

## PLANNING APPLICATION REPORT

**Case Officer:** Kate Cantwell

**Parish:** Bigbury **Ward:** Charterlands

**Application No:** 4416/17/FUL

**Agent/Applicant:**

A B Design (Poole) Ltd  
The Studio, 17 Curlieu Road  
Oakdale  
Poole, Dorset  
BH15 3RJ

**Applicant:**

Mr & Mrs Long  
"Toads Hole"  
Castle Farm Road  
Lychett Matravers, Poole  
BH16 6BZ

**Site Address:** Waves Edge, Road To Highfield, Challaborough, TQ7 4JB

**Development:** Erect replacement dwelling (re-submission of 1621/16/FUL)

**Reason item is being put before Committee** The recommendation is for approval but there are objections from the Parish Council and from individual local residents. Cllr Huntley would like the application to be considered at Planning Committee as there are concerns about the height of the proposed building, general design and impact on landscape character and residential amenity.



**Recommendation:** Conditional approval

### Conditions

1. Time limit
2. Approved plan
3. Landscaping scheme submitted prior to commencement
4. Full details of external materials
5. Unsuspected contamination
6. Removal of permitted development rights

7. Details of Foul Drainage
8. Details of surface water drainage
9. Details ground level changes prior to commencement
10. Provision of onsite parking prior to occupation
11. Construction management plan

**Key issues for consideration:**

- Principle/sustainability
- Design/landscape
- Neighbour Amenity
- Highways/Access
- Other matters – drainage and contamination

**Financial Implications:**

NA

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**Site Description:**

'Waves Edge' is a single-storey 4 bedroom dwelling house located on the south-east edge of Challaborough, situated on an area of artificially raised ground which over-looks the sea and the South West Coast Path. The site is within the South Hams AONB and Heritage Coast.

Vehicular access to the site is achieved from the road to its rear, on the north eastern boundary. Waves Edge is one of a small number of houses set on the Watersedge cul-de-sac that leads off the main road through the village. Waves Edge is bordered on 3 sides by residential development - immediately to the south-east is Idle Rocks, to the north-west is Shearwater and to the rear (north-east) are the dwellings of Seacliff, Garston and Cheldon. The land rises towards the south and to the east away from the coastal path which borders the southern edge of the site.

The existing dwelling is positioned broadly centrally within the plot and is finished in render with a tiled roof. The plot has an open aspect with little formal landscaping and is surrounded by a low level chain link fence and walls. The footprint of the building is approximately 99m<sup>2</sup>.

**The Proposal:**

The application seeks permission for the demolition of the existing single storey 4 bedroom dwelling and the erection of a larger replacement 4 bedroom dwelling.

The replacement dwelling would largely follow the footprint of the existing house however the front elevation, which faces away from the sea, would extend forwards by 1.2 metres on the most southerly wing. The rear elevation extends 3.6 metres closer to the rear boundary. The northern boundary will extend 0.7 metres toward Shearwater.

A separate garage is proposed to the rear in the north eastern corner of the site which will be set into the slope of the ground (achieved through excavations) such that the flat roof is below the finished ground level.

The revised proposal is a similar footprint and general form to the existing dwelling, with a hipped roof and a glazed gable element with views out to the sea. The maximum ridge height would be 33.67 metres AOD which is 0.29 metres above the existing building ridge height.

**Consultations:**

**County Highways Authority**

No highways implications / standing advice applies.

## **Town/Parish Council**

15<sup>th</sup> February 2018

The Council confirm their ongoing decision to object to the proposal on the grounds that the latest design does not address the issues relating to the height of the roof line.

As a front line (sea facing with no property in front of it), the Council are insistent that there should be no change in roof heights in order to maintain this critical visual feature across all such front line dwellings.

The Council therefore recommend the 0.3 metre discrepancy (current building to this latest proposal for the replacement) be addressed by lowering the ground level by the same amount.

To conclude, two earlier proposals have been rejected on these grounds, the latter of these being the subject of an appeal to the Planning Inspectorate. For your reference I include below the Parish Council's letter to the Planning Inspectorate.

