

Application: 2022/1475
Location: 52 Featherstone, Blindley Heath, Lingfield, Surrey, RH7 6JY
Proposal: Demolition of existing garage structure and division of site to create two plots. Erection of detached 4-bed dwelling.
Ward: Godstone

Decision Level: Planning Committee

Constraints

ASAC, Article4 ENF/71/4, Ancient woodland(s) within 500m, Biggin Hill Safeguarding, Green Belt settlement area(s), Gatwick Bird Strike Zone, Gatwick Safeguarding 90m, Green Belt area, Local D road - Featherstone, Local D road - St Johns Meadow, Risk of flooding from surface water – 1000, Special Protection Area(s)

RECOMMENDATION: **APPROVE subject to conditions**

1. This application is reported to Committee as it affects Council owned land.

Summary

2. Planning permission is sought for demolition of the existing lean-to garage extension to the existing dwelling and for the erection of detached 4 bed dwelling with associated access, parking and amenity space. The proposal would be policy compliant in terms of the Green Belt as it would fall under the exception of redevelopment of previously developed land within a defined village with no greater impact on openness. The proposal would also be acceptable in terms of the character and appearance of the area and the amenities of both the neighbouring properties and future occupiers. No other harm has been identified in terms of the development proposal. The benefits of the scheme clearly outweigh any resultant harm that may occur as a result of the development. For these reasons the application is recommended for approval.

Site Description

3. The application site consists of the dwelling of 52 Featherstone and its surrounding curtilage. 52 Featherstone is a semi-detached dwelling with parking and access to the site gained via a vehicular crossover to the north. Featherstone runs to the north and east of the property with its attached neighbour to the east and a block of communal garages to the south. The site is within the Green Belt and forms part of the defined village in the Green Belt of Blindley Heath.

Relevant History

4. 2008/1193 - Erection of 2 storey side extension. Refused 09/10/2008 Appeal Dismissed
5. 2022/466 - Demolition of existing garage and erection of detached 4 bed dwelling. Refused 31/10/2022.

Reasons:

1. *The proposal, by reason of its form, appearance and position will result in a distinct and prominent structure, having a negative impact on the street scene and character and appearance of the area. Therefore, the proposal*

does not comply with the provisions of Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policy CSP18 of the Core Strategy DPD (2008).

2. *The proposal by virtue of its position relative to the existing dwelling of 52 Featherstone's will result in a loss of light and outlook to the dwelling significantly impact on the amenity of those occupants' contrary to the requirements of Policy DP7 of the Tandridge Local Plan: Part 2 – Detailed Policies (2014) and Policy CSP18 of the Core Strategy DPD (2008) and Paragraph 127 of the NPPF.*

Key Issues

6. The site lies within a defined village in the Green Belt. The key issues are whether the proposal would constitute inappropriate development in the Green Belt and, if so, whether there are any 'very special circumstances' sufficient to overcome the presumption against such development. Other key considerations are the impact of the proposal upon the character and appearance of the surrounding area, the amenities of neighbouring residents, trees, highways, parking provision and renewable energy.

Proposal

7. Planning permission is sought for the demolition of the lean-to garage extension to the existing dwelling and the erection of a detached dwelling. The dwelling would be two storeys with a room in the roof and would include front and rear projections measuring a total of 12.2m long by 6m wide at its furthest points. Access to the dwelling would be gained from a new access onto Featherstone to the north with a single parking space formed. Amenity space for the dwelling is to be located to the north and an elongated garden to the south. In addition, a first-floor bedroom window at No 52 would be removed from the flank wall and re-sited on the front elevation of the property.

Development Plan Policy

8. Tandridge District Core Strategy 2008 – Policies CSP1, CSP2, CSP14, CSP17 and CSP18.
9. Tandridge Local Plan: Part 2 – Detailed Policies 2014 – Policies DP1, DP5, DP7, DP8, DP10 and DP12

Supplementary Planning Documents (SPDs), Supplementary Planning Guidance (SPGs) and non-statutory guidance

10. Tandridge Parking Standards SPD (2012)
11. Tandridge Trees and Soft Landscaping SPD (2017)
12. Surrey Design Guide (2002)

