

Recommendation Report for Planning Permission

REF NO: LU/411/21/PL

LOCATION: 90-91 South Terrace
Littlehampton
BN17 5LJ

PROPOSAL: Change of use from existing leisure use to 10 No. 1-bedroom 1 person supported living (C3(b)) apartments, staff office, staff sleepover and associated ancillary facilities to include extension to form new first floor. Alterations to roof space including creation of dormer windows & installation of roof lights. This application is in CIL Zone 4 (zero rated) as flats.

SITE AND SURROUNDINGS

DESCRIPTION OF APPLICATION

This application refers to the change of use from existing leisure use to residential use - 10 No. 1-bedroom 1 person supported living apartments, staff office, staff sleepover and associated ancillary facilities to include extension to form new first floor. Alterations to roof space including creation of dormer windows & installation of roof lights.

The application incorporates extending the existing two storey building with two additional floors to provide 10 x No. 1-bedroom 1 person self-contained apartments plus associated communal and ancillary spaces and facilities for support staff, to house 10 residents who are adult with complex needs in need of care, but living partially independently supported living).

The existing building is to be retained, with the Lower Ground Floor used only for ancillary and communal activities and no residential accommodation to be provided on that level which will be used as a social lounge and activities room for residents, a laundry, an accessible WC, a staff office for 2 members of staff, plant room, WC, large and office stores and other storage spaces. The finished floor level of the Ground Floor will be raised to a minimum of 5.0m AOD and four 1-bedroom 1 person self-contained apartments (45-49sqm), staff sleepover room (13.5sqm) with associated ensuite will be created at this level. The GIA of the proposed building will be 911m².

The First Floor and Second Floor will be contained in new build structure with the First Floor containing four self-contained 1-bedroom 1 person apartments (45-47sqm). A new floor is to be added above the Upper Ground Floor to create a First Floor level containing three 1-bedroom 1 person

apartments (45-54sqm) and the roof is to be reconstructed over it. A second additional storey will be contained within the roof form providing a further 2no. 1-bedroom 1 person apartments (50-51sqm) at Second Floor level.

The proposed development will have a hip roof design and external works include the addition of a north and west and south facing dormer windows, the raising of the overall building height to accommodate appropriate floor thicknesses and correction of previous drafting errors. with a ridge height increase of 0.5m.

The proposed development incorporates three car parking spaces (1 disabled car parking space inclusive), refuse and cycling store and amenity space with soft and hard landscape features.

SITE AREA	0.057 hectare.
TOPOGRAPHY	Predominantly flat.
TREES	None affected by the proposed development.
BOUNDARY TREATMENT	Black painted railings to roadside in South Terrace to approx. 1.6m high. Low walling to Bayford Road. Fencing to approximately 1m on side of parking spaces.
SITE CHARACTERISTICS	The application site is a two storey premises on corner site at junction of Bayford Road and South Terrace. Brick elevations and plain tiled roof. Area to side of building in Bayford Road is used for car parking, loading and unloading and storage. A timber shed is located adjacent to the rear northwestern corner of the site.
CHARACTER OF LOCALITY	The application site is identified by the Local Planning Authority as a Locally Listed Building of Character. It is also located in a Locally Listed Area of Character. Both of these designations are classed as non-designated heritage assets. Predominantly residential characterised by mainly older style properties, mainly 3 storeys high and constructed of red brick. Many have been converted into flats.

RELEVANT SITE HISTORY

LU/328/18/PL	Change of use from existing leisure use (except lower ground floor which will retain leisure use) to 8 No flats to include extension to form new first floor, alterations to roof space including creation of dormer windows & installation of roof lights (amendment to LU/197/17/PL).	ApproveConditionally 04-03-19
LU/197/17/PL	Change of use of existing leisure use of upper ground floor to form 3 No. flats, extension of first floor to form 2	ApproveConditionally 18-10-17

No. flats & creation of 1 No. flat in roof space
(resubmission following LU/395/14/PL & LU/84/16/PL).

LU/84/16/PL	Change of use of upper ground floor from leisure use to form 3 No. self contained flats & alterations to retained leisure use of lower ground floor (resubmission following LU/395/14/PL).	ApproveConditionally 04-07-16
LU/395/14/PL	Alterations and additional floors above existing leisure use to provide 3No. new flats	ApproveConditionally 19-03-15

The relevant planning history associated to this application site are noted. The proposal amends an earlier approval for 8 flats LU/328/18/PL which granted permission to form new first floor, alterations to roof space including creation of dormer windows & installation of roof lights (amendment to LU/197/17/PL). This proposal increases the number of flats to 10 in total and makes the plans more workable for construction purposes.

