

REPORT NO: 229/2015

DEVELOPMENT CONTROL AND LICENSING COMMITTEE

24TH NOVEMBER 2015

**PLANNING APPLICATIONS TO BE DETERMINED BY THE
DEVELOPMENT CONTROL AND LICENSING COMMITTEE**

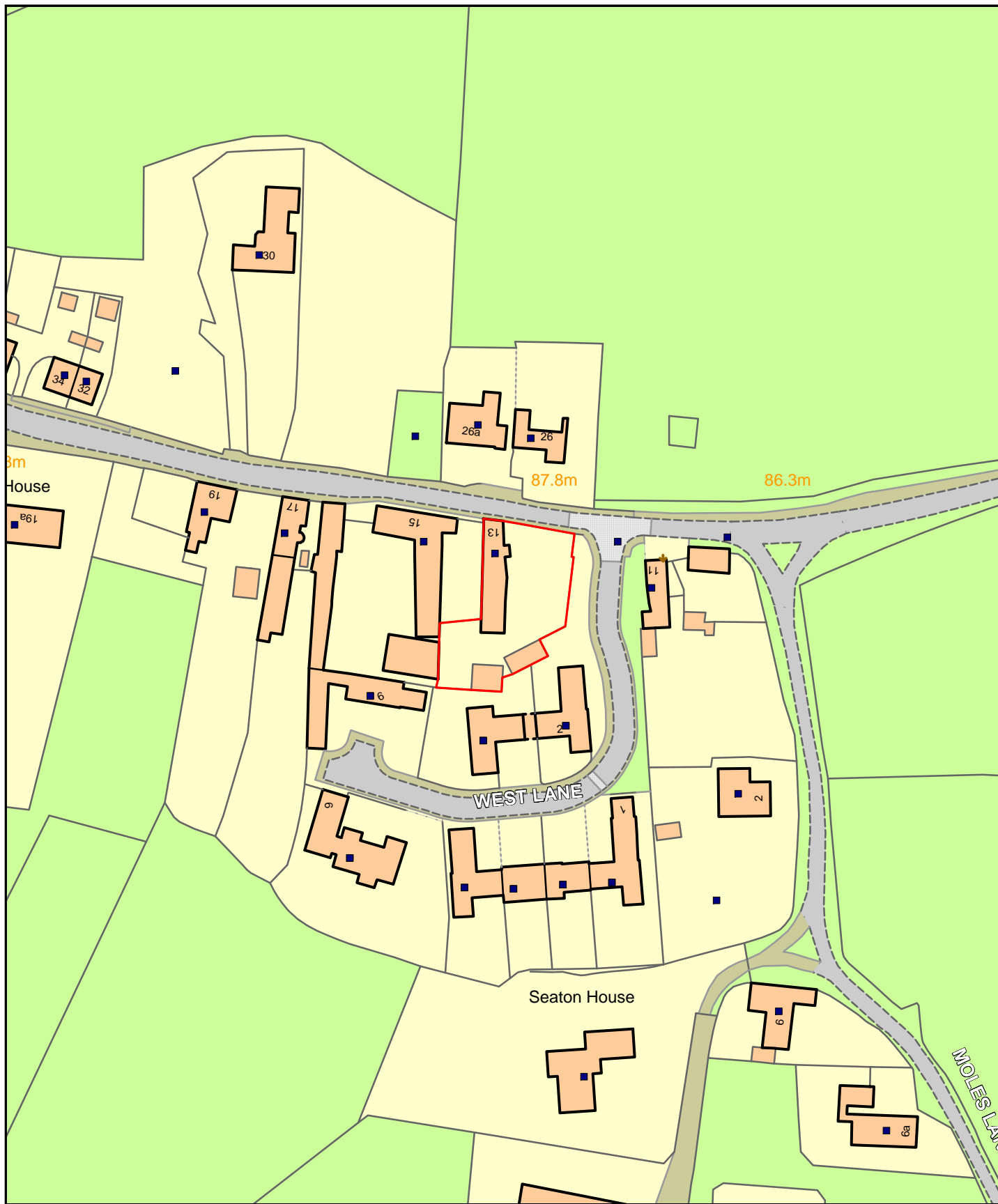
**REPORT OF THE DIRECTOR FOR PLACES
(ENVIRONMENT, PLANNING AND TRANSPORT)**

Rutland County Council

Development Control & Licensing Committee – 24th November 2015

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2	2015/0878/FUL	Mr Richard Clifton 1 Bowling Green Close, Oakham, Rutland, LE15 6HL Proposed single storey rear extension and hipped roof to replace existing flat roof over the existing garage.	Approval	
3	2015/0899/MAJ	BAM Construction Ltd Harrington Sixth Form, Huntsmans Drive, Oakham, Rutland, LE15 6RP Development of a new 2-storey sixth form school (Use Class D1) for (up to 300) pupils aged between 16-19 years of age, with associated infrastructure and landscaping, including provision of car parking to replace temporary accommodation.	Approval	



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Ordnance Survey [100018056]

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Time of plot: 10:28
Date of plot: 10/11/2015



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2015/0763/FUL	ITEM 1	
Proposal:	Two storey extension and new entrance porch to front (east) elevation. First floor extension to side (south) elevation and alterations to driveway and boundary wall.		
Address:	Fineshade, 13 Main Street, Seaton, LE15 9HU		
Applicant:	Mr Simon Ainge	Parish	Seaton
Agent:	Mr Tony Ansell, Rutland Planning	Ward	Lyddington
Reason for presenting to Committee:	Ward Member request		
Date of Committee:	24th November 2015		

EXECUTIVE SUMMARY

The proposed extensions would appear as prominent incongruous additions to the dwelling, and have a detrimental impact upon the character and appearance of Seaton Conservation Area.

The works to the driveway and boundary wall would also adversely affect the health and future retention of an adjacent category A1 silver birch tree.

RECOMMENDATION

REFUSAL, for the following reasons:

1. The proposals, by virtue of their location, bulk, scale, massing and design, appear as visually intrusive, incongruous and dominant additions that would be prominent within the street scene and detract from the linear form of the existing building. As a result the proposals would adversely affect the character and appearance of Seaton Conservation Area. Although the harm is less than substantial, it is not outweighed by a wider public benefit. As such, the proposal is contrary to Policies CS19 and CS22 of the adopted Core Strategy (2011), SP15 and SP20 of the Site Allocations and Policies Development Plan Document (2014), and paragraph 134 of the National Planning Policy Framework.
