

Recommendation Report for Planning Permission

REF NO: BR/41/20/PL

LOCATION: 86 Annandale Avenue
Bognor Regis
PO21 2EX

PROPOSAL: Change of use from C3 Dwellinghouses to a House in Multiple Occupation (Sui generis) including internal & minor external alterations.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION	The proposed is a change of use from C3 Dwellinghouses to a House in Multiple Occupation (Sui generis) including internal & minor external alterations. The proposal seeks to convert the existing detached building that contains four self-contained flats into a house in multiple occupation with an occupancy of twenty persons. On the ground floor there would be 3 double rooms and 4 single rooms. On the 1st floor there would be 3 double rooms and 4 single rooms. A total of 14 rooms. A ground floor window and a pitched roof dormer are proposed for the northern elevation. Minor alterations are proposed to the building envelope.
SITE AREA	0.0865 hectares
RESIDENTIAL DEVELOPMENT DENSITY (NET)	N/A
TOPOGRAPHY	Predominantly flat.
TREES	None of any significance affected by development.
BOUNDARY TREATMENT	* Low flint wall and part 1.4m high close boarded fence along the Annandale Avenue frontage; * 1.4m high brick wall part with 3m high hedge behind along the Chichester Road frontage; * 2m part block work wall, part close boarded fence to the rear; and * 1.8m high wall/close boarded fence to no. 84.
SITE CHARACTERISTICS	Detached two storey corner double fronted building in a mix of light brown/orange brick and grey render/pebble dash with a tiled roof. Light blue/green rendered single storey extension to the rear. The property comprises of 4 residential flats. Flats 1, 2 and the ground floor of Flat 4 are on the ground floor. Flat 3 and the 1st floor of flat 4 are on the 1st floor. External staircase on the south western side. Space for one to two off-street parking spaces on the north eastern side. Large rear

garden which in part wraps around the rear of 84. The most recent permission (BR/231/19/PL) for a first floor rear extension has been implemented in accordance with the plans.

CHARACTER OF LOCALITY

Predominantly residential. Mix of houses and flats. Unrestricted on-street parking on both sides of Annandale Avenue. Double yellow lines on Chichester Road to the side and Longford Road to the rear. No 84 is a two storey dwelling (not flats). It has two rear bedroom windows plus ground floor rear kitchen and study windows.

RELEVANT SITE HISTORY

BR/231/19/PL	Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL).	App Cond with S106 06-12-19
BR/317/18/PL	Erection of a first-floor rear extension & the provision of 2 No. two bedroomed flats (resubmission following BR/42/18/PL).	Refused 13-05-19
BR/162/18/DOC	Application for approval of details reserved by conditions imposed on planning ref BR/74/17/PL relating to condition 3 - cycle storage provision	DOC Approved 09-07-18
BR/42/18/PL	2 No. 2 bedroom flats, one on first floor & one on second floor over existing single storey flat.	Refused 26-06-18
BR/74/17/PL	Conversion of the ground floor to create 2 No. self contained flats.	App Cond with S106 09-06-17

BR/231/19/PL- Erection of first floor rear extension to provide 1 No. 2 bed flat (resubmission following BR/317/18/PL)- APPROVAL with Conds

BR/317/18/PL- Erection of a first-floor rear extension & the provision of 2 No. two bedroomed flats (resubmission following BR/42/18/PL) - REFUSED

BR/42/18/PL- 2 No. 2 bedroom flats, one on first floor & one on second floor over existing single storey flat- REFUSED

REPRESENTATIONS

REPRESENTATIONS RECEIVED:

Bognor Regis Town Council

Bognor Regis Town Council- No objection

1 letter of objection to the proposal (2 actual letter but from the same address so counted as 1). The main material considerations are summarised below:

