



**PLANNING COMMITTEE: 7 September 2023**

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**Report of: Corporate Director of Transformation, Housing and Resources**

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**SUBJECT: PLANNING APPLICATION REF: 2023/0444/FUL**

**PROPOSAL: Two storey rear extension and part single storey extension, Front Porch extension, Erection of detached rear garden sunroom.**

**APPLICANT: John Martin**

**ADDRESS: 39 Brandreth Drive, Parbold**

**REASON FOR CALL IN:** Application has been called in by Cllr Whittington to consider neighbour concerns regarding impacts to residential amenity.

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**Wards affected: Parbold**

## **1.0 PURPOSE OF THE REPORT**

- 1.1 To advise Planning Committee on an application which seeks to create additional ground and first floor living space by way of an extended open plan kitchen/dining/living area, extended porch entrance, two additional bedrooms and a rear outbuilding (garden sunroom) incidental to the main dwellinghouse.
- 1.2 It is considered that subject to planning conditions, the proposed development is acceptable in terms of design, access, landscaping, layout and scale and amenity.

## **2.0 RECOMMENDATION TO PLANNING COMMITTEE**

- 2.1 To grant planning permission subject to conditions.
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### **3.0 THE SITE**

- 3.1 The site comprises of a mid C20th two-storey detached dwelling located to the south of Brandreth Drive in a well-established residential area of Parbold. The front of the property has a small garden which is currently overgrown and bounded by small brick wall approx.0.5m in height and wooden panel fencing approx.1.0m in height.
- 3.2 The site is accessed via large driveway which runs up alongside the front garden across the southeast facing side elevation to the rear. The rear garden is extensive and is currently undergoing demolition works to an existing outbuilding. The rear garden is well screened by wooden fencing and metal railings topped with mature hedging and trees of varying heights. The site is flanked to the south by the Wigan to Southport rail line and residential properties in all other directions.

### **4.0 PROPOSAL**

- 4.1 The application proposes a two-storey rear extension and part single storey extension, a front porch extension and a detached rear garden sunroom.
- 4.2 The proposed dimensions of the two-storey rear extension measure approx. 6.3m in depth and 7.3m in width (at its furthest point), with an eaves height of 2.2m and an overall ridge height of 6.7m.
- 4.3 The proposed dimensions of the front porch extension measure approx. 1.75m in depth and 3.65m in width (at its furthest point) with an eaves height of 2.2m and an overall ridge height of 4.5m.
- 4.4 The proposed dimensions of the single-storey rear extension measure approx. 1.5m in depth, 7.3m in width (at its furthest point), with an eaves height of 2.1m and an overall flat roof ridge height of 2.35m
- 4.5 The proposed dimensions of the rear garden sunroom measure approx. 6m in depth and 9.5m in depth, with an eaves height of 2.4m and an overall flat roof ridge height of 2.6m. An additional raised roof lantern will result in a total height of 3.325m.
- 4.6 The original plans for this application featured a first floor rear balcony terrace and a detached rear garage. These plans have since been superseded with removal of the balcony and the re-purposing of the detached garage to a garden sunroom.

### **5.0 PREVIOUS RELEVANT DECISIONS**

- 5.1 No recent planning applications.

## 6.0 OBSERVATIONS OF CONSULTEES

6.1 WLBC Drainage Engineer – No objections to proposal. received by the Local Planning Authority 23.08.2023

## 7.0 OTHER REPRESENTATIONS

### 7.1 Councillor Whittington

Requests the application be heard at planning committee due to neighbour concerns around impacts to residential amenity – received by the Local Planning Authority 28<sup>th</sup> June 2023.