REPRESENTATIONS

Littlehampton Town Council

The Littlehampton Town Council do not object to this application. The TC wishes to see measures in place to ensure that the housing was appropriately staffed.

Support from West Sussex County Council - Lifelong Services & Mental Health Services, Adult & Health Services.

The applicant Dolphin Homes is a contracted provider with West Sussex County Council. We have a good working relationship with Dolphin Homes, which has proactively sought views from the Council about this application. The proposed service fits with our strategic direction and most recent Market Position Statement, which includes prioritising supported living over residential placement. We are therefore supportive of this application.

1 objection - This is an attractive building that should remain a commercial premises to support the Council regeneration ambitions. Tourist accommodation or hospitality. We need joined up thinking across departments. In addition Littlehampton only has two GP practices, it has more patients registered per GP than the national level.

COMMENTS ON REPRESENTATIONS RECEIVED:

Noted.

CONSULTATIONS

CONSULTATION RESPONSES RECEIVED:

Ecology - No objection to the proposal. Conditions are recommended.

Landscaping - No objection.

WSCC - Highways Authority. No objection.

The Local Highway Authority (LHA) does not consider that this proposal would have an unacceptable impact on highway safety or result in 'severe' cumulative impacts on the operation of the highway network, therefore is not contrary to the National Planning Policy Framework (NPPF), paragraphs 110 - 113, as revised 20th July 2021. Therefore, there are no transport grounds to resist this proposal. If the Local Planning Authority (LPA) mind to approve the application, the following conditions should be attached (vehicle parking, cycle parking and EVC parking spaces).

Drainage - No objection. Any alterations to surface water drainage must be designed and constructed in accordance with Building Regulations.

Environment Agency. No objection subject to proposed conditions.

Coast Protection - No objection.

Environmental Health (Private Sector Housing & Public Health Team) - No objection.

Environmental Health - No objection. Recommend conditions sound insulation scheme, construction hours, plant noise assessment and external lighting.

Conservation Officer - No objection.

Happy with the revised designs as they now reflect the previously approved scheme and deal with my objections regarding the use of materials. The use of bricks and clay tiles means that the scheme is now acceptable.

COMMENTS ON CONSULTATION RESPONSES:

Comments noted. The Ecology, Transport conditions have been imposed and the materials of the roof and brick bond are also conditioned. The railings and upper ground floor balcony and French windows have been retained as part of the scheme and all roof lights are noted on the Roof Plan and North and East elevations as conservation style.

Measures for sound insulation are covered by Building Regulations.

POLICY CONTEXT

Designation applicable to site:
Within Area of Special Character
Building or Structure of Character
Class C road

DEVELOPMENT PLAN POLICIES

[Arun Local Plan 2011 - 2031:](#)

DDM1	D DM1 Aspects of form and design quality
DDM2	D DM2 Internal space standards
DDM4	D DM4 Extensions&alter to exist builds(res and non-res)
WDM2	W DM2 Flood Risk

DSP1	D SP1 Design
QEDM1	QE DM1 Noise Pollution
HERDM2	HER DM2 Locally Listed Buildings or Structures of Character
HERDM4	HER DM4 Areas of Special Character
HERSP1	HER SP1 The Historic Environment
TSP1	T SP1 Transport and Development

Littlehampton Neighbourhood Plan 2014 Policy 1	The Presumption in Favour of Sustainable Development
Littlehampton Neighbourhood Plan 2014 Policy 17	Buildings and Structures of Character
Littlehampton Neighbourhood Plan 2014 Policy 2	A Spatial Plan for the Town

PLANNING POLICY GUIDANCE:

NPPF	National Planning Policy Framework
NPPG	National Planning Practice Guidance

POLICY COMMENTARY

The Development Plan consists of the Arun Local Plan, 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. Policies 1, 2 and 17 of Littlehampton Neighbourhood Plan are considered relevant to the consideration of this application.

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 relevant Development Plan policy in that the development will not harm the character and appearance of the locality or the residential amenities of neighbouring properties.

OTHER MATERIAL CONSIDERATIONS

It is considered that there are other material considerations to warrant a decision otherwise than in accordance with the Development Plan and/or legislative background.