- Shortage of parking on street due to a ghost island and cycle lane. All spaces are already occupied by residents.
- Approved permission for 3 flats was recently increased to four, with no consideration for detrimental effect this will have on residents regarding parking or setting a precedent for future applications.
- To allow property to become a H.M.O without additional parking would show total disrespect for those living in the road.
- Instead of four separate units likely to result in at least 4 additional cars, there will be 10/12 people many of whom are likely to own a car, expensive and unreliable public transport is not a realistic alternative.
- The behaviour of the planning office in relation to this development has been appalling, with no consideration having been shown to those already living in the road.
- The Council has a duty to create and preserve a harmonious community.
- House of Multiple Occupancy with the resulting increase on scarce parking provision results in tensions within the community.
- Drug use is a serious problem in the town particularly associated with Houses of Multiple Occupancy.

COMMENTS ON REPRESENTATIONS RECEIVED:

Comments noted. A reply to planning related comments only in the conclusion section below. The planning department make all planning decisions based on national and local planning policy.

CONSULTATIONS

Environmental Health

WSCC Strategic Planning

Natural England

Conservation Officer

CONSULTATION RESPONSES RECEIVED:

WSCC Highways- No objection subject to a condition. The LHA does not consider the proposal would have 'severe' impact on the operation of the Highway network, therefore it is not contrary to the NPPF.

Environmental Health - No objections but recommend precautions/ enhancements regarding fire safety and ventilation as well as appropriate licensing for a HMO property.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted;

POLICY CONTEXT

Designation applicable to site:

Within the Built Up Area;
Class A Road; and
Building of Character.

DEVELOPMENT PLAN POLICIES

Arun Local Plan 2011 - 2031:

DDM1	D DM1 Aspects of form and design quality
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
DSP1	D SP1 Design
ECCDM1	ECC DM1 Renewable Energy
ECCSP2	ECC SP2 Energy and climate change mitigation
ENVDM2	ENV DM2 Pagham Harbour
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HSP4	H SP4 Houses in multiple occupation
SDSP1	SD SP1 Sustainable Development
SDSP2	SD SP2 Built-up Area Boundary
TSP1	T SP1 Transport and Development
WDM1	W DM1 Water supply and quality
WMDM1	WM DM1 Waste Management

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan 2011 - 2031, West Sussex County Council's Waste and Minerals Plans and Made Neighbourhood Development Plans.

The policies are published under Regulations 19 and 35 of the Town and Country Planning (Local Planning) (England) Regulations 2012.

The Neighbourhood Development Plan

Where applicable, Neighbourhood Development Plan's (more commonly known as a neighbourhood plan or NDP), once made by Arun District Council, will form part of the statutory local development plan for the relevant designated neighbourhood area.

There are no relevant policies in the Bognor Regis Neighbourhood Plan.

DEVELOPMENT PLAN AND/OR LEGISLATIVE BACKGROUND

Section 38(6) of the Planning and Compulsory Purchase Act 2004 states:-

"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."

The proposal is considered to comply with Development Plan policies in that it would have no materially adverse effect on the visual amenities of the locality or the residential amenities of the adjoining properties, nor would it have an adverse impact upon the established character of the surrounding area.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are no other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE:

The site lies in the built up area boundary where development is acceptable in principle in accordance with policy SD SP2 of the Arun Local Plan and provided it is in accordance with other policies of the Local Plan covering such issues as character, residential amenity, noise, highway safety & parking and space standards.

Regard should be had to policy SD SP1 of the Arun Local Plan which states: "When considering development proposals the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework (NPPF)." It is considered that the site is in a sustainable location (town centre) within walking distance of a range of shops, facilities and services including bus stops, a large food store and a railway station.

Paragraph 118 (d) of the NPPF states that "Planning policies and decisions should: promote and support the development of under-utilised land and buildings, especially if this would help to meet identified needs for housing". It goes on within the relevant footnote to state that: "As part of this approach, plans and decisions should support efforts to identify and bring back into residential use empty homes and other buildings".