National Advice

13. National Planning Policy Framework (NPPF) (December 2023)
14. Planning Practice Guidance (PPG)

15. National Design Guide (2019)

Consultation Responses

16. County Highway Authority - The previously refused application referenced 2022/466 included positive feedback from the CHA who recommended conditions relating to access, parking and electric vehicle charging in the event of a favourable decision.
17. Godstone Parish Council - Objects due to over-development in the Green Belt
18. Surry Wildlife Trust - Request Preliminary Bat Survey
19. Gatwick Safeguarding - No objection

Public Representations/Comments

20. Third Party Comments - None received.

Assessment

Procedural note

21. The Tandridge District Core Strategy and Detailed Local Plan Policies predate the NPPF as published in December 2023. However, paragraph 225 of the NPPF (Annex 1) sets out that existing policies should not be considered out-of-date simply because they were adopted prior to the publication of the Framework document. Instead, due weight should be given to them in accordance with the degree of consistency with the current Framework.
22. In the absence of a five-year supply of housing, it is necessary to apply the presumption in favour of development as set out in paragraph 11 of the NPPF. For decision making, this means that where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
23. With regards to paragraph 11 (d) (i), footnote 7 explains the concept of “specific policies” in the NPPF indicating that development should be restricted. This includes development relating to sites within the Metropolitan Green Belt. It is therefore necessary to assess whether the proposal would be appropriate within the Green Belt before applying an assessment under Paragraph 11 (d) (ii) which will be undertaken at the end of this report.

Green Belt

24. The site is within a Defined Village in the Green Belt as defined by the policies of the Tandridge Local Plan: Part 2 – Detailed Policies. Policy DP12 set out that

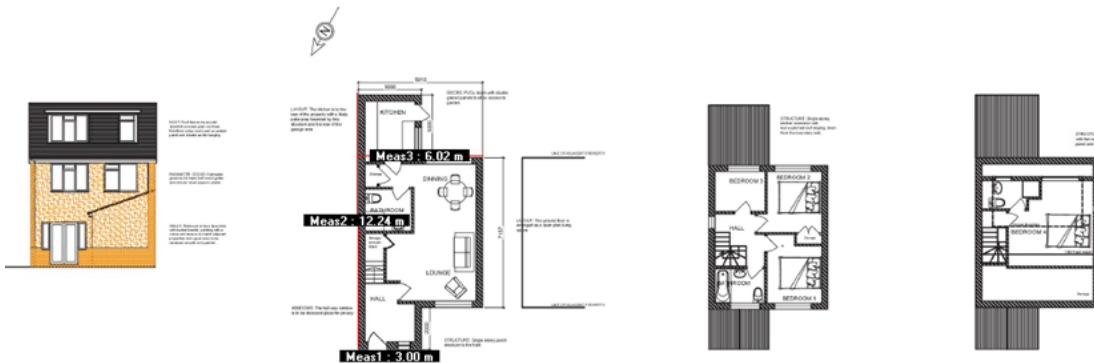
development will be permitted in the defined villages subject to the proposal meeting a list of acceptable development. This list includes, among other things:

1. Infilling within an existing substantially developed frontage; this does not include the inappropriate subdivision of existing curtilages to a size below that prevailing in the area;
 2. The partial or complete redevelopment of previously developed land, even if this goes beyond the strict definition of infilling;
25. The proposed dwelling is to be located on a corner plot to the east of dwelling of 52 Featherstone. Whilst it would sit opposite the building of Darcey Court on the other side of Featherstone the proposal seeks to add an additional dwelling on a corner plot and therefore it would be considered an extension to the building frontage rather than an infill and therefore would not be considered as an infill under point 1. Nonetheless, the dwelling is proposed within the residential curtilage of 52 Featherstone and therefore can be considered as the redevelopment of the site to meet Policy DP12 (2).
26. The principle of the development is therefore considered acceptable.