CONCLUSIONS

PRINCIPLE

In this instance, the main criteria against which the application will be assessed is contained within relevant policies of the Arun Local Plan mainly D DM1, D DM4 and D SP1 which seek to prevent development that would have an adverse impact upon visual and residential amenities and the character of the area. This scheme was revised to be in line with the previously approved planning permission (LU/328/18/PL). The proposal (change of use from leisure to supported living accommodation) is in keeping with its urban setting and to accord with policy. The Littlehampton Neighbourhood Plan (2014) contains the following relevant policies:

Policy 1 - The Presumption in Favour of Sustainable Development

Policy 2 - Spatial Plan for the Town

Policy 17 - Buildings and Structures of Character

Policy 1 states planning applications which accord with the policies in the Neighbourhood Plan will be approved, unless material considerations indicate otherwise. Other relevant policies in the TLC NP mentioned above comply with this proposal. The proposal would accord with this policy.

Policy 2 states The Neighbourhood Plan concentrates future housing, within the built up area of Littlehampton. Being located in the built up area boundary the proposal accords with this policy.

Policy 17 states that the effect of the proposal on non-designated heritage assets will be taken into account in determining applications to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal. The proposal is considered to minimise the impact on this heritage asset.

The principle of the development has already been approved under LU/328/18/PL. It is only the impact on the number of units and change to the appearance of the proposal and the resultant impact on the character and appearance of the area and residential amenity which can be considered.

RESIDENTIAL AMENITY

The proposed development will not have an unacceptable adverse impact upon the residential amenities of adjoining occupiers. The loss of the existing club use on the ground floor which generates noise and its replacement with a residential use represents a potentially significant reduction in noise generation from the site and an improvement in relation to the impact on adjoining neighbours.

The existing windows in the West Elevation of No 89 South Terrace serve a staircase and are therefore considered non-habitable. Existing windows in the East elevation of No 90 & 91 South Terrace are to be reduced in number overall. There is no overlooking at present and the fenestration will be maintained as proposed. The dormer windows in the north elevation of the roof serving a bedroom which is positioned above a first floor bedroom and other existing and approved windows in this elevation will not result in any additional materially adverse harm (overlooking) to the adjoining properties at 134 Bayford Road.

The proposal would not therefore adversely impact on the residential amenities of adjoining properties and is compliant with policy D DM1(3) and D DM4(c) of Arun Local Plan.

IMPACT ON VISUAL AMENITY AND CHARACTER

The existing building is located on a prominent corner at the junction of Bayford Road and South Terrace and is significantly lower than the surrounding development on both roads onto which it fronts. The building currently appears less dominant in both street scenes. The height of the building proposed would reflect that of the adjacent buildings. The proposal would retain a gap to the north and would therefore retain the separate identity of the building when viewed from Bayford Road. The roof pitch,

window style and proportions would be in keeping with its neighbours. The extension would be no closer to either road frontage than the existing building. Pitched roof dormer windows exist on the front elevations of buildings fronting Bayford Road and the proposal incorporates similar style windows on this elevation.

The existing style of the property is to be retained and replicated throughout the proposed scheme in both materials and architectural details and conditions are imposed to ensure this is achieved. The extensions would be in keeping with the character of the existing building and the height and proportions of the building would be in keeping with the street scene and would reflect the scale of adjoining properties fronting South Terrace. The roof level has been raised in this application but it is kept below the roof height of the adjoining properties and the existing form is to be replicated as closely as possible. The addition of dormer windows and roof lights to facilitate the creation of two flats at second floor level have a negligible impact on the character of the street. The north facing dormer windows replicate the size and relative positing on the roof slope of that of the other previously approved west and south facing dormers. As a result, the appearance of the building, the proposal would reflect that of adjoining properties.

Policy D DM4 requires extensions to be subservient to the host property. Whilst the proposal would significantly increase the height of the property and would be visually prominent, the proposal would not appear out of keeping with neighbouring properties, therefore would contribute to the appearance of the area.

The existing service yard is currently an open, unattractive area used for parking and external storage of supplies and waste. The creation of a purpose built, secure refuse and cycle storage buildings, clearly marked parking spaces and the addition of planting and railings will improve the appearance of this area.

To achieve suitable floor to ceiling heights and floor thicknesses between flats, the height of the proposed building as a whole has been marginally increased (by 0. 5m) from that under LU/197/17/PL and maintained under LU/328/18/PL.

The Area of Special Character is defined by the formal, cohesive and attractive appearance of the group of buildings forming this part of South Terrace. Boundary walls and traditional timber windows contribute to the character of the area. The extensions have previously been approved. The railings which define the southern boundary are proposed to be extended along the Bayford Road elevation and this would be a positive addition re-enforcing the sense of enclosure and maintaining security.