PLANNING POLICY ON HMO's:

Arun Local Plan policy H SP4 states: "Where planning applications for houses in multiple occupation (HMOs) are not already covered by permitted development rights, they will be favourably considered where the proposals contribute to the creation of sustainable, inclusive and mixed communities and meet the following criteria:

- a. Do not adversely affect the character of the area including eroding the balance between different types of housing, including family housing;
- b. Do not contribute to the generation of excessive parking demands or traffic in an area;
- c. Provide adequate areas of open space."

The above criteria will be addressed in the following sections of this report.

DESIGN & CHARACTER

Policy D DM1 of the Arun Local Plan 2011-2031 requires that the Council have regard to certain aspects including:

- (1) Character - "Make the best possible use of the available land by reflecting or improving upon the

character of the site and the surrounding area, in terms of its scale, massing, aspect, siting, layout, density, building materials (colour, texture), landscaping, and design features.";

(13) Density - "The density of new housing will make efficient use of land while providing a mix of dwelling types and maintaining character and local distinctiveness. Higher densities will be more appropriate in the most accessible locations. Proposals should take into account the density of the site and its surroundings. The density of large sites should be varied to guard against uniformity"; and

(14) Scale - "The scale of development should keep within the general confines of the overall character of a locality unless it can be demonstrated that the contrary would bring a substantial visual improvement."

Policy D SP1 "Design" states: "All development proposals should seek to make efficient use of land but reflect the characteristics of the site and local area in their layout, landscaping, density, mix, scale, massing, character, materials, finish and architectural details. Development proposals should have been derived from: a thorough site analysis and context appraisal; adherence to objectives informing sustainable design (inclusivity, adaptability, security, attractiveness, usability, health and wellbeing, climate change mitigation and habitats); and the influence these objectives have on the form of the development. With major developments or allocated sites in the Development Plan, in addition to a Design and Access Statement, a context appraisal, context plan and analysis of the site will also be required."

Paragraph 127 of the NPPF states: "Planning policies and decisions should ensure that developments: (c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)."

There are minimal changes to the external appearance of this detached property and therefore, it is only relevant to consider the impact of this new HMO on the established character of the area. It is noted that the area is predominantly residential in character. It is not considered that a new multiple occupancy dwelling would be out of character in this location.

It is therefore considered that the proposal complies with Arun Local Plan policies D DM1, D SP1 and & H SP4 with the guidance on character within the NPPF.

HERITAGE:

Policy HER DM2 states that proposals for the alteration or extension of buildings of character on the Local List will be expected to relate sensitively to the building or structure and its setting and respect its architectural, landscape or historic interest. The Local Planning Authority will seek to preserve features of such buildings which contribute to that interest.

NPPF part 16 reminds that heritage assets are an irreplaceable resource, and should be conserved in a manner appropriate to their significance, so they can be enjoyed for their contribution to the quality of life of existing and future generations. In para 190 the local planning authority is required to consider the significance of heritage assets (including the setting) that may be affected by the proposal.

NPPF para 193 states that considering the impact of a development on the significance of a designated heritage asset, the great weight should be given to the asset's conservation. This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to significance; and where a development proposal (paragraph 196) will lead to less than substantial harm to the significance of designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use. In this case the works are considered to cause no harm to the heritage asset.

Change of use would involve marginal external changes only and it is considered the application would not cause harm to the significance of this building of character.

RESIDENTIAL AMENITY:

Arun Local Plan 2011-2031 policy D DM1 requires that the Council have regard to certain aspects when considering new development including: (3) Impact - "Have minimal impact to users and occupiers of nearby property and land. For example, by avoiding significant loss of sunlight, privacy and outlook and unacceptable noise and disturbance."

Furthermore, policy QE SP1 states that: "The Council requires that all development contributes positively to the quality of the environment and will ensure that development does not have a significantly negative impact upon residential amenity, the natural environment or upon leisure and recreational activities enjoyed by residents and visitors to the District."

Policy QE DM1 seeks to protect against the impacts of new noise generating development. It states that: "Developers proposing new noise generating development must seek advice from an early stage to determine the level of noise assessment required."

