

PLANNING APPLICATION REPORT

Case Officer: Matthew Jones

Parish: Exbourne **Ward:** Exbourne

Application No: 0878/18/FUL

Agent/Applicant:

Mr John Wilde
4 Crestfield Rise
Ivybridge
PL21 9TJ

Applicant:

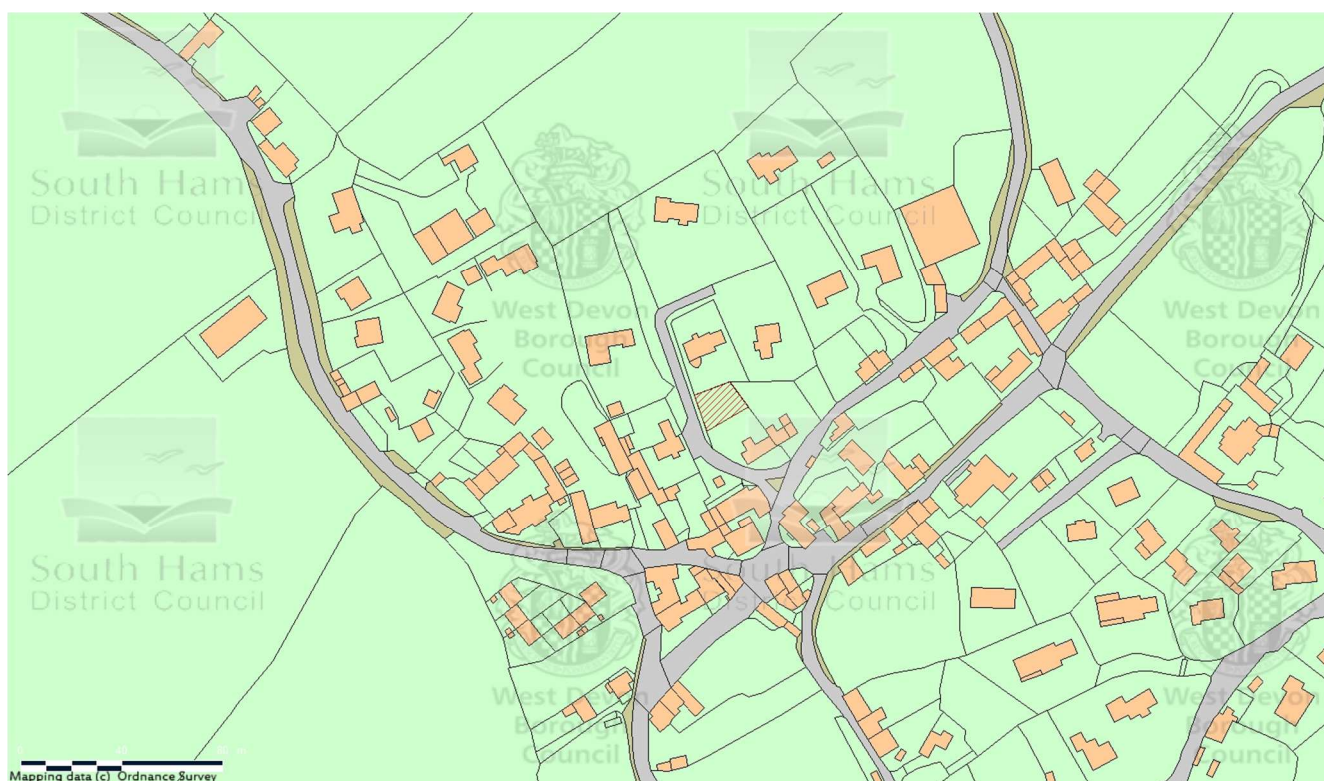
Ms Mandy Rideout
Hayfield House,
Hayfield Road
EX20 3RS

Site Address: Hayfield House, Hayfield Road, Exbourne, EX20 3RS

Development: Erection of 2 storey, 3 bedroom house, detached single storey store/workshop/office building and provision of two car parking spaces

Reason item is being put before Committee:

Cllr Samuel has requested that this application is determined by Development Management and Licensing Committee due to concerns regarding the impact of the proposal on heritage and neighbour amenity.