The building is on the local list and is defined as a building of character. Therefore, its appearance should not be damaged by inappropriate development. The proposal relates mainly to internal alterations and would not significantly adversely affect the external appearance of the building. The continued use and maintenance of the building is welcomed to encourage vitality in the street scene. The attractive entrances to the building from Bayford Road and South Terrace would be retained and remain unaltered.

The elevational views, external material treatment and the roof materials of the scheme have been revised to address Conservation Team's initial objection about the proposed appearance as a result of the proposed materials being out of keeping with those in the Area of character and negative impacts and harm. These revisions include reinstatement of a clay tile finish which will be more appropriate and would better justify the brick lower storey, render upper storey, clay tile roof scape. The Conservation Officer concluded that the revised design reflects the previously approved scheme and deal with my objections regarding the use of materials. The use of bricks and clay tiles means that the scheme is now acceptable.

The proposal therefore makes a positive contribution to the character and appearance of the Area of

Special Character and the Building of Character in compliance with policies HER DM4 and HER DM2 of the Local Plan.

SPACE STANDARDS

The proposal accords with the Nationally Described Space Standards. This requires a minimum gross internal floor area of 39m² for single occupation and 50 m² for a single storey 1 bedroom 2 person dwelling. The internal floor areas of the one bedroom unit range from 45 - 54sqms approx. The proposal therefore will provide a satisfactory living environment for future occupiers and would not adversely affect their residential amenity.

The proposal includes a communal garden area to serve the flats. There are external spaces available in the locality due to the flat's proximity to the seafront and areas of public open space.

PARKING AND HIGHWAYS IMPACTS

Para.110 of the NPPF states in assessing specific applications for development it should be ensured that: (b) safe and suitable access to the site can be achieved for all users. Para. 111 of the NPPF states 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.

Policy T SP1 of the Arun Local Plan requires development proposals to provide safe access on to the highway network and to incorporate appropriate levels of parking in line with adopted planning policies. ALP policy T DM1 requires development to make provision for facilities for sustainable modes of transport such as cycling, to meet the parking standards, including cycle storage.

The ADC Parking Standard does not have standards directly applicable to supported living homes. However, it stipulates the car parking and cycling storage requirements for a change of use will require 2 car parking spaces for 7 or more habitable rooms and 1 cycle storage for 4 or more habitable rooms in Parking Behaviour Zone 4. The provision does meet this standard.

County Highways have no objection to the proposal in terms of parking or access. Three off-street parking spaces (including one disabled car parking space) have been proposed for the future residents. It is noted that this is a shortfall as the anticipated car parking demand would be six spaces. However, considering the nature of the development (supported living for adults with physical and mental disabilities, there will not be substantial parking demand to be generated. The car parking spaces will be beneficial to the intended 4 staff members. All other development will need to provide EV charging points in 20% of parking spaces. However, parking, turning, cycle parking and electric vehicle charging parking conditions will be attached to protect the residential amenities of future occupiers.

The application site is sustainably located, there are no road parking restrictions and there are alternative modes of transport available to future occupiers. In addition, the previous leisure use of the site would have generated more demand than that which results from the proposed scheme.

FLOODING

The site lies within Flood Zone 3 (High probability of flooding), but the residential development would be located above the worst case flood scenario level. The Environment Agency reviewed the revised scheme and is satisfied with it subject to conditions to ensure the site's surface water drainage condition is not exacerbated and is in line with the submitted flood risk statement.

The proposal is therefore compliant with Policy W DM2 of Arun Local Plan which requires that development in flood risk areas is accompanied by a specific Flood Risk Assessment to demonstrate that the development will be safe.

SUMMARY

The proposal will be in keeping with the design of the host dwelling and will not harm the amenities of future and neighbouring occupiers or the character and appearance of this non designated heritage asset. Therefore, the proposed scheme is recommended for approval 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.

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:

28118-PD100;
28118-PD101;
28118-PD109C;
28118-PD110;

28118-PD111C;
28118-PD115;
28118-PD120;
28118-PD121; and
28118-PD210B

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

- 3 No development above damp proof course (DPC) level shall take place unless and until a schedule of materials and finishes to be used for external walls and roofs of the proposed building have been submitted to and approved by the Local Planning Authority and the materials so approved shall be used in the construction of the building.

Reason: To enable the Local Planning Authority to control the development in detail in the interests of amenity/and character and appearance of the Listed Building/ by endeavouring to achieve a building of visual quality in accordance with policies HER DM2 and D DM1 of the Arun Local Plan.