15<sup>th</sup> March 2018 (following submission of an additional plan by the agent at the case officer's request)

Thank you for providing further evidence in the form of drawing 05 revision A, which plots the relative change of roof heights in respect of Waves Edge and the properties immediately adjacent on either side of the proposed development.

This proposal was discussed again at the Parish Council meeting held on March 14<sup>th</sup> 2018 and the Councillors voted unanimously to object to this development. This decision was reached for two main reasons:

Firstly, this property is on the front line of dwellings when viewed from the sea and is close to a coastal path used by thousands of tourists each year. It has always been the policy of the Parish Council to object in cases where the ridge line of such developments is higher than the property to be replaced. Failure to take this consistent approach would lead to a succession of applications, all being built higher than the last.

Secondly, to approve the latest submission would bring into question the integrity of the entire planning process in as much as:

Previous to this current objection, the Parish Council have already objected to previous proposals made on the grounds of roof ridge height and confirmed their decision in the following letters:

28/07/2016	Planning application 1621/16/FUL
24/08/2016	Planning application 1621/16/FUL
12/01/2017	Planning application 1621/16/FUL
22/08/2017	Appeal APP/K1128/W/17/3176134
15/02/2018	Planning application 4416/17/FUL

South Hams District Council / West Devon Council have undertaken a similar and lengthy processes and consistently upheld / supported the view of the Parish Council in objected to these proposals.

Finally, an independent appeal process upheld the views of both the Parish Council and the District Planning Officers.

The fact that the current proposal has reduced the proposed difference in ridge height from 1.3mtrs to 0.3mtr is of no relevance. Substantial public money has been already been spent to maintain the

principles described in paragraph three. As previously stated the planning process needs to be consistent.

The Parish Council accept the need for development. However, there is still concern that the increased mass on the SW end overlooking the property known as Shearwater is too intrusive and overbearing, given the level of glazing proposed, leading to a distinct loss of privacy.

To conclude, the Parish Council will not change its position on ridge height and have consistently stated the solution and way forward is to bring the proposed roof ridge line back to the level of the existing building, which can be achieved with relative ease.

This is why the decision to object still stands and trust the District Council will take a similar approach.

### **South West Water (partly summarised)**

#### Asset Protection

Please find enclosed a plan showing the approximate location of a public sewer in the vicinity. Please note that no development will be permitted within 3 metres of the sewer, and ground cover should not be substantially altered.

Should the development encroach on the 3 metre easement, the sewer will need to be diverted at the expense of the applicant. The applicant/agent is advised to contact the Developer Services Planning Team to discuss the matter further.

#### Clean Potable Water

South West Water is able to provide clean potable water services from the existing public water main for the above proposal.

#### Foul Sewerage Services

South West Water advises a Planning Condition to emphasise that:

*Foul drainage from the development (and no other drainage) shall be connected to the public foul or combined sewer.*

*Reason: To ensure the discharge of drainage from the Development shall not be prejudicial to the public sewerage system and ensure there are adequate public foul sewerage facilities to receive foul water flows, in order to safeguard the public and environment.*

#### Surface Water Services

Having reviewed the applicant's current information as to proposed surface water disposal for its development, please note that method proposed to discharge into the ground (infiltration) is acceptable and meets with the Run-off Destination Hierarchy. However, should this method be amended, SWW will require clear evidence to demonstrate why the preferred methods listed within the Run-off Destination Hierarchy have been discounted by the applicant.

### **Environmental Health**

It would appear that this application is similar to a previous application for the same site, and therefore I would suggest the following condition:

#### **Condition: Unsuspected Contamination**

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an [amended] investigation and risk assessment and, where necessary, a[n amended]

remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

*Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.*

*Note – this condition can be used in addition to the universal condition, or on sites where no contamination is known or suspected.*

### **SHDC Drainage**

As an internal consultee we advise the LPA on foul and surface water drainage matters to ensure the development complies with the relevant legislation and guidance, including but not limited to, the NPPF and Flood and Water Management Act 2010.

We are no longer providing formal responses for the following applications that meet the Low and Medium risk criteria.