7.2 Parbold Parish Council – letter of objection received by the Local Planning Authority on the 10<sup>th</sup> July 2023 which can be summarised as:

- The proposed balcony at first floor height across the whole rear elevation could be problematic for the privacy of the adjacent houses (*balcony now removed in amended plans received by the Local Planning Authority on 31<sup>st</sup> July 2023*).
- The siting of the proposed outbuilding at the far end of the garden, offers the opportunity to open up access all the way down alongside the boundary with No 41 and a possible parking turning area at front the new building which would open up the whole rear garden to vehicle movements. This could prove to impact neighbouring amenity (*no evidence of such landscaping works in submitted plans received by the Local Planning Authority on the 17<sup>th</sup> May and 31<sup>st</sup> July 2023*)
- The position of the proposed garage (and its design, with raised roof lantern) is suggestive of ancillary use rather than for vehicle storage (*now re-labelled as garden sunroom in amended plans received by the Local Planning Authority on 31<sup>st</sup> July 2023*).

### 7.3 39 Brandreth Drive, Parbold

1 no. Letters of objection received by the Local Planning Authority on the 29<sup>th</sup> June which can be summarised as:

- Concerns around the size, scale and design of the proposed two storey rear extension and the resultant overbearing and overshadowing impacts that may incur on No.39 - this may be exacerbated by the differing ground levels between the two properties with No. 39 in a slightly elevated position above No. 37 - which increases towards the rear end of the garden.
- Concerns in regard to privacy and overlooking impacts being incurred to No. 39 from the proposed window balcony replacement (*balcony/terrace now removed in amended plans received by the Local Planning Authority on 31<sup>st</sup> July 2023*).
- Concerns around loss of light through overshadowing to habitable rooms to the rear of No. 39 (kitchen/living room area) and additionally to the rear patio.
- Concerns around lack of clarity in plans in regard to increased glazing to rear first floor elevation and possible glass balustrade to the rear balcony incurring privacy

issues on No 39 from No. 37. *(balcony and suggested glass balustrade removed in amended plans received by the Local Planning Authority on the 31<sup>st</sup> July 2023)*

- Concerns around the lack of cross sectional drawings showing the exact height and location of the and proposed roof lights from the internal first floor. *(Amended plans received by the Local Planning Authority on the 31<sup>st</sup> July 2023 were deemed sufficient as roof height can be accurately can be measured at a height 2.5m above first floor level).*
- Concerns around the number of increased openings/non-obscured full height windows to the northwest elevation at ground floor level *(windows on amended plans received by the Local Planning Authority on the 31<sup>st</sup> July 2023 clearly show windows are to be obscurely glazed with frosted glass and an additional obscure glazing condition is to be attached if all other matters are deemed acceptable )*
- Concerns around the distance of the proposed extension being 729cm from the shared boundary with No 39 *(The submitted plans received by the Local Planning Authority on the 17<sup>th</sup> May 2023 clearly show that there has been no sideways projection of the existing footprint and the existing boundary distance has been maintained).*
- Concerns around whether the rear extension appears subservient and is in accordance with the council's design guide recommendations.
- Concerns around the lack of clarity on the dimensions of the proposed rear garage *(Amended plans received by the Local Planning Authority on the 31<sup>st</sup> July 2023 clearly show the dimensions of the outbuilding which is now a proposed garden sunroom).*
- Concerns around a lack clarity on the hard surfacing required at the rear to move a vehicle from the road access to the siting of the proposed garage *(amended plans received by the Local Planning Authority on the 31<sup>st</sup> July 2023 show that the rear outbuilding will no longer be a garage but instead a garden room in which no hard surfacing will be required to access by a vehicle).*
- Concerns around the height of the roof lantern on the proposed garage being set at 725cm above the ridge height *(Amended plans received by the Local Planning Authority July 31<sup>st</sup> 2023 show the proposed garage is now a proposed garden sunroom but with no amendments to the roof lantern height).*
- Concerns around a lack of clarity on the plans showing how surface water runoff from roof of the proposed detached rear garage will be redistributed away neighbouring gardens because of its close proximity to the shared boundaries *(amended plans received by the Local Planning Authority on the 22<sup>nd</sup> August 2023 show drainage or rainwater goods to redirect the flow of surface water away from the roof of the amended garden sunroom and shared boundaries into the existing drainage system).*

#### 7.4 39 Brandreth Drive, Parbold

1 no. Letters of objection received by the Local Planning Authority on the 21<sup>st</sup> August 2023, which can be summarised as:

- Although it is appreciated there have been amendments to the proposal, the amended plans/ proposal lack detail and do not appear to fully address the concerns and objection I raised in June 2023.