Recommendation: Conditional approval

Conditions:

1. Standard time limit
2. Accord with plans
3. Window, chimney and eaves details
4. Roof specification including P.V. panels and rooflights
5. Window to be obscure glazed
6. Construction Environment Management Plan
7. Holistic Landscaping plan prior to commencement
8. Stonework sample panel
9. External lighting condition
10. Unexpected contaminated land
11. Removal of Permitted Development Rights
12. Outbuilding ancillary or incidental to enjoyment of dwelling house
13. Hardstanding retained for parking of motor vehicle
14. Drainage details prior to commencement

Key issues for consideration:

- Principle of a new dwelling
 - Effect on Conservation Area and setting of heritage assets
 - Design
 - Amenity of surrounding residents
 - Access and parking
 - Drainage
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Site Description:

The site is located within the existing rear garden of and to the north of Hayfield House, located on the east side of the lane known as The Tumbles, to the north of Hayfield Road. The Tumbles is a narrow unadopted private lane that provides access to six properties, including Hayfield House. The ground level rises from Hayfield Road and The Tumbles is positioned on higher ground than the application site.

The site is located within the centre of the settlement of Exbourne and the land to the south comprises Exbourne Conservation Area. The Conservation Area boundary passes through the site. The site is not within a Critical Drainage Area. It is within the Exbourne Settlement Boundary.

In 2015 an application was refused, and the subsequent appeal dismissed, for the erection of a single detached dwelling. That appeal decision has been circulated to members and it remains a significant material consideration in this assessment.

The Proposal:

This is a planning application for the erection of a 2 storey 3 bedroomed house and associated outbuilding, with a separate detached parking area providing parking for 2 vehicles.

The house and garage are set back from The Tumbles and are set down at a lower level. Materials are render, natural stone and slate with wooden joinery windows.

This submission seeks to address comments made by the Council, third parties and the Planning Inspector in relation to previous applications.

This application is principally a resubmission of a scheme which was previously withdrawn after it was correctly identified by a third party that the narrow area of land to the west of the principal elevation, at that time essential for vehicular and pedestrian access, was in fact in third party ownership. This has led to the removal of the garage and driveway from the scheme and the introduction instead of a detached parking area for two cars in land directly to the south west of the main site. In addition, the house's pedestrian access off The Tumbles is located to the south side, avoiding the need to use the third party land, permission for which is extremely unlikely to be forthcoming.

In many other regards the scheme is unchanged. The removal of the garage has created more space, allowing for the building to be moved further northwards, away from Hayfield House and more centrally within the plot. The outbuilding is sunken below the boundary wall and finished with a green roof. In front of the outbuildings is located the bin store.

Consultations:

- County Highways Authority

Standing advice

- SWW

Raise no objection to use of combined sewer (in email to applicant dated

- WDBC Drainage Engineer

Holding objection resolved to no objection, subject to drainage condition

- Exbourne Parish Council

Objection - *'The Parish Council wish to object on the grounds that the proposal does not maintain or enhance the character of the conservation area. The Appeal Inspector (Appeal Ref: APP/Q1153/W/16/3151684) said "I had a general sense that the core of the village is tighter knit than the area north of the appeal site with the existing garden of Hayfield House being the first part of this feathering of the edge of the village. This space provided by the undeveloped site does not look out of place and compliments the rural character of this part of the settlement."*

The Parish Council feels the development diminishes this character and therefore adversely affects the conservation area. The Parish Council is also concerned specifically regarding window to window overlooking between the proposed dwelling and Tumbles Bungalow. If the council is minded to grant permission, the Parish Council would request that a construction management plan is prepared and approved by the Council prior to the commencement of the development. Given that the dwelling only has a pedestrian access, the plan will describe how construction materials will be delivered and spoil removed, without adversely affecting the right of others using the access lane.

Also, the levels on the surface water drainage design show the level of the manhole as being 1 metre lower than that shown on the survey drawing. If relevant this could potentially mean that the system would not function as designed.'

