nearest habitable room windows of the adjoining properties. The Council's reference point in Policy DM1 is the BRE guidance on site layout planning for daylight and sunlight; a single-storey addition of this height and position does not engage the thresholds in that guidance.
- 6.19** The change to the first-floor roof adds nothing in daylight or outlook terms. Height, footprint and volume above 3.25 m are unchanged, so no neighbour will perceive any additional built form at first floor level.
- 6.20** Privacy. No new window is created in any flank elevation. Daylight to the deeper part of the plan is delivered entirely through rooflights set flush in the flat roof, which look upward and afford no outlook towards any neighbouring property or garden. The new rear glazing faces down the length of the applicant's own garden from ground floor level, in the same direction and at the same low level as the existing rear openings. The first-floor bathroom window is obscure-glazed to Pilkington Level 3 or better with any opening light restricted above 1.7 m from finished floor level. No roof terrace, balcony or raised platform is proposed at any level, and the flat roofs are not designed for and will not be used as amenity space.
- 6.21** Noise and disturbance. The use remains a single-family dwellinghouse and the household size is unchanged. No plant, flue, air source heat pump or mechanical equipment is proposed on any external elevation. Construction will be confined to the Council's standard permitted hours with all materials and welfare facilities contained within the site. Party wall matters will be regulated under the Party Wall etc. Act 1996, independently of the planning process.

Standard of accommodation

- 6.22** Policy DM12(A) and (F) require residential accommodation to meet or exceed the minimum internal space standards of the London Plan and the Mayor's Housing SPG, which apply the Nationally Described Space Standard. Policy D6 of the London Plan is to the same effect.
- 6.23** The dwelling as proposed is a two-bedroom, four-person house over two storeys with a gross internal area substantially in excess of the 79 m² minimum for that size and configuration. Bedroom 1 at 15 m² and Bedroom 2 at 10 m² both exceed the 11.5 m² double-bedroom minimum and the 2.75 m minimum width. The retained loft storage of 29 m² provides ancillary storage well in excess of the standard, and the rear garden provides generous private amenity space in accordance with Policy DM12(B).
- 6.24** The reconfiguration of the 6 m² rear room into an 8 m² family bathroom improves the standard of accommodation rather than reducing it. At 6 m² that room fell below the 7.5 m² minimum for a single bedroom and did not constitute bedroom accommodation meeting adopted standards. In its place the household gains bathing facilities on the sleeping floor for the first time — the property currently has none — together with a 34 m² family living, dining and kitchen space with excellent daylight and direct access to the garden. Judged against the space standards that the Council itself applies, the proposal converts a nominally three-bedroom house with substandard rooms and no upstairs bathroom into a fully compliant two-bedroom family home.

Access, transport and refuse

- 6.25** The existing pedestrian access from Nightingale Road is retained unaltered. There is no new or altered vehicular access, crossover or hardstanding, so Policies DM33, DM34 and DM35 are not engaged. The number of bedrooms is not increased and no additional parking demand is generated; Policy DM32 raises no issue.
- 6.26** Internally the proposal improves accessibility. The removal of the partitions at the rear of the ground floor creates a single level living space with wide circulation routes, and the new rear doors are formed with a level threshold giving step-free access to the private garden where none exists at present. This is a direct improvement measured against Policy DM2(A).
- 6.27** Refuse and recycling storage arrangements are unchanged and continue to be accommodated within the site in the existing position, with the same collection route. Cycle storage is accommodated within the retained rear garden and the extended ground floor. Policy DM4 is satisfied.

Sustainability, drainage and trees

- 6.28** Policies DM1(A)(e) and DM21 require sustainable design and construction. The proposal retains and reuses the overwhelming majority of the existing building, avoiding the embodied carbon cost of demolition and rebuilding. It replaces an uninsulated, thermally poor lean-to with new construction built to current Building Regulations standards, with insulated walls, roof and floor and continuous airtightness detailing at junctions with the existing fabric. Glazing is specified to a whole-window U-value not exceeding 1.4 W/m²K. The result is a measurable reduction in space heating demand across the whole dwelling.
- 6.29** Surface water from the new roof areas is collected in aluminium rainwater goods and discharged to the existing and extended below-ground drainage system, which has adequate capacity for the modest additional roof area. Hard surfacing in the rear garden is limited to a permeable paved terrace laid to fall away from the building, and the substantial majority of the garden is retained as

soft, permeable landscaping. The proposal does not increase surface water run-off from the site, and Policies DM24 and DM25 are satisfied.