### **8.0 SUPPORTING INFORMATION**

8.1 Plans submitted – received by the Local Planning Authority 17<sup>th</sup> May and 31<sup>st</sup> July 2023.

8.2 Applicant Photographs – received by the Local Planning Authority on the 20<sup>th</sup> July 2023

### **9.0 RELEVANT PLANNING POLICIES**

9.1 The application site is located within the Key Sustainable Village of Parbold as designated in the West Lancashire Local Plan Proposal Map.

#### 9.2 **National Planning Policy Framework (NPPF)**

Achieving well-designed places (Chapter 12, Paragraphs 126 -136)

#### **West Lancashire Local Plan 2012-2027 DPD**

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

IF2 - Enhancing Sustainable Transport Choice

#### **Supplementary Planning Document, Design Guide (Jan 2008)**

### **10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY**

10.1 The main considerations for this application are:

- i) Principle of development – *Design and Visual appearance*
- ii) Impact on residential amenity
- iii) Highways – *Impact on parking provision*

#### ***Design and Visual appearance***

10.2 Policy GN3 of the Local Plan requires all new development to have regard to the visual amenity of the surrounding area and complement or enhance any attractive attributes through sensitive design including appropriate siting, orientation, scale, materials landscaping and boundary treatments.

- 10.3 In addition, the SPD Design Guide states that new development should be of an overall scale, mass and built form, which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that building(s) height, scale and form, including the roofline, do not disrupt the visual amenities of the street scene and impact on any significant wider landscape views. The relocation of the front door to the front of the property
- 10.4 Whilst the two storey extension does not appear to be subservient, the eaves and ridge height are maintained to give a more balanced appearance and embraces the local vernacular. From the rear elevation this can make the first floor element of the two storey extension appear overly dominant to the main dwelling when compared to what previously existed. However, the width and length of the proposal do not exceed two thirds of the existing buildings corresponding dimensions (as advocated in the Council's design guide SPD. As such, although the proposal may not appear to be subordinate visually at the rear, it is neither disproportionate in scale and size and is therefore considered acceptable.
- 10.5 In terms of external appearance, the roof tiles and brickwork will match the existing. Changes to fenestration details will include the addition of four evenly spaced rooflights (two on each pitch of the roof) and the introduction of full length 'frosted' glazed windows to the northwest ground floor elevation. This would be a contemporary addition to both the existing and proposed elements of the development that would unify and enhance the external appearance of the existing dwelling.
- 10.6 The 4m increase in rear projection from the existing footprint is relatively modest when compared to the extensive sized garden, and when compared to the building lines of properties either side. The proposal extends approx. 3m further than the rear elevation of No. 37 , and approx. 2m further than the rear elevation of No. 41. Therefore, in terms of layout the proposal is considered acceptable.
- 10.7 Given the rear projection extends less than 4m further than both neighbouring properties and the fact that the full impacts of the lack of subordination are contained to the rear and otherwise hidden from view, I consider the design and visual appearance acceptable.
- 10.8 With regard to the front porch extension, by virtue of its size and scale it appears subservient to the existing with a ridge and eaves height lower than that of the main roofline. The narrow width of the gable ensures at least one side wall is stepped back from the existing side walls and the pitched roof and angle are in keeping with main dwellings roof. The modest depth (1.75m) also respects the proportions of the host building enough to prevent it from appearing overly prominent or unduly incongruous within the street scene.
- 10.9 Changes to fenestration details will see increased glazing to the front porch. This modern and contemporary front façade complements the most important elevation without compromising its architectural integrity. There is a similar example of this style of porch within the immediate street scene at No. 29 Brandreth Drive and therefore I have no concerns of a precedent being set. The external appearance will remain in keeping with the existing from the use of materials that include matching brickwork and roof tiles. Render will be used as

an elevational treatment, for which I have no concerns as partial render already features on the existing property and one fully rendered property exists at No 35 Brandreth Drive.