Representations:

The application has drawn approximately 10 objections from neighbours and local residents. The concerns can be summarised as follows:-

- Applicants do not have a right to access the site via The Tumbles
- Loss of amenity and overbearing impact on neighbours
- Overlooking of 3 The Tumbles and Wheelwrights Cottage

- Loss of light / overshadowing
- Light pollution
- Excavation would kill conifer hedge
- Excavation could undermine The Tumbles track
- There is a net reduction in parking for Hayfield House
- The setting of Hayfield House would be spoiled due to loss of garden and proximity of the development
- Contrary to Article 8 of the Human Rights Act
- Parking provision is inadequate and no turning is provided
- The Tumbles track would be damaged by development vehicles and services disrupted
- Gates could open on to the track
- The foul sewer is not fit for purpose
- Development would be 'garden grabbing / garden gobbling'
- House is too big for the plot
- Design is poor does not reflect local character nor Conservation Area
- Materials proposed are inappropriate
- There are underground wells / springs
- Will cause congestion elsewhere within the village
- The turning area for the parking encroaches on third party land

Relevant Planning History

1987/17/FUL - READVERTISEMENT (Amended site, design and parking arrangements) Erection of 2 storey 3 bedroomed house, a separate single garage and parking for 2 vehicles – Withdrawn

01110/2015 - Householder application for demolition of single storey extension and construction of two storey extension and boundary treatments. – Conditional Approval

Analysis

Principle of Development/Sustainability:

The proposal would be sited within the settlement limits of Exbourne therefore policy H28 saved from the 2005 Local Plan applies. This policy states that within defined limits residential development will be permitted provided that it is consistent with other policies and then it is acceptable in relation to criteria (i) to (vi).

In addition policy H39 addresses proposals for the redevelopment of large single residential plots within settlement limits and states that these will be acceptable provided the proposal is compatible with the surrounding residential area. Given Hayfield House benefits from a substantial sized rear garden this is considered to qualify as a 'large single residential plot'.

Exbourne is a sustainable settlement with a good range of local facilities and relatively good connectivity. Policy TTV2 of the draft Joint Local Plan states, 'The LPAs will support development proposals in the Thriving Towns and Villages Policy Area which reinforce the sustainable settlement hierarchy and which deliver a prosperous and sustainable pattern of development. In addition to the provisions of Policies SPT1 and SPT2, specific attributes of rural sustainability to be supported through development include: 1. The location of housing where it will enhance or maintain the vitality of rural communities.

The principle of residential development on this site is therefore considered acceptable subject to consideration of its local setting. Within the context of an absence of a five year land supply, the social benefit of a dwelling adding to village vitality is considered to be significant.

Previous planning refusal and appeal decision:

This application is submitted following a previous refusal, with the subsequent appeal dismissed by the Planning Inspectorate. The appeal decision, and associated report, is a significant material planning consideration and it is circulated to members within the committee agenda.

Although certain individual comments made by the Inspector can be used, in isolation, to form views of the appropriateness of this new proposal, it is essential that the appeal decision is read in full, with full reference to both the refused scheme and that now before members.

It is obvious that the Inspector and the Council shared specific concerns about elements of the previous proposal, for example, its design and subsequent impact upon the Conservation Area. However, officers maintain that the Inspector's comments and decision do not entirely sterilise the future development potential of the site, and officers maintain that the principle of development remains acceptable. Although it is agreed that the current openness of the site provides a contribution to the village, officers are of the opinion that a well-considered dwelling in itself could provide its own contribution to the development of Exbourne.

Design:

Both Hayfield House and the proposed dwelling are considered to maintain an acceptable degree of curtilage to avoid overdevelopment of the plot. Officers are mindful that the historic core of Exbourne is high density, with in many cases small areas of curtilage serving dwellings. Again, the degree of curtilage for both the proposed dwelling and Hayfield House was not an issue raised by the Inspector.

The design is contemporary but incorporates features characteristic of the local vernacular. A hipped slate roof with chimneys, smooth rendered walls, oak windows and traditional eaves all relate well to the character of properties in Exbourne.

Although officers are firmly of the opinion that views of the site from Hayfield Road are extremely limited, the comments of the Inspector regarding this issue are addressed as the location of the dwelling is now set back further into the plot and away from the Tumbles. This setting back of the dwelling, away from The Tumbles, ensures that the development will be less visible from the public areas around Hayfield Road and views are considered by officers to be negligible from those areas.