2. The proposed widening of the existing vehicular access would result in an unacceptable encroachment into the root protection area of the adjacent silver birch (categorised as an A1 tree). The proximity of the driveway to the tree would be likely to jeopardise the tree's future health and retention, to the detriment of the visual amenity of the street scene, and the character and appearance of Seaton Conservation Area. As such, the proposal would be contrary to Policies SP15 and SP20 of the adopted Site Allocations and Policies Development Plan Document (2014).

Site & Surroundings

1. The site is a residential property located within Seaton Conservation Area and Seaton's Article 4(2) Direction. The existing house is a long linear building, perpendicular to Main Street. The site is also on the corner of a cul-de-sac (West Lane) off Main Street and is prominent within the street scene. The garden area is to the east of the house next to Main Street and West Lane. The site is enclosed by a stone wall around the garden.
2. The house has stone walls and a tile roof, with parapet gables and cat slide dormer windows. The linear plan form is an attractive feature of the existing building. There are several trees around the edge of the site, including a semi-mature walnut tree, and a silver birch tree next to the existing vehicular access.

Proposal

3. The proposal is for an extension to the front (east) elevation of the property, and a first floor extension to the side (south) elevation. Additionally a new porch is proposed, along with the widening of the existing vehicular entrance and driveway.
4. The current application is a revised version of a recent refusal (reference number 2015/0196/FUL) for a larger front extension that was refused earlier this year due to its impact upon the conservation area as a result of its scale and bulk. In addition to this, a second reason for refusal related to the impact upon the surrounding trees. The current scheme has reduced the scale and bulk of the previously refused scheme.
5. The application form's original description of the current proposal was potentially open to misinterpretation; *'Single storey side extension with roof space and first floor addition above an existing rear extension'*, as it suggested that the elevation facing the entrance to West Lane is the side elevation. However, in the Officer's view this elevation is the principle (front) elevation of the building, as it has the majority of the fenestration, and the front door. Following a discussion with the agent, this has now been changed to *'Two storey extension and new entrance porch to front (east) elevation. First floor extension to side (south) elevation and alterations to driveway and boundary wall.'*