- 10.10 The relocation of the front door to the principal elevation is a betterment that helps to reinforce the entrance to the property without compromising the rhythm and symmetry of the fenestration. Therefore, I consider the proposal acceptable in terms of design and appearance.
- 10.11 With regard to the single storey element of the rear extension, by virtue of its size and scale it appears subservient and the modest depth of 1.5m ensures it is proportionate to the main dwelling, albeit an addition to the two storey element. The flat roof style is not in keeping with the main roof; however, it is in keeping with the existing flat roof (sunroom) extension being replaced.
- 10.12 Matching brickwork will be used as an elevational treatment to remain in context with the main dwelling and the full length glazing blends well with the first floor glazing directly above to give a more streamlined appearance. Given the replacement principle and the fact it is contained to the rear hidden from public view of the street scene, I consider the proposal acceptable in terms of design and visual appearance.
- 10.13 With regard to the detached rear garden sunroom, by virtue of its size and scale it appears subservient to the main dwelling. The flat roof design is in keeping with the single storey element of the rear extension. All materials including rainwater goods, fascia's and soffits are to match the existing. The addition of a roof lantern full length glazed windows and door are complimentary to the increased glazing to the rear elevation of the main dwelling. The full impacts are focused to the rear and otherwise hidden from view of the street scene. Therefore, I consider the proposal acceptable in terms of design and appearance.
- 10.14 Given the above, I am satisfied the proposal is compliant with Policies GN1 and GN3 of the West Lancashire Local Plan DPD (2012-2027) and the Council's Design Guide |SPD 2008 in regard to design and visual appearance.

### ***Impact on residential amenity***

- 10.15 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 10.16 Comments from a neighbouring property and supporting information from the applicant was received in regard to concerns with the proposed two storey extension having a negative impact on privacy and light levels. In regard to overlooking No. 37 from the newly created first floor bedroom of No.39, I acknowledge it will introduce increased glazing to the rear elevation that is slightly elevated above No 37's ground level. However, some level of overlooking is common in residential areas and I am satisfied that the level of overlooking caused from the rear window of the first floor of the proposals slightly elevated

position would be of an indirect nature and not significant enough to cause any detrimental harm to the residential amenity of this neighbouring property.