- 4 No part of the development shall be first occupied until the car parking has been constructed in accordance with the approved site plan. These spaces shall thereafter be retained at all times for their designated purpose.

Reason: To provide adequate on-site car-parking and turning space for the development in accordance with policy policy T SP1 of the Arun Local Plan.

- 5 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 current sustainable transport policy T SP1 of the Arun Local Plan.

- 6 Prior to occupation of the dwellings, a scheme for the provision of facilities to enable the charging of electric vehicles to serve the approved dwellings shall be submitted to the Local Planning Authority for approval and thereafter implemented in accordance with the approved details and the charge points shall thereafter be permanently retained and maintained in good working condition.

Reason: To provide EVC charging points to support the use of electric vehicles in accordance with policy policy T SP1 of the Arun Local Plan.

- 7 No demolition/construction activities shall take place other than from 08:00 hours until 18:00 hours (Monday to Friday) and from 08:00 hours until 13:00 hours (Saturday) with no noisy work on Sunday or Bank /Public Holidays.

Reason: To protect the amenity of local residents in accordance with Policy QE SP1 of the Arun Plan.

- 8 Before any development takes place a nature management scheme (bats, nesting birds and hedgehogs) as specified in the informatives for the area shown on the attached plan shall be submitted to and approved by the Local Planning Authority. Two bird boxes are to be installed on the building and/or trees within the garden of the property. A hedgehog nesting box should be installed within the site to provide future nesting areas for hedgehogs within the garden of the property. Two bat boxes are installed on the building onsite facing south/south westerly

positioned 3-5m above ground.

Reason: To conserve the wildlife interest of an important natural habitat in accordance with policies ENV SP1 and ENV DM1 of the Arun Local Plan.

- 9 Landscaping (hard and soft) shall be carried out in accordance with the details shown on plan (28118-PD110). All planting, seeding or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interests of amenity and of the environment of the development in accordance with policy D DM1 and ENV DM4 of the Arun Local Plan.

- 10 INFORMATIVE: Infiltration rates for soakage structures are to be based on percolation tests undertaken in the winter period and at the location and depth of the proposed structures. The percolation tests must be carried out in accordance with BRE365, CIRIA R156 or a similar approved method and cater for the 1 in 10 year storm event plus 40% on stored volumes/rainfall intensity (allowance for climate change) between the invert of the entry pipe to the soakaway, and the base of the structure. It must also have provision to ensure that there is capacity in the system to contain below ground level the 1 in 100 year storm event plus 40% on stored volumes/rainfall intensity. Adequate freeboard must be provided between the base of the soakaway structure and the highest recorded annual groundwater level identified in that location. Any SuDS or soakaway design must include adequate groundwater monitoring data to determine the highest winter groundwater table in support of the design. The applicant is advised to discuss the extent of groundwater monitoring with the Council's Engineers.

Supplementary guidance notes regarding surface water drainage are located at <https://www.arun.gov.uk/drainage-planning-consultations> on Arun District Council's website. A surface water drainage checklist is available on Arun District Council's website, this should be submitted with a Discharge of Conditions Application.

- 11 INFORMATIVE: The applicant should note that under Part 1 of the Wildlife and Countryside Act 1981, with only a few exceptions, it is an offence for any person to intentionally take, damage or destroy the nest of any wild birds while the nest is in use or being built. Birds nest between March and September and therefore removal of dense bushes, ivy or trees or parts of trees etc. during this period could lead to an offence under the act.

- 12 INFORMATIVE: This notice does not give authority to destroy or damage a bat roost or disturb a bat. Bat species are protected under Section 39 of the 1994 Conservation (Natural Habitats etc) Regulations (as amended), the 1981 Wildlife and Countryside Act (as amended) and the 2000 Countryside and Rights of Way Act. It is illegal to damage or destroy any bat roost, whether occupied or not, or disturb or harm a bat. If you are aware that bats roost in a tree(s) for which work is planned, you should take further advice from Natural England (via the Bat Conservation Trust on 0345 1300228) or an ecological consultant before you start. If bats are discovered during the work, you must stop immediately and contact Natural England before continuing.

- 13 The Applicant is required to obtain all appropriate consents from West Sussex County Council, as Highway Authority, to cover the off-site highway works. The applicant is requested to contact The Implementation Team Leader to commence this process. The applicant is advised that it is an offence to undertake any works within the Highway prior to the agreement being in place.

- 14 **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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.