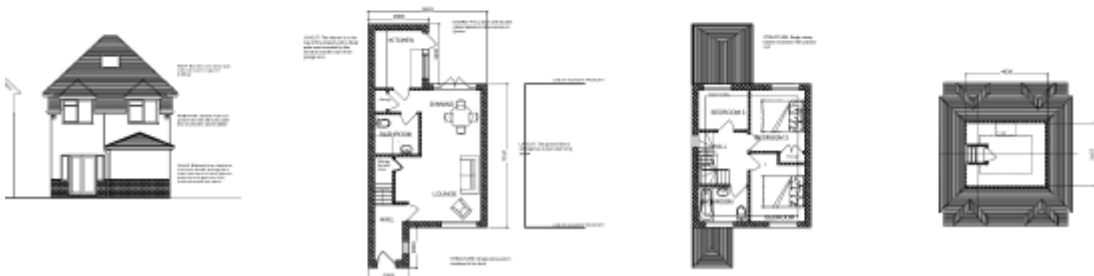
Character and appearance

27. Paragraph 131 of the NPPF states that: 'The creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.' Paragraph 139 sets out that, 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design⁵⁵, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'
28. Policy CSP18 of the Core Strategy requires that new development should be of a high standard of design that must reflect and respect the character, setting and local context, including those features that contribute to local distinctiveness. Development must also have regard to the topography of the site, important trees or groups of trees and other important features that need to be retained.
29. Policy DP7 of the Local Plan Part 2: Detailed Policies requires development to, inter alia, respect and contribute to the distinctive character, appearance and amenity of the area in which it is located, have a complementary building design and not result in overdevelopment or unacceptable intensification by reason of scale, form, bulk, height, spacing, density and design.
30. Turning to the location of the dwelling, the application site forms a corner plot with Featherstone running both to the north and east of the site. The dwelling is to be erected to the east of the existing dwelling. Along the north of the site the dwelling would mostly sit in line with that adjacent property; however, its single storey front hall would project forward of the established building line to the far eastern side of the property.
31. The previous application (reference 2022/466) was refused due to its prominent character adopting a design which would not replicate the neighbouring properties in terms of roof type and materials. Furthermore, the proposed

dwelling would have included a large roof extension which was also considered to be out of character with the surrounding locality.



32. The proposal the subject of this application is a two-storey dwelling with a roof hipped in on all sides. The building's width and depth are comparable to one half of the adjacent semi-detached dwellings and would match those properties in terms of its overall height.



33. Officers note that the roof is now hipped in on all sides and, although there is still accommodation in the roof, the proposal would not include a large gable ended roof with an extended dormer window. The single storey front and rear extensions would also be hipped in on all sides which would further reduce their bulk and massing as well as blending with the main roof of the new dwelling. The locality contains a variety of housing types, and the proposed development would not be out of character with the area. In terms of its siting, the development proposal would not extend forward of the block of garages located to the south

of the building. Although the dwelling would sit closer to the highway edge than those properties to the south of the site along the western side of Featherstone with St Johns Meadow, it would be consistent with the gap to the highway with the properties to the east of those roads.

34. Finally, officers note that the materials would comprise brick and tile and would match those of the neighbouring properties. They would be acceptable in terms of the character of the area, although a condition to ensure their quality would be necessary.
35. For the above reasons the proposal would be acceptable with regard to Policies DP7 of the Tandridge Local Plan: Part 2 - Detailed Policies and Policy CSP18 of the Core Strategy.

Residential Amenity and Living Conditions

36. Policy CSP18 of the Core Strategy requires that development must not significantly harm the amenities of the occupiers of neighbouring properties by reason of overlooking, overshadowing, visual intrusion, noise, traffic and any adverse effect.
37. Criteria 6 – 9 (inclusive) of Policy DP7 of the Local Plan Part 2: Detailed Policies seeks to safeguard amenities of neighbouring properties, including minimum distances that will be sought between existing and proposed buildings. Policy DP7 also requires that the proposed development provide satisfactory living conditions for future occupants.
38. The above policies reflect the guidance at Paragraph 135 of the NPPF, which seeks amongst other things to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users of development.
39. The nearest neighbours to the development proposal would be 52 Featherstone (to the east), 54 Featherstone (to the west) and 11 St Johns Meadow (to the south). 54 Featherstone is sited across the road from the development proposal and would be a sufficient distance away for any impact in terms of overshadowing and overbearing impact to be minimised. The proposal would be sited over 18 metres from the neighbour so, although there would be two windows facing towards No 54, there would be sufficient distance for any impact regarding privacy issues to be minimised.
40. 11 St Johns Meadow is sited over 26 metres from the development proposal, and this would be sufficient to alleviate any issues regarding overshadowing, overlooking and overbearing impact.
41. No 52 Featherstone would be approximately 1.8 metres from the development proposal. The bulk and massing of the proposal would be largely flush with the host property save for the single storey rear extension and, for this reason, it would be acceptable in terms of overshadowing and overbearing impact issues. Officers note that the flank (east) wall has a number of windows within it. The hall and kitchen door are on this elevation, as are the bathroom, landing and a bedroom window of the host property. The majority of the fenestration does not serve habitable rooms so any impact with regard to overbearing impact and overshadowing would not be likely to result in an unacceptable impact. The bedroom window would be relocated to the front of the property and would reflect

the design of the existing first floor windows in this locality. The relocation of the window would overcome the previous reason for refusal.