It is not considered that a residential use, albeit an intensified one would be considered to be a noise generating form of new development. The use remains residential and will have similar characteristics to other residential properties in the locality. Arun DC Environmental Health Officers have not raised any objections to the application. Noise nuisance can be controlled by Environmental Health.

A ground floor window and a dormer window are proposed for the north-eastern elevation which faces Chichester Road. These windows would be for a bathroom on the ground floor, which would be obscure glazed by condition and a bedroom window on the 1st floor. The nearest neighbour to the north across Chichester Road would be approx. 30m away. The proposal would not result in overlooking or a lack of privacy for these neighbours. No other neighbour would be significantly affected by the proposal. As such it is considered that the proposal complies with Arun Local Plan policies D DM1 and QE SP1.

CAR PARKING & HIGHWAY SAFETY:

Arun Local Plan policy T SP1 seeks to ensure that development: provides safe access on to the highway network; contributes to highway improvements & promotes sustainable transport, including the use of low emission fuels, public transport improvements and the cycle, pedestrian and bridleway network. In respect of highway safety, it states that:

"The Council will support transport and development which: Explains how the development has been designed to: (i) accommodate the efficient delivery of goods and supplies; (ii) give priority to pedestrian and cycle movements and have access to high quality public transport facilities; (iii) create safe and secure layouts for traffic, cyclists and pedestrians whilst avoiding street clutter."

In respect of parking, it states that:

"The Council will support transport and development which: incorporates appropriate levels of parking in line with West Sussex County Council guidance on parking provision and the forthcoming Arun Design Guide taking into consideration the impact of development upon on-street parking"

Paragraph 108 of the NPPF states that: "In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: (b) safe and suitable access to

the site can be achieved for all users". Regard should also be had to paragraph 109 which states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe."

The WSCC Highways Officer commented that under previous WSCC parking standards a demand of 0.5 spaces per bedroom would be anticipated. As such, 6.5 car parking spaces may be provided for the proposal. The existing C3 use as 4 x 2-bedroom flats has the potential to generate a parking demand of 8 spaces which could potentially be required to be accommodated on-street if no off-street parking is currently possible. Whilst on-street car parking is limited in the immediate vicinity there are comprehensive parking restrictions prohibiting vehicles from parking in places that would be detrimental to highway safety. Given the additional demand for spaces compared to the existing arrangement, the highways officer does not consider that highway safety would be detrimentally affected through the proposed nil car parking provision.

The Arun District Council parking standards SPD 2020 does not list specific requirements for HMO's but policy H SP4 of the Arun Local Plan mentions that parking provision will be determined on a case by case basis and that proposals for HMO's will be favourably considered provided they do not 'contribute to the generation of excessive parking demands or traffic in an area'. As per the Highways Officers comments above it is not considered the proposal will detrimentally affect highways safety.

No parking spaces or cycle storage are provided for the development, however the proposed is a change from 4 x 2 bed apartments to a 14 bedroom HMO in a sustainable location in walking distance of Bognor Regis town centre which contains a variety of local shops and services. Bus stops are located within metres of the property providing access into Bognor Regis and Chichester. Bognor Regis train station is within short walking distance providing access to Chichester, Brighton, Portsmouth and London. The applicant proposes cycle storage on site which reduces the reliance upon the private car, however details have not been provided and can be secured via condition.

Therefore the proposal would satisfy policy T SP1 and H SP4 of the Arun Local Plan along with the guidance on highways within the NPPF.

INTERNAL & EXTERNAL SPACE STANDARDS

Arun Local Plan policy D DM2 states that: "The planning authority will require internal spaces to be of an appropriate size to meet the requirements of all occupants and their changing needs. Nationally Described Space Standards will provide guidance".

However, the Technical Housing Standards (Nationally Described Space Standard) does not provide any relevant standards for Houses in Multiple Occupation. Instead, it is considered that regard should be had to Arun's own Environmental Health Private Housing Standards.