Relevant Planning History

Application	Description	Decision
2015/0196/FUL	Alterations and 2 storey extension to existing building. Alteration to boundary wall. Lopping branches from Walnut Tree.	Refused

Planning Guidance and Policy

(i) Development Plan

The Rutland Core Strategy (2011)

CS19 Promoting Good Design

CS22 Historic and Cultural Environment

Site Allocations and Policies DPD (2014)

SP15 Design and Amenity

SP20 Historic Environment

(ii) Other Material Considerations

National Planning Policy Framework

Section 12 Historic Environment

Consultations

6. Seaton Parish Council
No objection
7. Conservation Officer
The building is prominent in the conservation area and makes a positive contribution to its character and appearance. I consider that the bulk and scale of the proposed extension to the principal elevation would still dominate the original house and would adversely affect the character and appearance of Seaton Conservation Area. The porch would be better as a simple lean-to structure; the existing cat-slide dormers are

appropriate, the replacements, especially the double width one on the heightened side extension, are not in keeping.

8. Natural England
no comments to make
9. Ecology
Recommend that a bat survey of the property is carried out. (Following submission of negative survey) - The ecology report submitted in support of this application (Hillier Ecology, September 2015) is satisfactory. No protected species or ecological features of note were identified, and no further action is required.

Neighbour Representations

10. Comments received from a neighbour objecting to the proposed first floor window to the south facing gable end. However this objection has been withdrawn following confirmation from the applicant that the window would be non-opening with opaque glazing. Further comments from this neighbour comment on the misleading description, and request a condition removing permitted development rights to prevent new south facing windows in the proposed (front) extension.

Planning Assessment

The main issues are:

- Impact upon Seaton Conservation Area/street scene
- Impact upon the trees

Conservation Area/street scene

11. Section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 requires the local planning authority to pay special attention to the desirability of preserving or enhancing the character or appearance of the conservation area. This carries significant weight in considering planning applications.
12. While the proposal has been reduced in scale and bulk from the previous refusal, the development on the principal/front elevation into the garden would still appear as a visually intrusive, incongruous and dominant addition that would detract from the linear form of the existing building.
13. The first floor extension to the side would have a lesser impact than the front extension, as it would retain the linear form of the original building, though the width of a proposed dormer window here would appear out of keeping with the thinner dormers elsewhere on the roof. The new porch to the front elevation is larger than the existing, and would appear as a bulky incongruous addition to the building.
14. The proposals would adversely affect the character and appearance of Seaton Conservation Area. Although the harm is less than substantial, it would not be outweighed by a wider public benefit as set out in the National Planning Policy Framework (NPPF). As such the duty of the local planning authority under section 72 of the Town and Country Planning (Listed Buildings and Conservation Areas) Act 1990 is not met.

Trees

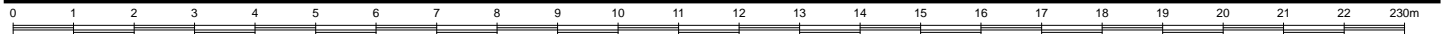
15. The arboricultural report submitted with the previous application categorised the silver birch tree at the site entrance as an 'A1' tree (i.e. of high quality and value that should be

retained), and Officers agree with this assessment. While shown as being retained (the previous scheme proposed its removal), the proposed drive would be directly adjacent to this tree, and encroach into its root protection area. A plan has been provided showing that the drive around the roots would be hand dug, but there is no detail showing what the drive would be made of or how this would affect the tree. In any event, the resultant layout would mean that vehicles would then be driving over the tree's roots (the tree is already somewhat constrained by the adjacent road). This would be likely to lead to damage to these roots, and jeopardize the future health of the tree. Given its high quality, prominent position and potential for decades of future amenity, any damage to the tree as a result of the proposal would have a significant detrimental impact upon the character and appearance of the conservation area.