42. All other neighbours would be a sufficient distance away for any impact in terms of amenity to be minimised.
43. The development proposal would comply with the national and local planning policies and, as such, would be acceptable in this regard.

Future occupiers

44. In terms of the amenities of future occupiers, the proposed dwelling would meet the criteria as set out within the Nationally Described Space Standards. In addition, the development proposal would have an acceptable standard of external amenity space for future occupiers to enjoy which would also be sufficient for the storage of cycles and bins. The dwelling would be designed appropriately incorporating a logical circulation space within it.
45. For these reasons the development proposal would result in an acceptable standard of living accommodation for future occupiers in accordance with policy DP7 of the Tandridge Local Plan Part 2: Detailed policies 2014 – 2029.

Highway and Parking Considerations

46. Policy CSP12 of the Core Strategy advises that new development proposals should have regard to adopted highway design standards and vehicle/other parking standards. Criterion 3 of Policy DP7 of the Local Plan also requires new development to have regard to adopted parking standards and Policy DP5 seeks to ensure that development does not impact highway safety. Paragraph 111 of the NPPF advises 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.
47. The proposal seeks to sub-divide the application site which would be split between the existing and new property. The existing dwelling would lose its garage/carport but would retain the majority of the existing driveway and vehicular crossover. This would therefore utilise the existing access arrangements and parking available and would be sufficient to provide parking to meet the Councils Parking Standards SPD for the existing dwelling. The proposed dwelling would be served by a new vehicular crossover located to the east of the existing access and would provide 1 space for the proposed 4-bedroom dwelling. This parking provision would be well below the minimum standards required in the Councils Parking Standards SPD which suggests that a 4-bedroom dwelling should have 3 allocated spaces.
48. The County Highway Authority were consulted on the previously refused application and their comments still stand. Having assessed the application on safety, capacity and policy grounds they do not raise objections to the application on highways grounds but recommend some conditions be imposed relating to a parking plan and electric vehicle charging points for cycles and vehicles in order to improve the development on sustainability grounds. However, electric vehicle charging points for vehicles is dealt with under Building Regulations legislation.
49. As outlined above the proposed dwelling would result in a sub-standard level of parking below the Councils standards outlined within the SPD. However, officers note that both Featherstone and St Johns Meadow are unrestricted roads in

terms of parking, and Featherstone includes a number of parking lay-bys. Whilst the undersupply of parking as proposed may lead to additional pressure on on-street parking, given the opportunities for parking locally it cannot be said that such an undersupply would, on balance, result in an unacceptable impact on highway safety.

50. With the conditions imposed as per the recommendation of the County Highway Authority, on balance, the proposal is considered to accord with Policy CSP12 of the Core Strategy and Policies DP5 and DP7 of the Local Plan in this regard.

Renewables

51. Policy CSP14 requires the reduction of carbon dioxide (CO₂) emissions by means of on-site renewable energy technology. The application is accompanied by an Energy and Sustainability Statement which outlines a fabric first approach and compliance with Building Regulations. It also lists a number of measures it is intended to implement to incorporate sustainability principles.
52. In support of the application, the applicant has provided an energy statement which outlines a method for achieving a minimum of 10% carbon dioxide reduction. The details of achieving this can be secured by way of condition. As such, the information is considered to comply with Policy CSP14 of the Core Strategy.

Trees

53. The application site is not subject to any Tree Preservation Order; however, the site does contain a number of trees which need to be considered as a result of their potential amenity value. The comments from the Council's Tree Officer as part of the previous application were taken into consideration.
54. The Tree Officer made the following comments:

The proposal would result in the loss of two trees, being a silver birch (T1) and deodar cedar (T2). These trees are considered to have some amenity value, however, both are relatively young and could be replaced to achieve an equal amenity value in a relatively modest period of time. No objection is therefore raised by the Tree Officer to their removal; however, he suggests that replacements should be sought via a tree replacement planting plan in accordance with Local Plan Policy DP7(12 & 13). This can be secured by way of a landscaping condition.
55. Subject to the condition, the application would comply with Policy DP7 of the Local Plan in this regard.