The standards reference the following two documents: "LACORS Promoting Quality Regulation" (LGA) 2009 and "Chichester and Arun Landlord Accreditation Scheme Standards" 2013. The Chichester and Arun Landlord Accreditation Scheme Standards 2013 include several requirements such as number of bathrooms/toilets, number of electric sockets per room, kitchen facilities, heating, waste disposal, energy efficiency and windows. These would all be adhered to in order to receive a licence from the Council. The room size requirements forming part of the license process are as follows:

- (1) 6.5m² for a single bedroom where a lounge and kitchen or adequately sized kitchen diner is shared.
- (2) 10m² for a single bedroom where a kitchen is shared without a shared lounge.
- (3) 10.5m² for a double bedroom where a lounge or dining room or adequately sized kitchen diner is

shared.

(4) 12m² for a double bedroom where a kitchen is shared without a shared lounge area.

(5) 13m² for a one roomed unit with kitchen facilities for a single person.

In the case of this application, all of the rooms comply with the above requirement. Policy H SP4 of the Local Plan requires proposals provide adequate areas of open space. The council does not currently have any size guidance on external amenity space or gardens. The proposal benefits from a large rear garden, with Hotham Park and the beach in walking distance from the site. It is considered that residents will be able to easily access outdoor places for recreation etc.

It is also considered that the proposal complies with the relevant internal and external standards.

IMPACT ON PAGHAM HARBOUR:

This proposal seeks to convert 4 x 2 bedroom flats into a 14 bed HMO. There would be no increase in floor space and for this reason, a Pagham Harbour contribution is not required.

SUMMARY:

The proposed conversion of 4 x 2 bedroom flats into a 14 bed HMO is considered to represent an efficient use of urban land and does so without compromising the visual amenities or character of the area, highway safety or the amenities of existing nearby residential occupiers. The proposal is considered to be sustainable development and also complies with all development plan policies. The recommendation to approve is therefore made subject to the following conditions.

HUMAN RIGHTS ACT

The Council in making a decision should be aware of and take into account any implications that may arise from the Human Rights Act 1998. Under the Act, it is unlawful for a public authority such as Arun District Council to act in a manner, which is incompatible with the European Convention on Human Rights.

Consideration has been specifically given to Article 8 (right to respect private and family life) and Article 1 of the First Protocol (protection of property). It is not considered that the recommendation for approval of the grant of permission in this case interferes unreasonably with any local residents' right to respect for their private and family life and home, except insofar as it is necessary to protect the rights and freedoms of others (in this case, the rights of the applicant). The Council is also permitted to control the use of property in accordance with the general interest and the recommendation for approval is considered to be a proportionate response to the submitted application based on the considerations set out in this report.

DUTY UNDER THE EQUALITIES ACT 2010

Duty under the Equalities Act 2010

In assessing this proposal the following impacts have been identified upon those people with the following protected characteristics (age, disability, gender reassignment, marriage and civil partnership, pregnancy and maternity, race, religion or belief, sex or sexual orientation).

The proposal would have a neutral impact on the protected characteristics.

CIL DETAILS

This application is CIL Liable Zero Rated as they are changing the use of a property that has shown proof that it has been in use for 6 months within the last 3 years.

RECOMMENDATION**APPROVE CONDITIONALLY**

- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2 The development hereby approved shall be carried out in accordance with the following approved plans:

Drawing No. 1200 Rev A, Drawing No. 1303 Rev A, Drawing No. 1302 Rev A, Drawing No. 1300 Rev A, Drawing No. 1301 Rev A, Drawing No. 1202 Rev A, Drawing No. 1201 Rev A, Drawing No. 1200, Drawing No. 1300, Drawing No. 1301, Drawing No. 1303, Drawing No. 1202, Drawing No. 1201, Drawing No. 1302

Reason: For the avoidance of doubt and in the interests of amenity and the environment in accordance with policy D DM1 and H SP4 of the Arun Local Plan.