Overall, the previous incongruous and rather utilitarian design response has been replaced with a dwelling more traditional in design, and its appearance will not appear out of place in form, scale or materials. Important architectural details will be controlled by conditions.

Heritage:

The loss of the large garden will change the character of this edge of the Conservation Area (CA). As an open space to the rear of the dwelling it does not, however, play a very significant role in the way in which Exbourne is perceived as an historic settlement. The backdrop to views from Hayfield Road is not a particularly attractive one at present and contributes little to the character and appearance of the CA. Views from around the application site are not significant to the setting of the Conservation Area. Clearly the quality of building and materials for the proposed development will need to be demonstrably high, but this can be achieved via the proposed conditions.

Officers acknowledge that the Inspector was of the opinion that the openness of the space is a positive characteristic, but officers do not believe that this comment sterilises the site nor prohibits any future development within the space. Indeed, it is considered that an attractive and well-designed dwelling, with high quality detailing and materials, can itself offer a positive contribution to the settlement.

Hayfield House is old but its altered state meant that the listing Inspector decided not to give it statutory protection. The effect of the proposal on Hayfield House as a non-designated heritage asset will be

minimal – settings change over time and the construction of the modern housing and inappropriate means of enclosure within The Tumbles certainly had a significant and negative impact in the 1980's. The development can be seen as part of the ongoing change that all settlements face and is considered to have a broadly neutral impact within this context.

Overall, the proposal is considered to preserve the character and appearance of the Conservation Area, and to maintain an acceptable impact upon the setting of non-designated heritage assets.

Landscape:

The effect of the development on the Leylandii hedge on the boundary with 3 The Tumbles is something that can be addressed via the landscaping condition and by consideration of construction methods.

However, this hedge is not of specific merit and has no statutory protection; it is not within the Conservation Area. It could be removed at any time by the landowner without any consent from the Council, and could be replaced by a 2m high fence without the need for planning consent from the Local Planning Authority.

In terms of comments made regarding changes to the approved landscaping and means of enclosure relevant to the approved extension scheme, officers welcome the opportunity to provide a comprehensive re-landscaping of the entire area to the rear of the Hayfield House. As the land remains entirely within the control of the applicant, the landscaping condition can achieve an holistic and sensible landscaping of the entire area. It will ensure that adequate privacy for the residents of Hayfield House is maintained. Although the lowering of land will lead to the requirement for some retaining walls, the detailing of a retaining walls will be controlled by condition.

Neighbour Amenity:

The previous scheme was considered by the Inspector to maintain an appropriate impact on neighbouring dwellings. Although there are many similarities in massing and overlooking, this scheme is also assessed on its own individual merits. It is noted that the appeal scheme had an absence of windows at first floor level, and this new scheme, to improve the design, has introduced first floor windows to the front and back of the dwelling, all of which will serve bedrooms or bathroom facilities.

The outlook of neighbours will be altered and there is an element of overlooking, especially towards Hayfield House and the garden of Wheelwrights Cottage. The impact is not of a nature that is unusual in a village location and it is noted that one can already look from first floor windows into the neighbouring gardens of Hayfield House and Wheelwrights. With regard to comments made by a third party concerning potential loss of light to the approved extension serving Hayfield House, officers would reiterate that neighbour impact must be an assessment made based on the realities and relationships generally accepted within the locality. In any case, the site is due north of Hayfield House, meaning there will be no direct loss of sunlight to that property.

The rear elevation of the proposed dwelling will lead to a degree of overlooking from first floor bedroom windows, but this will be in excess of 10m to the shared boundary with Wheelwrights, and approximately 15m to the middle of the garden and is considered acceptable within this specific context. The overlooking from these windows to Wheelwrights itself will be at a further distance of approximately 20m and at an oblique of approximately 90 degrees.

Overlooking towards Tumbles Bungalow will be closer, but will be restricted to a single bedroom window and an ensuite which will have frosted glass in any case. This limited mutual overlooking of essentially a single window from a secondary bedroom leads officers to conclude that the impact upon this property will be, on balance, acceptable. Once again, officers are mindful that assessment of neighbour impact must be made against the level of amenity generally accepted within the locality, and the area is partially within the Conservation Area, formed of high density dwellings in unplanned locations with high levels of intimate, mutual overlooking.