Biodiversity

56. Policy CSP17 of the Core Strategy requires development proposals to protect biodiversity and provide for the maintenance, enhancement, restoration and, if possible, expansion of biodiversity, by aiming to restore or create suitable semi-natural habitats and ecological networks to sustain wildlife in accordance with the aims of the Surrey Biodiversity Action Plan.
57. Policy DP19 of the Local Plan Part 2: Detailed Policies 2014 advises that planning permission for development directly or indirectly affecting protected or Priority species will only be permitted where it can be demonstrated that the

species involved will not be harmed or appropriate mitigation measures can be put in place.

58. The development proposals may result in disturbance to bats given the proximity of it to trees. Only minor demolition works are proposed ie. the removal of the garage, and its location adjacent to a road on a housing estate would be unlikely to provide a suitable habitat for bats. However, its wooden structure and design would present the possibility and, in view of this and in conjunction with the fact that bats are protected under other legislation, officers consider that an informative would be appropriate to remind the applicant that, in the event that evidence of bats is found, all construction should cease, and the relevant authorities informed.
59. For these reasons, the proposal is considered to accord with Policy CSP17 of the Core Strategy and Policy DP19 of the Local Plan.

Other matters

60. Officers note that the Parish Council object to the proposed dwelling on the grounds of over-development within the Green Belt. However, as the application site is within a defined village in the Green Belt the development proposal is considered acceptable in principle.

Conclusion

61. The application site is located in Blindley Heath, a Green Belt Settlement Area and, as such, there is a presumption in favour of development as set out above. The proposed dwelling would deliver an additional unit which would support the five-year supply of housing when one cannot be demonstrated.
62. The proposal is considered to be policy compliant in respect to the character and appearance of the area and no adverse harm is likely to result in terms of neighbour amenity. No other harm has been identified within the report and, on this basis, the development is considered to be acceptable. For these reasons the application is recommended for approval.

CIL

63. This development is CIL liable.
64. The recommendation is made in light of the National Planning Policy Framework (NPPF) and the Government's Planning Practice Guidance (PPG). It is considered that in respect of the assessment of this application significant weight has been given to policies CSP1, CSP2, CSP14, CSP17 and CSP18 within the Council's Core Strategy 2008 and policies DP1, DP5, DP7, DP8, DP10 and DP12 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF. Due regard as a material consideration has been given to the NPPF and PPG in reaching this recommendation.
65. All other material considerations, including third party comments, have been considered but none are considered sufficient to change the recommendation.

RECOMMENDATION:**APPROVE, subject to conditions**66. Conditions

1. The development hereby permitted shall start not later than 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 by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The planning permission has been granted in accordance with the following drawings and details:

Proposed plans and elevations	KDA/21/FTH/P02F	Rec: 06.12.2023
Alterations to existing bldg (No 52)	KDA/21/FTH/P05	Rec: 31.07.2023
Location and block plan	KDA/21/FTH/P00D	Rec: 30.08.2024

The development shall be carried out in accordance with these approved drawings. There shall be no variations from these approved drawings.

Reason: To ensure that the scheme proceeds as set out in the planning application and therefore remains in accordance with the Development Plan.

3. Prior to the building hereby approved reaching slab level, the installation of the first-floor bedroom fenestration at No 52 Featherstone shall be completed, and the window shall remain on the front elevation in perpetuity.

Reason: In the interests of the amenities of the occupiers of the property in accordance with policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

4. The development shall be constructed in accordance with details of the external surfaces of the dwelling hereby permitted that shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with these approved details.

Reason: To enable the Local Planning Authority to exercise control over the type and colour of materials, so as to enhance the development in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policy DP7 and DP12 of the Tandridge Local Plan Part 2: Detailed Policies 2014.

Informative: Where details of materials are required, please provide these via a link to a website or in another electronic format. Please make sure if providing a link that it is clear which material(s) is/are being proposed for use. Samples should not be provided unless specifically requested by the case officer.

5. The dwelling shall be constructed in accordance with the following details which shall be submitted and approved in writing by the local planning authority prior to its occupation. These details shall include:

- Means of enclosure
- Hard surfacing materials
- Refuse/cycle storage
- Biodiversity enhancements

- Tree replacement planting plan

Details of soft landscape works shall include all proposed and retained trees, hedges and shrubs; ground preparation, planting specifications and ongoing maintenance, together with details of areas to be grass seeded or turfed. Planting schedules shall include details of species, plant sizes and proposed numbers/densities.