- 10.17 The same can be said of privacy impacts incurred to No. 39 from the garden of No. 37, as a large majority of the glazed area is placed over an empty eaves space and the main windows will be stepped back from the single storey element of the proposal to further reduce visibility from the ground level of No. 37. Comments were also received in regard to overlooking and privacy impacts being incurred to neighbouring properties because of the introduction of rooflights. However, upon measuring the height of the windows from the submitted elevation plans (Dwg No. 37BD-E2), I can definitively confirm that the first floor level to the bottom of the roof light is approx. 2.5m. Therefore, I do not consider this will give rise to a loss of privacy.
- 10.18 Comments were also received in relation to overbearing and overshadowing impacts being incurred on the rear north western shared boundary because of the size and scale of the proposal. Due to the detached nature of the proposal and the fact that distance between the shared boundary has been maintained, I am of the opinion that overshadowing impacts will be negligible.
- 10.19 As mentioned earlier in the report, the proposal does not project further than 4m of the rear building lines of either of the neighbouring properties. Additionally, there is already an element of overshadowing on No. 39 from the existing boundary treatments. The sun's east to west solar path ensures the majority of overshadowing on the rear gardens would be focused on the south eastern shared boundary with no 41, where the distance from the proposal to the shared boundary is greater and of no concern.
- 10.20 In terms of the proposal incurring overbearing impacts to No 39, given the orientation of the sloping roof angle (gable end facing rear elevation), and the extensive nature of the rear garden, I am of the opinion it would not be obtrusive enough to appear visually oppressive at the shared boundary with No 39, even with the existing boundary treatments removed.
- 10.21 With regard to the single storey element of the proposal, to eliminate the potential of the flat roof being used as a verandah, balcony or platform, a planning condition will be attached as a preventative measure to ensure privacy levels are maintained. The proposed changes to fenestration details will introduce 5 new full length, and 3 enlarged side facing windows on the north western side facing elevation. Concerns were raised by No 37 around these first floor windows impacting privacy of habitable rooms on their own south eastern side facing elevation. However, the submitted plans indicate these windows will be obscure glazed and the existing boundary treatments will ensure any impacts on No. 37 are minimal. Additionally an attached condition will ensure the windows remain obscure glazed and fixed shut at all times thereafter.
- 10.22 Comments were received in regard to the detached rear outbuilding being used as ancillary living accommodation. After undertaking a site visit and assessing the existing plans, I am confident that the rear outbuilding would not have the capacity to function as primary living accommodation. The plans do not suggest any landscaping works to the rear garden and I am satisfied the site does not have the capacity to facilitate vehicle movement alongside the south eastern



shared boundary. In any case, an attached condition will be used as a preventative measure to ensure the rear garden sunroom is used for a purpose incidental to the dwellinghouse. Comments were also received about the height of the raised roof lantern on the garden sunroom (3.32m), however I am satisfied that the single storey nature and the existing boundary treatments are sufficient enough to allay any concerns in regard to significant privacy or overlooking impacts being incurred to neighbouring properties.

10.23 Given the above, I am satisfied the proposal is compliant with Policies GN1 and GN3 of the West Lancashire Local Plan DPD (2012-2027) and the Council's Design Guide SPD 2008 in regard to design and visual appearance.

### ***Highways – Impact on parking provision***

10.24 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.

10.25 The applicant seeks to create two additional bedrooms as part of the proposed works, taking the property from a two bedroom to a 4 bedroom dwelling. As a result parking provisions will be affected. However, I am satisfied that parking capacity on site still meets the minimum requirements of 3 vehicle space per 4+ bedroom dwelling as advocated in policy IF2 of the WLLP.

10.26 Given the above, I am satisfied the proposal is compliant with Policy IF2 of the West Lancashire Local Plan DPD (2012-2027) in regard to parking standards.

### ***Drainage and flooding***

10.27 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that the Council will ensure that development does not result in unacceptable flood risk or drainage problems.

10.28 The site is located within Flood Zone 1 and is therefore at low risk of flooding. The application property benefits from an existing drainage system implemented as part of the original approval. The proposed extension will connect into this existing drainage system.

10.29 Comments were received about the detached rear garden sunroom being in close proximity to the shared boundaries without any guttering or rainwater goods to prevent surface water run-off from the roof onto neighbouring rear gardens. Amended plans were received illustrating the layout of guttering on both side of the shared boundaries that will re-direct the surface water away from the shared boundaries.

10.30 The Council's internal drainage engineer was consulted on the submitted plans and has no objection to this application in terms of flood risk. Although the consultee would advise the applicant that uncharted watercourses exist in this area, and if one is encountered then the surface water drainage should discharge to it.

10.31 On that basis, I am satisfied the proposal will not conflict with the requirements of Policy GN3 of West Lancashire Local Plan DPD (2012-2027 and the Council's Design Guide SPD (2008) in regard to drainage and flooding.