Due to the distance, location due north, and absence of any overlooking, the impact upon no.3 is entirely acceptable. For similar reasons, the scheme has no materially harmful impact on any other property in the surrounding area.

Officers consider that, within the context of the site and surrounding locality, there is no dominance, loss of light or overshadowing issue that would mean the development would be unacceptable.

Highways/Access:

Officers are satisfied that adequate space for turning is achievable and this has now been demonstrated through the submission of a vehicle swept path analysis for the separate parking area. The access arrangements will necessitate reversing to or from the site's detached parking area, but officers are conscious that this is an unadopted lane with infrequent car movements at low speed. As such, with drivers using vehicles with due care and attention, officers are satisfied that no specific safety issues are associated with this planning application.

The question of the applicant's rights to use such access as proposed is a civil matter between the interested parties and not a reason for planning refusal. If there are civil impediments which prohibit motor vehicle use this will need to be addressed by the applicant regardless of the outcome of this planning application. The requirement for a Construction Management Plan can overcome concerns regarding damage to the road surface, lorries, dust, noise etc.

Although the highways authority has only offered standing advice on this specific scheme, it previously offered a written response that *'The Tumbles is a private street, i.e. not a publicly maintained highway. The highway authority have previously assessed the suitability of the junction of The Tumbles with the public highway at the time the former application was submitted and it is confirmed the junction is suitable to accommodate the additional traffic generated.'*

Again, it is noted that the Inspector did not raise access nor highways safety as a reason to dismiss the previous appeal on the site and this weighs significantly in favour of this scheme with regard to the principle of the development and accessing the site. The highways officer did not previously request that the road be adopted, and has reaffirmed this view.

Ultimately, the Council does not set minimum parking standards through policy and routinely approves 2 dedicated parking spaces serving three bedroom units throughout the Borough. Likewise, the Council has no policy basis to object to the retained level of 2 parking spaces serving Hayfield House.

Although officers note the comments from a third party regarding private roads, the document utilised is not a planning policy document, and relates to best practice for the creation of new private drives. As the third party identifies, the document is given as 'advice' and 'guidance', and officers maintain that there is no planning policy basis upon which refusal would be justified on the grounds of access.

Drainage

Although officer's first preference is for water to be dealt with on site through soakaway, the applicant has demonstrated that this is not viable and, instead, has proposed attenuation of the water prior to discharge into the public combined sewer.

Changing stance from that previously adopted in 2015, South West Water have confirmed directly with the applicant that such a drainage solution is acceptable and that use of the combined sewer is viable, with the attenuation rate as agreed. South West Water have also raised no objection to the use of the foul sewer to serve the site. The West Devon engineer is therefore satisfied that a drainage scheme is viable, the detail of which can be secured through condition.

'Garden Grabbing'

Some objectors have continuously raised objection to this scheme based on the notion of 'garden grabbing'. The local authority has no policy specifically addressing garden grabbing, and the only reference to this within the Framework relates to plan making, not decision making.

In any case, the issues which are germane to the concept of garden grabbing, such as design, overdevelopment, visual and neighbour impact, are indeed relevant to member's assessment and are entirely captured within the various relevant policies within the Development Plan and other parts of the Framework.

As such, continued references to the concept of garden grabbing itself maintains little relevance or usefulness to the necessary planning assessment of this application, which should be made with regard to the Development Plan and relevant national planning policy.

Other Matters

The Council has identified no pre-exist ground stability issue within the site; although suggested by objectors, no evidence of underground wells or springs has been provided. The scheme will be required, at building regulations stage, to demonstrate that the development will not lead to land stability issues within adjoining land. A small retaining wall to the Tumbles track, if necessary, is well within the capabilities of modern engineering, and the finish can be secured through the landscaping condition.

Any accidental damage to the The Tumbles during construction should be documented and rectified, and this can be captured within the CEMP condition.

Officers agree that, owing to the current lack of street lighting, a condition controlling external lighting is reasonable and necessary to protect public amenity.