16. While the silver birch tree is not subject to a Tree Preservation Order (TPO), it is protected by the provisions in section 211 of the Town and Country Planning Act 1990 (trees in a conservation area). Therefore, while it is worthy of a TPO by virtue of its form, condition, prominence and contribution to visual amenity, given that the conservation area provides similar protection to a TPO, it is not necessary to impose an order for this application. However, if a notification of intent to fell the tree were to be received, then a TPO would be served to prevent this.
17. The applicant wishes to widen the access to improve visibility. This is noted, however the access is already in existence, and there are traffic calming measures nearby. The desire to improve visibility would not outweigh the impact of the proposed works upon the silver birch tree.
18. The root protection area of the large walnut tree (categorised as a B1 tree) would also be encroached. The encroachment is not as significant compared to the silver birch tree, and the tree protection plan shows this area being covered with boards and wood mulch. While this technique can offer some protection, and is acceptable in principle, there are no details of the thickness of the wood mulch or boards provided with the application (these details could be conditioned if members are minded to approve the application).

Other issues

19. The proposal would not have a detrimental impact upon the residential amenity of the surrounding properties. The comments from the neighbour regarding any future south facing windows are noted, however as the south elevation is the side of the property, any new upper floor windows here would require a planning application unless they were obscured glazed and non-opening (unless 1.7m above finished floor level).



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Time of plot: 10:31
Date of plot: 10/11/2015



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2015/0878/FUL	ITEM 2	
Proposal:	Proposed single storey rear extension and hipped roof to replace existing flat roof over the existing garage		
Address:	1, Bowling Green Close, Oakham, LE15 6HL		
Applicant:	Mr Richard Clifton	Parish	Oakham
Agent:	Mr Tony Ansell, Rutland Planning	Ward	Oakham South East
Reason for presenting to Committee:	Councillor Application		
Date of Committee:	24th November 2015		

EXECUTIVE SUMMARY

The single storey rear extension and alterations to the existing garage and front porch to provide a hipped roof are acceptable. There would be limited detrimental impact upon neighbouring residential amenity and no detrimental impact upon the street scene.

RECOMMENDATION

APPROVAL, subject to the following conditions and reasons

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans: Location Plan, Site Plan and Proposed Elevations and Floor Layout – PC/REGS/01/2015

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt and in the interests of proper planning.

Site & Surroundings

1. No. 1 Bowling Green Close is situated on a modern housing development close to the centre of Oakham. The property is a buff brick detached dwellinghouse with white UPVC cladding to the front and rear elevations under a tiled roof. The surrounding properties are of a similar style and design.
2. The rear of the property is enclosed by a close boarded 1.8metre high boundary fence and shrubbery. The side elevation to the south has an obscure glazed entrance door and obscure glazed window.
3. The adjacent neighbouring property to the south, 2 Bowling Green Close, has a conservatory extending out to the rear. This is on the opposite side of the shared boundary from the proposed rear extension.

Proposal

4. The proposed rear extension would infill an area behind the existing flat roofed garage. This extension would extend 4metres from the rear wall of the existing garage, into the rear garden. The proposal would not be greater in depth than the existing dwellinghouse.

5. The extension would be 3.6metres in height with an eaves height of 2.1metres, and a hipped roof. This roof would extend the length of the side of the dwellinghouse to the front and wrap around to continue over the existing garage and front porch.
6. As a result of the application it is proposed to finish the dwelling in its entirety in render. The surrounding properties are clad in various finishes including timber, UPVC and hanging tiles resulting in an eclectic street scene. The proposed render would therefore not create a detrimental impact upon the existing street scene.
7. The single storey rear extension on its own could have been permitted development given the size and location of the building. However given that the proposed roof continues around the dwelling to form part of the alterations to the front of the property permission is required.