## **11.0 CONCLUSION**

11.1 The comments from neighbours and other interested parties are acknowledged. In this regard, the applicant is considered to have addressed the most significant neighbour concerns by way of negotiated amendments to the design. The remaining impacts to residential amenity are no longer considered significant enough cause detrimental harm to the occupiers of the affected property(s). In this respect I have no concerns in regard to the neighbouring amenity of No. 39 or 41 Brandreth Drive. I also am satisfied that the proposal is in accordance with the recommended parking standards. On the basis of comments received from the Council's drainage officer I am also satisfied that the drainage plan on site is sufficient enough to prevent any increased risk of flooding to neighbouring properties from surface water run-off.

11.2 Given the above I consider that the proposal satisfactorily meets the requirements of Policies IF2, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD and should be recommended for approval.

## **12.0 RECOMMENDATION**

12.1 That the application should be GRANTED subject to the following conditions:

### **Conditions**

1. The development must be begun not later than the expiration of three years beginning with 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 Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall be carried out in accordance with details shown on the following plans:

**Drawing title:** Plans and Elevations  
**Drawing Number:** 37BD-G1 Rev 1

**Drawing title:** Existing and Proposed Eastern Elevations  
**Drawing Number:** 37BD-E1 Rev 1

**Drawing title:** Existing and Proposed Plan of Roof  
**Drawing Number:** 37BD-R1 Rev 1

**Drawing title:** Existing and Proposed Ground and First Floor Plans  
**Drawing Number:** 37BD-P1 Rev 1

**Drawing title:** Existing and Proposed Western Elevations

**Drawing Number: 37BD-E2 Rev 1**

received by the Local Planning Authority 31<sup>st</sup> July 2023

**Application Form** (Description of proposed works and materials section)

received by the Local Planning Authority on May 17<sup>th</sup> 2023.

Reason: For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

3. The materials to be used on the external surfaces of the extension hereby permitted shall match those outlined in the following documents:

**Application Form** (Description of proposed works and materials section)

received by the Local Planning Authority 17<sup>th</sup> May 2023

If the applicant or developer has any doubts as to whether the proposed materials do match they should check with the Local Planning Authority before commencement of the building works.

Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

4. The flat roof area of the single storey rear extension hereby permitted shall not be used as a verandah, balcony or raised platform.

Reason: To protect the privacy and amenity of adjacent residential properties and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. The building/extension hereby permitted shall be used wholly in conjunction with, and ancillary to the use of 39 Brandreth Drive, Parbold; as a single dwelling-house and shall not be used as a separate independent unit of residential accommodation.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

6. No part of the development hereby permitted shall be used or occupied until the proposed eight windows on the northwest elevation as indicated on drawing 37BD-E2 has been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). The windows shall be fixed shut and shall be retained as such with level 4 obscure glazing at all times thereafter.

Reason: To protect the privacy and amenity of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Reasons for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular the following Policy/Policies in the adopted West Lancashire Local Plan 2012 – 2027 Development Plan Document.

GN1 - Settlement Boundaries  
GN3 - Criteria for Sustainable Development  
IF2 – Enhancing Sustainable Transport Choice

together with Supplementary Planning Guidance and all the relevant Material Considerations. The Local Planning Authority considers that the proposal complies with relevant policy criteria as set out in the Officers Report. This can be viewed or a copy provided on request to the Local Planning Authority.

### **13.0 SUSTAINABILITY IMPLICATIONS**

- 13.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

### **14.0 FINANCIAL AND RESOURCE IMPLICATIONS**

- 14.1 There are no significant financial or resource implications arising from this report.

### **15.0 RISK ASSESSMENT**

- 15.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

### **16.0 HEALTH AND WELLBEING IMPLICATIONS**

- 16.1 There are no health and wellbeing implications arising from this report.

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### **Background Documents**

In accordance with Section 100D of the Local Government Act 1972 the background papers used in the compilation of reports relating to planning applications are listed within the text of each report and are available for inspection in the Planning Division, except for such documents as contain exempt or confidential information defined in Schedule 12A of the Act.

## **Equality Impact Assessment**

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

## **Human Rights**

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

## **Appendices**

None.