|  |
| --- |
| OFFICER REPORT – DELEGATED HOUSEHOLDER APPLICATION  |
| **REFERENCE** *[unique planning application reference]* |
| **APPLICANT DETAILS**  |
| **SITE ADDRESS**  |  |
| **PROPOSAL** *[as written on the planning application]* |
| **SITE DESCRIPTION** *[keep this short and highlight any issues in the site constraints section or comments to questions]* |
| **TARGET DATE FOR DECISION** *[this will normally be 8 weeks after registration or application validated]* |
|  |
| **RELEVANT PLANNING POLICIES / GUIDANCE** *[refer to all relevant Development Plan policies, NPPF and other local and national guidance]*In accordance with Section 38 (6) of the Planning and Compulsory Purchase Act 2004, this decision has been taken having regard to the policies and proposals in the National Planning Policy Framework, the Development Plan, and all other material planning considerations identified in the "Officer Assessment" section of the report.**SITE CONSTRAINTS** *[highlight any constraints that may need to be addressed in the report e.g. a protected structures / areas or topographical constraints]* |
| **PUBLICITY RESPONSES** *[include number received and issues raised. Summary only needed]*  |
| **CONSULTEE RESPONSES** [*summary only needed*]**OFFICER ASSESSMENT**History

|  |  |
| --- | --- |
| Is there any planning history relevant to thecurrent application? | Yes / NoComments if the answer is yes |

Design

|  |  |
| --- | --- |
| Is the design and scale in keeping with the dwelling / street / area or otherwise appropriate? | Yes / No Comments (if required) |
| Would the materials, details and features generally match the existing dwelling and / or be consistent with the general use of materials in the area? Is a condition needed? | Yes / No Comments (if required) |
| Are there any overlooking / privacy / residential or other amenity issues? | Yes / No Comments (if required) |
| Is the proposal sited such as to avoid overdevelopment and overbearing development? | Yes / NoComments (if required) |
| Is there sufficient amenity space? Does the development meet the Nationally Described Space Standards [*or other local standards*]? | Yes / No / NAComments (if required) |

Heritage

|  |  |
| --- | --- |
| Does the development affect the setting of a Listed Building, the character and appearance of a Conservation Area or otherwise impact on a heritage asset?*[the council has a statutory duty to pay special attention to the desirability of preserving or enhancing heritage assets*] | Yes / No Comments if the answer is yes |
| Does the development impact on an archaeological site? | Yes / No Comments if the answer is yes |

Flooding / drainage

|  |  |
| --- | --- |
| Are there any drainage or flooding issues having regard to the Environment Agency’s Advice for minor extensions and whether the property is within a Critical Drainage Area? | Yes / No Comments (if required) |

Contamination

|  |  |
| --- | --- |
| Are there any contaminated land issues? | Yes / NoComments if the answer is yes |

Transport

|  |  |
| --- | --- |
| Is access, parking and turning provision acceptable having regard to [*insert any standing advice]* | Yes / No / NAComments (if required) |

Natural environment

|  |  |
| --- | --- |
| Are any impacts on protected, or otherwise significant, trees mitigated or acceptable? | Yes / No / NAComments (if required) |
| Has an ecological survey / protected species survey been submitted? | Yes / No / NAComments (if required) |
| Are any impacts on protected species and other biodiversity properly addressed through design or other mitigation / compensation and are any biodiversity enhancement measures proposed? | Yes / No / NAComments (if required) |
| Has the application considered carbon reduction in accordance with [*add relevant policy or guidance*] | Yes / No / NAComments (if required) |

Site visit

|  |  |
| --- | --- |
| Has there been a site visit? | Yes / NoComments [*if no then explain how the assessment was made*] |

|  |
| --- |
| **Additional Observations** |

 |
|

|  |
| --- |
| **HUMAN RIGHTS ACT** |

The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

|  |
| --- |
| Comments (if required) |

 |
|

|  |
| --- |
| **EQUALITIES AND DIVERSITIES**  |

This planning application has had due regard to Section 149 of the Equality Act with regard to the Public Sector Equality Duty and the case officer has concluded that the application does not cause discrimination on the grounds of gender, race and disability.

|  |
| --- |
| Comments (if required) |

|  |
| --- |
| **LOCAL FINANCE CONSIDERATIONS** |

 |
| [*add if relevant*] |
|

|  |
| --- |
| **CONCLUSION AND REASONS FOR THE RECOMMENDATION** |

*[Provide a brief summary of considerations that have resulted in the recommendation]* |
|

|  |
| --- |
| **RECOMMENDATION** |

*[State the formal recommendation to approve, approve with conditions, or refuse]***CASE OFFICER** *[insert name of case officer*] |

|  |
| --- |
| **Pre-commencement conditions / Other conditions / Refusal reasons** |

*[Always include a time-limited commencement and plans condition where relevant*

*Separate pre-commencement conditions from other conditions]*

|  |
| --- |
| **Informatives** |

*[Always include a proactive working informative]*