Planning Guidance and Policy

The Rutland Core Strategy (2011)

Policy SC19 – Promoting Good Design

Site Allocations and Policies DPD (2014)

Policy SP15 – Design and Amenity

Consultations

8. Oakham Town Council
Recommend approval

Neighbour Representations

9. No representations received

Planning Assessment

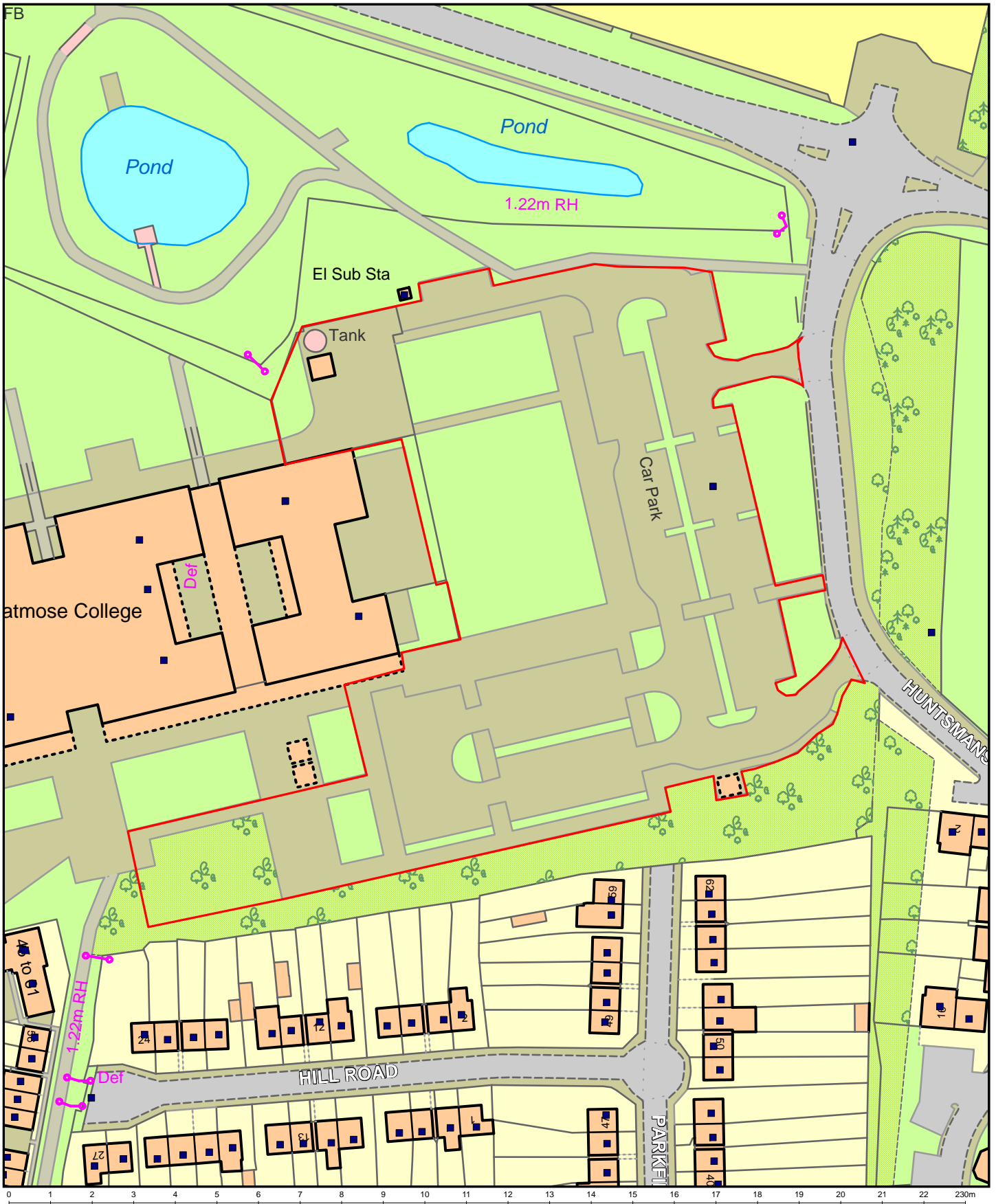
10. The main issues are
 - Design
 - Residential Amenity

Design

11. In terms of design and scale, the addition of a hipped roof to the front and side elevation is considered to be sympathetic to the dwelling and would have no adverse impact upon the visual amenity of the surrounding area.
12. The single storey rear extension would infill a small area behind the existing garage. It would not have any detrimental impact upon the street scene. Equally its scale is in keeping with the design of the existing dwelling.