- House Holder
- Replacement dwelling & Change of use.
- Small scale minor (1-2 units)

Please look at the relevant guidance document on the website and assess accordingly. The guidance is arranged by application type, and identifies the requirements for each risk group.

If the application meets the minimum requirements then please include a suitable informative or conditions.

If the application doesn't meet the requirements, or issues of flooding come to light during the consultation process then please re-consult and we will be happy to advise.

### **South Hams AONB**

Comments awaited.

### **Representations from Residents:**

7 letters of objections have been received which cover the following points summarised below:

- The revised development proposal still shows a roof ridge height which is greater than that of the existing building.
- Raised height results in loss of amenity for homes to the north and an over-dominant effect on the immediate neighbourhood.
- The revised design seems rather bland. A bolder, more contemporary approach would be welcome on this site.
- This development should not be different from neighbouring properties and should fit into the landscape.
- The siting and height of the proposed development and its visual prominence in this sensitive location, the proposed development would fail to conserve the landscape and scenic beauty of this part of the South Devon Area of Outstanding Natural Beauty and will fail to maintain the character and distinctive landscape of this area of undeveloped Heritage Coast. As such the development is contrary to Policies CS9 and DP2 of the South Hams Local Development Framework, Policies DEV23, DEV25 and DEV27 of the emerging Plymouth and South West

Devon Joint Local Plan and the National Planning Policy Framework in particular paragraphs 114 and 115.

- The proposed site levels could be further reduced to maintain the existing ridge height of the existing dwelling without having to protrude above the steady flow of ridge lines of neighbouring bungalows.
- The neighbouring bungalows "Cheldon" "Garston" and "Shearwater" (which was a new build) have all had alterations, but have had to retain existing ridge lines by constructing multiple roof patterns to accommodate the enlargement of footprints. Waves Edge should keep to the same and not be out of keeping with its neighbours.
- Any increase in height will adversely affect street scene and character of the AONB.
- The building is too large for the plot of land.
- The building should nestle within the landscape.
- The Planning Inspector previously commented that an overlarge development would be harmful within the AONB and obtrusive when viewed from the South-west Coast Path.
- Exceptionally poor design: the original bungalow is bespoke and attractive in concept, this is a meagre attempt to replicate the charm and originality of Waves Edge. The front and side elevations are dull, reminiscent of the worst of pre-fab public buildings. Such an iconic location deserves better.
- The applicants have never made any attempt to consult with their neighbours.
- The application ignores much of the content of the planning inspector's report.

## Relevant Planning History

1621/16/FUL Erect replacement dwelling - refused 13 April 2017 for the following reason:

*The proposed development by reason of its' height and impact upon the South West Coastal Path would be an incongruous feature in the streetscene and landscape out of keeping with, and harmful to, the character of the settlement and South Devon AONB. As such it is contrary to policies DP1, High quality design, and DP2, Landscape character, of the adopted Development Policies DPD; policies CS7 Design and CS9 Landscape and historic environment of the adopted Core Strategy and paragraphs 64 and 115 of the NPPF which require a high standard of design and seek to protect the landscape character of the South Devon AONB and policies TTV32 Residential extensions and replacement dwellings in the countryside, DEV1 protecting amenity and the environment, DEV24 landscape character and DEV27 Nationally Protected Landscapes of the emerging Joint Local Plan.*

This decision was challenged at appeal (Ref: APP/K1128/W/17/3176134) and the appeal was dismissed 2<sup>nd</sup> November 2017.

## ANALYSIS

### Principle of Development/Sustainability:

In terms of the principle of a replacement dwelling, while Chalfaborough comprises a small coastal settlement, it is not identified in Core Strategy policy CS1 and as such is defined as countryside.