Conclusion

For the reasons outlined above this application is considered acceptable and in accordance with the relevant development plan polices. This application is therefore recommended for approval subject to appropriate conditions.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

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:

West Devon Borough Council Core Strategy 2011

SP1 – Sustainable Development
SP20 – Promoting High Quality Design

West Devon Borough Council Local Plan Review 2005 (as amended 2011)

BE1 – Conservation Areas

H28 – Settlements within defined limits
H39 – Redevelopment of Single Residential Plots

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)

TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area
DEV22 Development affecting the historic environment

NPPF

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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.

Planning 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 approval relates to the plans and documents supplied, including latest revisions.

Reason: To ensure the development is carried out in accordance with the drawings hereby approved

3. Prior to their installation full details of the items listed below, including sections at a minimum 1:10 or 1:1 scale where appropriate, shall be submitted and agreed in writing with the local planning authority:-

a) Windows and doors

- b) Chimney
- c) Eaves and rainwater goods

The works shall then be carried out and thereafter maintained as agreed.

Reason: In the interests of visual amenity and the character and appearance of the conservation area.

4. The roofs of the buildings shall be clad in natural slates, fixed in the traditional manner with nails rather than slate hooks. Prior to installation, a full roofing specification including the types and sizes of natural slates to be used, together with the type, colour and profile of the ridge tiles, specification of the hips, details of the solar panels and rooflight shall be submitted to and approved in writing by the Local Planning Authority. The works shall then be carried out and thereafter maintained as agreed.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting this Order) the ensuite window hereby approved on the south west elevation of the building and the bathroom window within the north east elevation shall be glazed in obscure glass and thereafter so maintained.

Reason: To protect the amenity and privacy of residents of adjoining properties.

6. Prior to commencement of any part of the construction phases of the development 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 08.00am and 6.00pm Mondays to Fridays, 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) a photographic survey of the condition of the Tumbles and surrounding public highway prior to the commencement of construction or other work

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

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

7. The building works shall not be commenced until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority, indicating the garden landscaping, including proposed levels, all means of enclosure, retaining walls and planting, of the proposed development. All elements of the scheme submitted shall be fully implemented in the planting season following the completion or occupation of the development, whichever is sooner, 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.

8. Prior to construction a sample panel of each of the stone boundary walls shall be prepared on site for inspection and approval by the Local Planning Authority. Not less than two weeks notice shall be given to the Local Planning Authority when the sample panel is ready for inspection. All external stonework shall be constructed to match the approved panel. The stone boundary wall to the development site and to the boundary between Hayfield house and The Tumbles shall be fully completed prior to any occupation of the approved dwelling.

Reason: To ensure delivery of the proposed enhancement of the locality and of the conservation area.

9. There shall be no external lighting at the site unless otherwise agreed in writing by the Local Planning Authority. Any lighting agreed shall be installed and maintained in accordance with those details so agreed.

Reason: In the interests of visual amenity.

10. 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 investigation and risk assessment and, where necessary, a 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.

11. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 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 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.

12. The outbuilding hereby approved shall remain ancillary or incidental to the enjoyment of the dwelling house and shall not be used for separate business or commercial activity.

Reason: In the interest of public amenity

13. The parking area hereby approved shall be retained for the parking of motor vehicles in association with the use of the dwelling.

Reason: To ensure that adequate onsite parking is retained to serve the dwelling, in the interests of highways safety and amenity

14. Notwithstanding the submitted information, no development shall be commenced until full details of the most sustainable drainage option has been submitted and approved in writing by the Local Planning Authority (LPA). Design steps as below:

1. Soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.

2. If infiltration is suitable then the soakaway should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).

3. If the infiltration rate is good, but due to site constraints a full soakaway can't be accommodated then a split attenuation / soakaway system should be considered to manage the surface water on site.

4. Only once all of the above have been assessed and discounted will an offsite discharge be deemed acceptable. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).

5. The offsite discharge will need to be limited to the Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. The discharge must meet each of the critical return periods.

6. The permeable parking should be designed in accordance with CIRIA C753.

Full design details and sectional drawing showing the specification and make up.

7. Any shared drainage scheme should be within the public or shared space.

8. The drainage scheme shall be installed in strict accordance with the approved plans, maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.