Residential Amenity

13. The single storey rear extension includes the addition of a window in the side of the south elevation. However given the presence of an existing 1.8metre close boarded boundary fence there would be limited potential for overlooking the neighbour's property. This window also serves a utility room rather than a main habitable room.
14. The overall increase in roof height would have limited impact upon the neighbour's amenity. This is in part due to the application site being due north of 2 Bowling Green Close. The adjacent property to the north of the site would not be affected given that the development lies on the other side of the property.



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Date of plot: 10/11/2015



Rutland County Council

Catmose,
Oakham,
Rutland
LE15 6HP

Application:	2015/0899/MAJ	ITEM 3	
Proposal:	Development of a new 2-storey sixth form school (Use Class D1) for (up to 300) pupils aged between 16-19 years of age, with associated infrastructure and landscaping, including provision of car parking to replace temporary accommodation.		
Address:	Harington Sixth Form, Huntsmans Drive, Oakham, Rutland, LE15 6RP		
Applicant:	BAM Construction Ltd, c/o Agent	Parish	Oakham, Barleythorpe
Agent:	Mrs Kirstie Clifton, Define Planning & Design Ltd	Ward	Oakham North West
Reason for presenting to Committee:	Major scheme		
Date of Committee:	24 November 2015		

EXECUTIVE SUMMARY

This educational facility is acceptable in principle within the existing college campus. All site-specific issues have been addressed satisfactorily, subject to conditions to deal with outstanding details.

RECOMMENDATION

APPROVAL, subject to the following conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
REASON – To comply with the requirements of Section 91 of the Town and Country Planning Act 1990, as amended by the Planning and Compulsory Purchase Act 2004.
2. The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers: 70-001-P Rev 3, 20-101 Rev 4, 20-102 Rev 5, 20-103 Rev 4, 20-104 Rev 5, 20-105 Rev 1, 24-101 Rev 2, BMS/2204/500 P4, BMS/2204/501 P3, BMS/2204/502 P3, BMS/2204/503 P3, 501 PS 001G, 501 PS 002E, 501 PS 103B, and 501 PS 104D.
REASON - For the avoidance of doubt and in the interests of proper planning.
3. No development shall be commenced until samples of the external facing and roofing materials to be used in construction have been submitted to and agreed, in writing, by the Local Planning Authority. Such materials as may be agreed shall be those used in the development.
REASON – To ensure a satisfactory match with the existing college buildings in the interests of visual amenity, and because such details were not available with the planning application.
4. No development shall commence until a revised sustainable drainage scheme for the site, based on the Drainage Statement (Ref: BNS2204-BWB-HDG-XX-RP-D-001-Rev 2) submitted with the application, has been submitted to and agreed in writing with the Local Planning Authority. The revised scheme shall include raising the top of the bank of the attenuation pond from 116.400m to 116.700m, and a timescale for the phased implementation of the scheme. It shall then be implemented in accordance with this timescale, and be managed and maintained thereafter in accordance with the agreed management and maintenance plan.
REASON – To ensure effective drainage of the site and minimise flood risk, via sustainable measures.
5. The building shall not be occupied until its foul water drainage is connected to the public sewer.