Policy DP17 addresses replacement dwellings in the countryside and the principle of the replacement dwelling is considered acceptable provided there will be "no detrimental effect on the character, appearance and amenities of the site and surroundings". In addition, DP17 provides further detail on the consideration of replacement dwellings and of particular relevance to this case is criteria (b) and (d):

*(b) the size of the new replacement dwelling shall not be significantly larger than the original house volume;*

*(d) any new replacement dwellings should be positioned on the footprint of the existing dwelling, unless on design, landscape, highway safety, residential amenity, or other environmental grounds a more appropriate location can be agreed.*

In terms of part (b) it is noted that the proposed replacement dwelling has a larger footprint than the existing and there is an increase in height of 0.29 metres. However the building remains a modestly sized 4 bedroom property which is single storey and the scale of which reflects the general size of other detached properties on Watersedge cul-de-sac. Overall the volume of the building is not significantly larger than the existing and as such criteria (b) of DP17 is satisfied.

With reference to part (d) of policy DP17, the submitted plans show that the replacement dwelling would maintain the general shape of the existing dwelling and would be sited on the footprint of the existing dwelling. As such criteria (d) of policy DP17 is also satisfied.

The impact on the character, appearance and amenity of the surrounding residents are considered in detail in the following paragraphs.

### **Design/Landscape:**

Paragraph 115 of the NPPF requires that 'great weight' is given to preserving landscape and scenic beauty in Areas of Outstanding Natural Beauty.

The South Devon AONB objected to the initial design that was submitted for the previous planning application 1621/16/FUL. After revisions to the scheme they revised those comments and considered that the 1.4 metre increase in ridge height of that scheme and the reduction in the extent of glazing brought "the overall character and appearance of the replacement dwelling more in line with those adjacent and nearby". The AONB did still have concerns that "the additional roof height would be a notable change to the modest appearance of bungalows at the edge of the settlement of Challaborough, but when viewed in the wider context ... would not be visually dominant or overly prominent when viewed alongside the existing pattern of built form and consequently wouldn't result in harm to the character or natural beauty of the AONB or landscape character."

Following the appeal which was dismissed 2nd November 2017, the proposed design has a reduced ridge height which is 0.29 metres above the existing. The submitted drawing 05 Revision A shows how this will maintain the incremental stepped profile of the existing row of buildings which follows the gradual slope of the land to the southwest. This also addresses point 7 of the Inspectors report for the earlier appeal which notes the "steady progression in ridge heights of these three neighbouring properties ..".

The Inspector also considered the impact of the previously proposed roof form which would "add a bulk at roof level that is not present on its immediate neighbours. When taken together with the increased ridge height this would result in an uncharacteristic roof form that would appear incongruous in its immediate setting." In comparison, while the current proposal would still result in an increase in mass of the roof (with an eaves to ridge height of between 2 metres and 2.5 metres compared to the existing eaves to ridge height of 1.7 metres), it is much reduced from the earlier scheme which was refused. It is acknowledged that the proposed scheme results in a change to roof height and form, but it is considered that this would not result in harm to the landscape character or the character of the immediate site context when viewed alongside neighbouring properties.

In terms of general visual amenity, the external materials proposed are Eternic Cedral weatherboard and render and tile roof. This type of weatherboard is a fibre cement wood effect. This material is not commonly found in the immediate vicinity of the site. The property Challadene is entirely clad in similar weatherboarding, but, as the Inspector noted, it is located at the bottom of the slope, separated from this site by a number of other dwellings, and Challadene is located where the character of built form is less sensitive to change. The dominant material used in external finishes of the properties near the site is render, and so it is considered appropriate to include a planning

condition to request details of all external finishes, including the removal of the cladding, to address this.

Overall, taking these detailed matters into account, the design of the development and its impact on the character of the area and wider landscape character is acceptable and accords with Development Plan policies DP1: High Quality Design, DP2: Landscape Character, Core Strategy policies CS7: Design and CS9: Landscape and Historic Environment and paragraphs 7, 10, 14, 17, 56, 57, 60, 64 and 115 of the NPPF. In particular, with reference to paragraph 115 of the NPPF, the scale of the building, the ridge height which retains the incremental stepped profile of the this row of dwellings, the form and massing of the building and its position within the site are appropriate for the site context and respond sensitively to the immediate site context and wider landscape character. The reduced ground levels and revised building design result in a replacement building that will nestle into the sloped landscape preserving landscape and scenic beauty of the South Hams AONB.