All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the completion or occupation of any part of the development (whichever is the sooner) or otherwise in accordance with a programme to be agreed. Any trees or plants (including those retained as part of the development) which within a period of 5 years from the completion of the development die, are removed, or, in the opinion of the Local Planning Authority, 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. The hard landscape works shall be carried out prior to the occupation of the development.

Reason: To maintain and enhance the visual amenities of the development in accordance with Policy CSP18 of the Tandridge Local Core Strategy 2008 and Policies DP7 and DP8 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014.

6. Prior to the occupation of the development hereby approved, the proposed vehicular access to Featherstone shall be constructed in accordance with the approved plans. The boundary treatment along the frontage of the site should be permanently maintained so that it is no higher than 0.6 m above ground level to provide visibility for vehicles and pedestrians.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users in accordance with policy DM5 of the Tandridge Local Plan: Detailed Policies 2014.

7. Prior to the occupation of the development hereby approved, the proposed parking spaces shall be constructed in accordance with a detailed parking plan showing the position and allocation of spaces to serve the proposed property. These details shall be submitted to and approved in writing by the Local Planning Authority. There should be sufficient space for vehicles to turn so that they may enter and leave the site in a forward gear. The parking/turning area shall be used and retained exclusively for its designated purpose.

Reason: In order that the development should not prejudice highway safety nor cause inconvenience to other highway users, and to ensure that parking is provided and maintained in accordance with the Council's adopted standards, in accordance with Policy CSP12 of the Tandridge Local Core Strategy 2008 and Policies DP5 and DP7 of the Tandridge Local Plan: Part 2 Detailed Policies 2014.

8. Prior to the occupation of the development hereby approved, facilities for the provision of a charging point for e-bikes shall be provided within the development site in accordance with details to be submitted to and approved in writing by the Local Planning Authority. The approved facilities shall be

provided, retained and maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In order that the development is constructed in accordance with Section 9 'Promoting Sustainable Transport' in the National Planning Policy Framework December 2023.

9. Before the development hereby approved is occupied the high efficiency gas boiler and heat recovery systems as specified in the Energy Statement by KDA Surveyors Ltd and dated October 2022 shall be installed and shall thereafter be retained in accordance with the approved details.

Reason: To ensure on-site renewable energy provision to enable the development to actively contribute to the reduction of carbon dioxide emissions in accordance with CSP14 of the Tandridge Local Core Strategy 2008.

Informatives

1. Condition 2 refers to the drawings hereby approved. Non-material amendments can be made under the provisions of Section 96A of the Town and Country Planning Act 1990, and you should contact the case officer to discuss whether a proposed amendment is likely to be non-material. Minor material amendments will require an application to vary condition 2 of this permission. Such an application would be made under the provisions of Section 73 of the Town and Country Planning Act 1990. Major material amendments will require a new planning application. You should discuss whether your material amendment is minor or major with the case officer. Fees may be payable for non-material and material amendment requests. Details of the current fee can be found on the Council's web site.
2. Bats are protected under the Wildlife and Countryside Act 1981 and subsequent legislation, and it is an offence to deliberately or recklessly disturb them or damage their roosts. (potential habitats) Trees and buildings should be inspected before any works commence and if the presence of bats is suspected advice will need to be sought from Natural England on 0300 060 3900. Further advice on bats is available from the Bat Conservation Trust on 0345 1300 228.
3. The development has been assessed against Tandridge District Core Strategy 2008 policies CSP1, CSP2, CSP14, CSP17 and CSP18 within the Council's Core Strategy 2008 and policies DP1, DP5, DP7, DP8, DP10 and DP12 of the Tandridge Local Plan: Part 2 – Detailed Policies 2014 in accordance with the NPPF and material considerations. It has been concluded that the development, subject to the conditions imposed, would accord with the Development Plan and there are no other material considerations to justify a refusal of permission.
4. The Local Planning Authority has acted in a positive and creative way in determining this application, as required by the NPPF (December 2023), and has assessed the proposal against all material considerations including the presumption in favour of sustainable development and that which improves the economic, social and environmental conditions of the area, planning policies and guidance and representations received.