- REASON – To ensure effective drainage of the site, and because such details were not available with the planning application.
6. No development shall take place within the application site until the applicant or developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved, in writing, by the Local Planning Authority.
- REASON - To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance, as identified via previous investigations prior to construction of the existing Catmose College buildings.
7. No development shall take place until the existing trees on the site, shown to be retained on the approved plan, have been protected by the erection of temporary protective fences in accordance with BS5837:2012 and of a height, size and in positions which shall previously have been agreed, in writing, with the Local Planning Authority. The protective fences shall be retained throughout the duration of building and engineering works in the vicinity of the trees to be protected. Within the areas agreed to be protected, the existing ground level shall be neither raised nor lowered, and no materials or temporary building or surplus soil shall be placed or stored there. If any trenches for services are required in the protected areas, they shall be excavated and back-filled by hand and any tree roots encountered with a diameter of 5cm or more shall be left unsevered.
- REASON –The trees are important features in the area and this condition is imposed to make sure that they are properly protected while building works take place on the site
8. The measures set out in the Travel Plan dated 2 October 2015, and submitted with the planning application, shall be implemented within the timescales identified in Section 8 of that Plan. Within a period of three months from first opening of the new sixth form building, the additional parking area at the south of the college campus shall be constructed and made available for use.
- REASON – To promote sustainable non-car modes of transport and to ensure, in the interests of highway safety and convenience that adequate parking is available via the proposed new parking area, with parking pressures mitigated whilst that area is still under construction.
9. Advisory Note:
The developer’s attention is drawn to the recommendations in Part 6 of the Ecological Assessment (Ref: RT-MME-120394-01) prepared by Middlemarch Environmental and dated September 2015.

Site & Surroundings

1. The proposed development is within the Catmose College Campus on Huntsmans Drive, Oakham.
2. At present, the college is made up of a two storey flat-roofed rectangular building running east-west across the campus. It has various entrance points on the southern elevation, behind a first floor overhang and colonnade.
3. A Sports Centre, and other facilities with shared community use, is at the east of this building range. The main access into the campus is from Huntsmans Drive at the west. A car park then extends to the west and south, with a vacant grassed area immediately east of the main college building.
4. The sports field is located at the north and east, with a wetland area incorporating drainage attenuation ponds also at the north.
5. Immediately south of the campus is the long established residential area of Parkfield Road and Hill Road, with the more recent residential area of Coleridge Way further west.

At the east, also accessed from Huntsmans Drive, is the Rutland Care Village and the new residential development at Prince George Avenue (currently under construction).

6. There are temporary classrooms located in the southernmost area of the campus, via planning permission 2015/0398/FUL. These are currently used by the sixth form.

Proposal

7. This application is to provide a new sixth-form building on the vacant grassed area at the east of the existing college building. It comprises two storeys on a footprint of 1,230 sq. metres, to provide a total internal floorspace of 2,270 sq. meters.
8. In total, the facility provides 7 classrooms, 4 laboratories, 5 seminar rooms, an art workshop, music centre, library, IT area and private study area. Other ground floor space is used for offices and support services. The ground floor library is double height, with a void at first floor level.
9. The external design is a flat roof, in keeping with the adjacent college building, but of lower height. The proposed building also maintains its separate identity via different fenestration and elevation details.
10. The current application also includes the creation of an additional parking area of 46 spaces and motorcycle bays at the south of the campus after the current temporary buildings are removed.

Relevant Planning History

Application	Description	Decision
FUL/2008/0555	New secondary school and associated facilities	Approved 06-03-09
2015/0328/FUL	Ten temporary classrooms, for a period of two years	Approved 09-07-15

Planning Guidance and Policy

National Planning Policy Framework

- Section 7 – Design
- Section 8 – Promoting Healthy Communities
- Section 10 – Climate Change and Flooding
- Section 12 – Historic Environment

The Rutland Core Strategy (2011)

Policies:

- CS1 - Sustainable Development
- CS2 - Spatial Strategy
- CS4 - Location of Development
- CS7 - Socially Inclusive Communities
- CS18 - Transport
- CS19 - Design
- CS21 - Natural Environment
- CS22 - Historic and Cultural Environment
- CS23 - Green Infrastructure

Site Allocations and Policies DPD (2014)

Policies:

- SP1 - Sustainable Development
- SP15 - Design and Amenity
- SP19 - Biodiversity
- SP20 - Historic Environment