### **Neighbour Amenity:**

Development Plan policy DP3: Residential Amenity states that “development will be permitted where it does not have an unacceptable impact on the living conditions of occupiers of nearby properties.” While it is acknowledged that the proposed development will be larger than the existing dwelling, it does not necessarily follow that this will result in adverse amenity impacts for neighbouring residents.

The increase in roof ridge height proposed is 0.3m which is much reduced from the 1.4m increase sought through the previous consent. The submitted drawing 05 Rev A shows that the height proposed would maintain the pattern of roof ridge heights which incrementally step down from Idle Rocks to Shearwater and beyond in this row of dwellings which front the coastal edge.

Having viewed the site and surroundings from the patio on the southern elevation of property Garston which overlooks the site, it appears that the horizon would still be visible from that property given the modest increase in height proposed. Furthermore, the separation distance between properties Cheldon, Garston and Seacliff immediately north of the subject site is between 15 metres and 37 metres from the site boundary (and a further 8.5 metres to 17 metres to the rear elevation of the proposed dwelling – the garage has not been taken into account in view of the fact it is below ground level due to proposed site excavations). As a result of the position and relationship between these dwellings as well as the open southerly aspect, sun and daylight to those properties will be maintained to an acceptable level so as not to have a detrimental effect on amenity.

The fenestration arrangement proposed is similar to that found on the existing building with windows facing the south, east and westerly site boundaries in similar positions. There is some increase in the extent of glazing though it is similar to what can be found on other nearby properties which take advantage of the southerly sea facing aspect. While there is some increase in the extent of glazing on the western elevation of the proposed building. Those views toward Shearwater are already achieved from the existing dwelling and the patio area immediately outside it, so there is no real terms increase in overlooking. Shearwater also is positioned at a lower level than the subject site and so the views of it are mainly of the roof. The two westerly facing windows (closest to the boundary with Shearwater) are proposed to remain the same size as the existing windows on that elevation and will serve bedrooms rather than the main living space.

The eastern elevation of the proposed building closest to the site boundary with Idle Rocks is relatively blank and has just 1 window serving the kitchen and living space, 2 roof-lights and the shallow side reveal of the bay window. This is very similar to the fenestration on the existing building and again introduces no significant change to the existing arrangement.

The local Member reports that local residents remain concerned about the potential for the owners to extend the property into the roof. The agent has advised that the height within the proposed roof-space (approximately 1.9m at its highest point, measured internally once constructed) would not provide enough headroom for there to be future development in the roof space of the proposed bungalow. It should also be noted that permitted development rights for alterations to the roof of



dwellings do not apply in Areas of Outstanding Natural Beauty. In addition, given the sensitivities of the location and the particular importance of the design, it is considered appropriate to include a condition restricting permitted development rights including in relation to ancillary buildings within the curtilage. In view of the increase in building size proposed and the addition of a separate garage, this will protect against clutter and overdevelopment of the site and protect the character of the area.

Overall, the proposal accords with Development Plan policy DP3: Residential Amenity and Core Strategy policy CS7: Design.

### **Highways/Access:**

The existing access will be retained to the rear of the property and there is no change to visibility in either direction as a result of the proposed development. The new driveway will slope down toward the replacement dwelling and new garage.

The replacement dwelling has the same number of bedrooms and so the development will not result in a significant increase in the number of vehicles using the site.

The site layout provides garage parking for 1 car and off road parking turning space for an additional 2 cars.

Overall the proposed development accords with the requirements of Development Plan policy DP7: Transport, Access and Parking by providing a safe access to the site, adequate parking for the size of the property and resulting in no adverse highways impacts.

### **Ecology**

Development Plan policy DP5: Biodiversity and Geological Conservation requires that development will conserve, enhance and / or restore the biodiversity within the South Hams.

The submitted Preliminary Ecological Appraisal identified no evidence of bat use of the roof or eaves of the building and advised the proposed works would not impact on bats. It also reported no evidence of nesting bird activity in the roof or eaves or within the lawned garden and so the proposed works will not impact on nesting birds. The report advises there will be no impact on curlew buntings and describes the entire site as having low ecological value noting the proposed development will not impact on any other protected species.