- 6.30** No trees are removed or affected. No tree on or adjoining the site is protected by a Tree Preservation Order.

7. OTHER STATUTORY AND REGULATORY MATTERS

- 7.1** Community Infrastructure Levy. The proposal creates approximately 16 m² of additional gross internal floorspace and no new dwelling. It therefore falls within the minor development exemption and is not liable for either the Haringey CIL or the Mayoral CIL.
- 7.2** Biodiversity net gain. Householder applications are exempt from the statutory biodiversity gain condition under the Environment Act 2021 and the associated exemption regulations. No biodiversity gain plan is required. Notwithstanding the exemption, the proposal removes no trees and retains the substantial majority of the rear garden as soft landscaping.
- 7.3** Party Wall etc. Act 1996. The applicant will serve the notices required by the Act in respect of works to and adjacent to the party walls and boundary. This is a separate statutory regime and is not a material planning consideration.
- 7.4** Building Regulations. The development will be constructed in full compliance with the Building Regulations, including Part B (fire safety), Part L (conservation of fuel and power) and Part M (access to and use of buildings).
- 7.5** Environmental Impact Assessment. The proposal is a householder extension and is not development of a description set out in Schedule 1 or Schedule 2 to the Town and Country Planning (Environmental Impact Assessment) Regulations 2017. No screening opinion is required.

8. PLANNING BALANCE AND CONCLUSION

- 8.1** The proposal accords with each of the policies of the development plan that bear on its determination. Table 4 summarises the conclusions reached in Section 6.

Table 4 — Summary of assessment

Issue	Conclusion
Principle of development	Acceptable. No change of use; extension within the curtilage of an existing dwelling in a highly accessible settlement location; both Policy L2 thresholds met with a substantial margin
Design and character	Acceptable. No increase in height anywhere; subordinate single-storey form at 3.25 m; matched materials; building line, grain and roofline unaffected
Full-width form	Acceptable. Paragraph 3.15 is supporting text qualified by "normally"; the extension is 4.71 m below the ridge; a full-width single-storey rear extension is in any event available as permitted development
Heritage and conservation area	No harm. Effect assessed as neutral to positive under Policy HE5; nothing visible from the public realm; the section 72 duty is discharged in full
Neighbouring amenity	No harm. Single-storey form below neighbouring cill levels; no 45-degree breach; no new flank windows; rooflight-only daylighting; obscure-glazed bathroom window; no roof terrace or plant
Standard of accommodation	Improved. Space standards exceeded; bathing facilities provided on the sleeping floor for the first time; a substandard 6 m ² room put to a use it can properly serve
Access, transport and refuse	Acceptable. No change to access or parking demand; step-free access to the garden created; refuse arrangements unchanged
Sustainability and drainage	Acceptable. Existing fabric retained and upgraded; no increase in surface water run-off; permeable terrace; garden retained
CIL, BNG and EIA	Not liable for CIL; exempt from biodiversity net gain; not EIA development

- 8.2** No adverse effect has been identified under any heading. Set against that, the proposal delivers a series of specific and identifiable benefits: bathing facilities on the sleeping floor of a family home that currently has none; the replacement of a substandard 6 m² room with accommodation it can properly provide; a cellular, poorly daylit ground floor replaced by a generous family living, dining and kitchen space with direct access to the garden; the removal of an unsympathetic lean-to of no architectural merit and its replacement with well-detailed brickwork matched to the host building; a measurable improvement in the thermal performance of the dwelling; step-free access between the principal living space and the private garden where none exists; and the retention and improvement of an existing family home, consistent with the Council's stated objective of retaining families in the borough.

- 8.3** Applying Policy S4 of the National Planning Policy Framework, development within settlements should be approved unless the benefits would be substantially outweighed by adverse effects assessed against the national decision-making policies. Here there are no adverse effects to weigh at all, and the benefits are real. Policy SP0 of the Strategic Policies Local Plan requires the Council to take a positive approach, to work proactively to find solutions so that proposals can be approved

wherever possible, and provides that applications which accord with the Local Plan will be approved without delay.

- 8.4** The proposal accords with the development plan read as a whole, and no material consideration indicates otherwise. Section 38(6) of the Planning and Compulsory Purchase Act 2004 therefore points firmly to approval, and planning permission is respectfully requested.