Consultations

11. Oakham Town Council
Recommend Approval
12. Highways Authority
A Travel Plan is required to deal with the pressure for parking spaces after the new facility is opened but before the additional car parking is available.
13. Environment Agency
Objection, unless a condition is imposed on any approval requiring the subsequent approval of a foul water disposal scheme.
14. Lead Local Flood Authority
The submitted Drainage Strategy is satisfactory, but requires a clearer commitment to implementation.
15. Natural England
No comments
16. Ecology Consultant
The submitted Ecology Report is satisfactory; no protected species were found. An advisory Note should be added to any permission, drawing attention to the recommendations in the submitted report.
17. Archaeology Consultant
The specific location of the proposed sixth form building was investigated as part of the earlier development of Catmose College. However, no archaeological mitigation was undertaken in this area. This should be secured via a condition on any planning permission.
18. Sport England
No comments

Neighbour Representations

19. None received.

Planning Assessment

20. The main issues are
 - Principle of Development
 - Highways and Access
 - Location, Design and Landscaping
 - Flood Risk
 - Ecology and Archaeology

Other matters will then be addressed together at the end of the report.

Principle of Development

21. The development site is inside the Planned Limits to Development of Oakham and would provide an additional educational facility within an existing school campus. Its specific location does not impact on the school playing fields; hence there are no objections from Sport England. Given this, the principle of development is accepted.

Highways and Access

22. A Transport Assessment and Travel Plan were submitted with the application. The Assessment concluded that this proposal will not have any significant impact on the surrounding highway network. Existing cycle and pedestrian access is also maintained.
23. Following consideration of this, and advice from the Highway Authority, there are no concerns regarding access and parking arrangements for the finished development. However, there would be pressure on parking spaces on first opening of the new sixth form building, given that the additional parking provision at the south of the campus is unlikely to be available due to the time required for clearance of the temporary buildings and construction of the new parking spaces.
24. In response to this, the applicants have confirmed that the new building will not have a full intake until the second academic year after opening, and that parking demand can be managed via a Travel Plan for the anticipated two month delay between first opening of the building (at reduced capacity) and availability of the additional parking spaces. An appropriate condition is therefore recommended, based on similar used for other school developments elsewhere in Rutland.

Location, Design and Landscaping

25. The proposed location at the east of the campus provides an opportunity to screen the very functional east elevation of the existing college building and provide an improved appearance at the main entrance to the campus.
26. The design is intended to maintain the same key principles as the existing college building, but without being a small scale imitation. Hence it maintains the same blocky character and flat roof, but does not attempt to copy the southern elevation with its overhang and colonnade. It does, however, have a slight inset and vertical emphasis on its own southern elevation, taking reference from the existing building but without being a copy of it. The key materials are engineering bricks and render. A condition is recommended to approve materials before commencement of development.
27. New surfacing materials are proposed around the building. This is in keeping with that of the overall campus and is acceptable. No new planting is required, but a condition is recommended to ensure protection of existing trees in the vicinity of the new building

Flood Risk and Drainage

28. A Flood Risk Assessment and Sustainable Drainage Strategy (SuDS) were submitted with the application. This proposes that surface water discharge be directed into the existing attenuation ponds at the north of the existing college buildings. Peterborough City Council (PCC) as consultant to this Council in its role as Lead Local Flood Authority has advised that these ponds are currently below their original design volume but, if brought up to that capacity and with an additional 300mm freeboard, they would also be able to accommodate the discharge from the current proposal. However, the submitted strategy does not include the additional freeboard or a satisfactory timescale for

implementation of the required works.

29. A condition is therefore recommended to ensure that a revised Strategy is approved prior to commencement of development, including the freeboard and a timescale for implementation. Works should then be implemented in accordance with the Strategy, including the timescales.
30. In response to the advice of the Environment Agency, a further condition is recommended to ensure that foul water drainage connects to the public sewer.

Ecology and Archaeology

31. The applicant's ecological surveys did not identify any protected species on site. However, on advice from the Council's Ecology Consultant, an Advisory Note is recommended for any planning permission to draw the developer's attention to the recommendations in the Survey Report.
32. The Council's Archaeology Consultant has advised that the proposed location of the sixth form building was investigated as part of the earlier development of Catmose College. However, as no archaeological mitigation was undertaken in this specific area, this should now be secured via a condition on any planning permission.

Other Matters

33. There are no other concerns, and no detrimental impact on the residential amenity of neighbouring dwellings.