Good practice guidelines are set out to inform demolition works in case bats were found to be present. These are recommended as an informative note on the consent.

### **Other matters**

#### Drainage

Existing foul drainage runs along the western edge of the site and South West Water have raised no objection to the proposal as there is sufficient distance between this infrastructure and the proposed development. The site is sufficiently large to accommodate a soakaway in accordance with the SUDs hierarchy and SHDC Drainage Engineer advice. Accordingly a planning condition requiring submission of full details for both foul and surface water drainage is recommended.

#### Contamination

The precautionary condition suggested by Environmental Health has been included to account for the discovery of any contaminated land when works commence.

#### Construction

A planning condition requiring a construction management plan is recommended due to the sensitive local environment, proximity to neighbouring dwellings and the open aspect of the site close to the South West Coast Path.

## **Conclusion**

The proposed replacement dwelling is considered acceptable and would not harm the character and appearance of the surrounding area, the Heritage Coast or the South Hams AONB. The design of the development avoids adverse impact on the amenity of neighbouring properties and areas which are publically accessible around the site. The proposal accords with planning policies as identified in this report and is, therefore, recommended for approval, subject to conditions as set out below.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and,***

## **Planning Policy**

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

The relevant development plan policies are set out below:

### ***South Hams LDF Core Strategy***

CS1 Location of Development  
CS7 Design  
CS9 Landscape and Historic Environment  
CS10 Nature Conservation  
CS11 Climate Change

### ***Development Policies DPD***

DP1 High Quality Design  
DP2 Landscape Character  
DP3 Residential Amenity  
DP4 Sustainable Construction  
DP5 Conservation and Wildlife  
DP6 Historic Environment  
DP7 Transport, Access & Parking  
DP17 Residential Extensions and Replacement Dwellings in the Countryside

### ***South Hams Local Plan***

SHDC 1 Development Boundaries

## **Emerging Joint Local Plan**

The Plymouth and South West Devon Joint Local Plan (the JLP) will replace the above as the statutory development plan once it is formally adopted.

Annex 1 of the National Planning Policy Framework (the Framework) provides guidance on determining the weight in relation to existing and emerging development plan policies.

- For current development plan documents, due weight should be given to relevant policies according to their degree of consistency with the Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).
- For the JLP, which is an emerging development plan, the weight is to be determined by the stage of its preparation, the extent to which there are unresolved objections, and its degree of consistency with the Framework.

The JLP is at a relatively advanced stage of preparation. The precise weight to be given to policies within the JLP will need to be determined on a case by case basis, having regard to all of the material considerations as set out on the analysis above.

## **PLYMOUTH AND SOUTH WEST DEVON JOINT LOCAL PLAN -: PUBLICATION (as considered by the Full Councils end Feb/Early March 2017)**

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

TTV1 Prioritising growth through a hierarchy of sustainable settlements

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area

TTV32 Residential extensions and replacement dwellings in the countryside

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV9 Accessible housing

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV24 Landscape character

DEV25 Undeveloped coast

DEV27 Nationally protected landscapes

DEV28 Protecting and enhancing biodiversity and geological conservation

DEV31 Specific provisions relating to transport

DEV34 Delivering low carbon development

DEV37 Managing flood risk and Water Quality Impacts

### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

### **CONDITIONS**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

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 development hereby approved shall in all respects accord strictly with drawing numbers 015/001/07 Rev B 'Proposed Floor Plans and Elevations', 04 Rev A 'Site Plans' and Design and Access Statement received by the Local Planning Authority on and 2<sup>nd</sup> January 2018 and drawing 05 Rev A 'Indicative Street Views' received by the Local Planning Authority 12<sup>th</sup> March 2018.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. The building works shall not be implemented until a landscaping scheme has been submitted to and approved by the Local Planning Authority, including details of the boundary treatment of the proposed development.

The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

4. Notwithstanding Condition 2, full details of external finishes and fenestration, to include the removal of the Eternic Cedral weatherboard shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality.

5. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an [amended] investigation and risk assessment and, where necessary, a[n amended] remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

Note – this condition can be used in addition to the universal condition, or on sites where no contamination is known or suspected.

6. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order revoking, re enacting or further amending that Order), no development of the types described in Schedule 2, Part 1, Classes A-H and Schedule 2, part 2, Class A of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

7. Prior to the commencement of the development hereby approved, details of the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority and the approved foul water system shall be installed prior to occupation of the dwelling. Following its installation the approved scheme shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the locality and to ensure that the development is adequately drained.

8. Prior to the commencement of the development, details of the surface water design including percolation test results and supporting calculations shall be submitted to and approved in writing by the local planning authority. Details of maintenance and management responsibility for the drainage system must be submitted to and approved in writing by the local planning authority prior to commencement on site. Such approved drainage details shall be completed and become fully operational before the development first brought into use. Following its installation the approved scheme shall be permanently retained and maintained thereafter. Surface water drainage systems design and installation shall be accordance with CIRIA C697 The SuDS Manual and CIRIA C698 Site Handbook for the Construction of SuDS.

Reason: To safeguard the amenities of the locality and environment and to ensure that the development is adequately drained

9. Prior to the commencement of the development, details of any ground level changes shall be submitted to and approved in writing by the Local Planning Authority. Any works shall subsequently be undertaken only in accordance with the approved scheme.

Reason: In the interests of securing satisfactory development and maintaining the amenities of the area.

10. The dwelling hereby approved shall not be occupied until the parking area relating to it and shown on the submitted drawings shall have been properly consolidated, surfaced, laid out and constructed. The parking, area shall be kept permanently available for the parking and manoeuvring of motor vehicles in connection with the development hereby permitted.

Reason: To ensure that adequate and satisfactory provision is made for the garaging and parking of vehicles clear of all carriageways in the interests of road safety and amenity.

11. Prior to commencement of any part of the site the Planning Authority shall have received and approved a Construction Management Plan (CMP) including: (a) the timetable of the works:

(b) daily hours of construction;

(c) any road closure;

(d) hours during which delivery and construction traffic will travel to and from the site, with such vehicular movements being restricted to between 8:00am and 6pm Mondays to Fridays inc.; 9.00am to 1.00pm Saturdays, and no such vehicular movements taking place on Sundays and Bank/Public Holidays unless agreed by the planning Authority in advance;

(e) the number and sizes of vehicles visiting the site in connection with the development and the frequency of their visits;

(f) the compound/location where all building materials, finished or unfinished products, parts, crates, packing materials and waste will be stored during the demolition and construction phases;

(g) areas on-site where delivery vehicles and construction traffic will load or unload building materials, finished or unfinished products, parts, crates, packing materials and waste with confirmation that no construction traffic or delivery vehicles will park on the County highway for loading or unloading purposes, unless prior written agreement has been given by the Local Planning Authority;

(h) hours during which no construction traffic will be present at the site;

(i) the means of enclosure of the site during construction works; and

(j) details of proposals to promote car sharing amongst construction staff in order to limit construction staff vehicles parking off-site

(k) details of wheel washing facilities and obligations

(l) The proposed route of all construction traffic exceeding 7.5 tonnes.

(m) Details of the amount and location of construction worker parking.

(n) Photographic evidence of the condition of adjacent public highway prior to commencement of any work;

(o) site management arrangements, including the site office and developer contact number in the event of any construction/demolition related problems, and site security information.

This CMP shall be strictly adhered to during the construction of the development hereby permitted, unless variation is approved in writing by the Local Planning Authority.

Reason: In the interests of residential amenity, public convenience and highway safety and preventing inconvenient obstruction and delays to public transport and service vehicles and to emergency vehicles.

**Informative Notes**

In the unlikely event that a bat is encountered, work should cease in the vicinity of the animal, and advice should be sought immediately from a suitably qualified ecological specialist. Ideally the bat should be left in situ, gently covered until advice has been obtained. Only if the bat is exposed and at risk should there be any attempt to move it. Bats must not be handled without the use of gloves.