- 3 No part of the development shall be first occupied unless and until the applicant has submitted a scheme for approval by the Local Planning Authority to demonstrate that the development will achieve energy efficiency measures that reflect the current standards applicable at the time of submission and includes the use of renewable energy supply systems. The approved scheme shall thereafter be implemented prior to occupation of the HMO use and any approved renewable energy supply systems shall be permanently retained & maintained in good working order thereafter.

Reason: To ensure that the development is energy efficient and in accordance with policy ECC SP2 of the Arun Local Plan

- 4 No part of the development shall be first occupied until covered and secure cycle parking spaces have been provided in accordance with plans and details submitted to and approved by the Local Planning Authority.

Reason: To provide alternative travel options to the use of the car in accordance with policies T SP1 of the Arun Local Plan.

- 5 Details for the storage of waste on the premises shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the amenities of nearby residents in accordance with Arun Local Plan policy WM DM1.

- 6 Fire Safety
- Appropriate fire precaution facilities and equipment must be provided of such type, number and location as are considered necessary. Guidance on fire safety is contained in the LACORS guidance document -

"Housing - Fire Safety, Guidance on fire safety precautions for certain types of existing housing"

- The external staircase serving the first floor is their sole means of escape, therefore it should be protected from the effects of fire along its length. The sensitive area is 1.8m horizontally therefore any windows in this region should be fire resisting construction and if possible fixed shut and any doors should be fire resisting and self-closing.
- 30min fire resisting escape route, which would include providing a 30 minute fire resisting and self-closing fire door to the kitchen, bedsits, cupboards and any other identified risk areas opening on to the escape route.
- Installations for Gas should ideally be located away from the escape route and suitable ventilation provided.
- Installations for Electricity should ideally be located away from the escape route, behind a fire door. Where the installation is sited in the escape route, it must have a suitable enclosure affording a minimum of 30 minute's fire resistance in order to protect the means of escape.
- Grade D1, LD2 fire alarm system:
 - o interlinked mains wired smoke alarms with integral battery back-up located throughout the escape.
 - o Interlinked smoke alarms with integral battery back up in each bedsit
 - o Interlinked heat alarms with integral battery back up located in the communal kitchens
 - o Fire blanket to be provided in each shared kitchen

Licensing

- Any property that has 5 or more people sharing facilities will require a license from the Council and the property must meet minimum standards.
- If the residents are to be responsible for their own cooking then the kitchen must be equipped with the following equipment, which must be fit for the purpose and supplied in a sufficient quantity for the number of those sharing the facilities
 - o sinks with draining boards;
 - o an adequate supply of cold and constant hot water to each sink supplied;
 - o installations or equipment for the cooking of food;
 - o electrical sockets;
 - o worktops for the preparation of food
 - o cupboards for the storage of food or kitchen and cooking utensils;
 - o refrigerators with an adequate freezer compartment (or, where the freezer compartment is not adequate, adequate separate freezers);
 - o appropriate refuse disposal facilities; and
 - o appropriate extractor fans, fire blankets and fire doors.

Ventilation

- All bathrooms and kitchens should have adequate mechanical ventilation.

General

- Must meet the requirements of the Housing Act 2004 and be free of Category 1 and

significant Category 2 Hazards;

- Must meet the requirements of the Arun District Council Houses in Multiple Occupation Standards (updated 2019);

- Must meet the requirements of any other associated Housing and/or Houses in Multiple Occupation legislation or regulations if applicable to the property/site;

- Must meet the requirements of The Licensing and Management of Houses in Multiple Occupation and other Houses (Miscellaneous Provisions) (England) Regulations 2006 (as amended);

Reason: For the safety and amenity of future residents in accordance with policy D DM1 of the Arun Local Plan.

- 7 The ground floor bathroom window on the north-eastern elevation of the building shall be glazed with obscured glass

Reason: To protect the amenities and privacy of the adjoining property in accordance with policies D DM1 of the Arun Local Plan.

- 8 INFORMATIVE: Statement pursuant to Article 35 of the Town and Country Planning (Development Management Procedure)(England) Order 2015. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.