

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander

Parish: Yealmpton **Ward:** Newton and Yealmpton

Application No: 0010/18/ARM

Agent/Applicant:

Mr Lee Ferris
Roding
Stoke Road
Noss Mayo
PL8 1DY

Applicant:

Mr Andy Jenkins
64c Underlane
Plymstock
PL9 9JZ

Site Address: 11 Fore Street, Yealmpton, PL8 2JN

Development: READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling

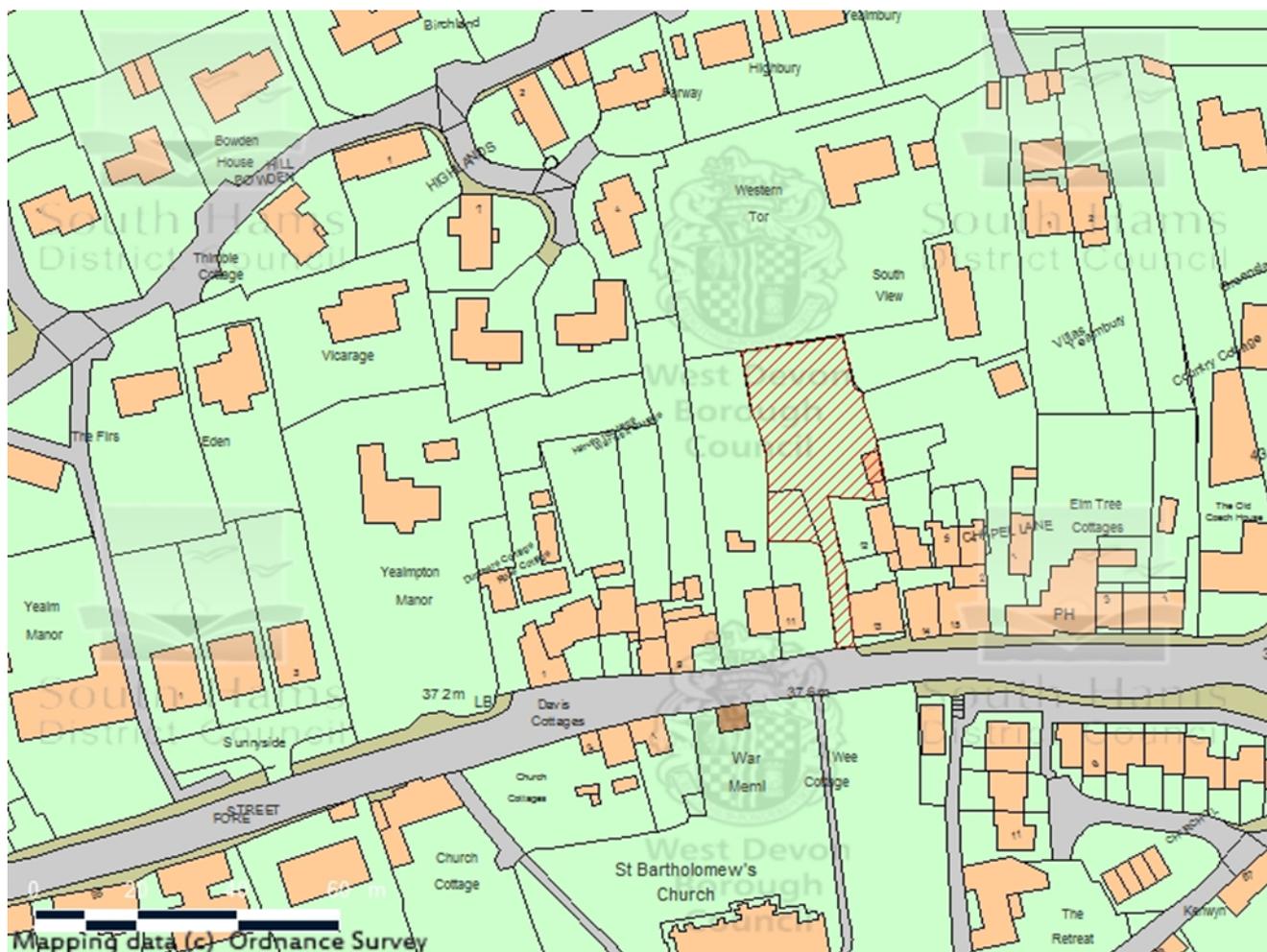
Reason item going to the Planning Committee:

Design out of keeping in a Conservation Area

Building too high

Over dominance and overlooking neighbouring properties

Material finish on the wall onto the access road.



Recommendation: Approval

Condition 5- pre commencement Landscaping and boundary treatment. Agreed 12/3/19

Conditions (list not in full)

1. Reserved matters time limit
2. Accord with plans
3. Samples of materials
4. Removal of PD rights
5. Pre commencement landscaping and boundary treatment
6. Notwithstanding the drawings the details of the grass bank to the west of the entrance steps shall be submitted to and agreed by the Local Planning Authority
7. Surfacing materials to be agreed prior to their installation.

Key issues for consideration:

Whether the reserved matters are appropriate in this location in relation to design in particular in relation to the Conservation Area; impact on residential amenity of neighbouring properties.

Site Description: The site comprises a plot of land to the north of No 11 Fore Street. A vehicular access drive runs between No 11 Fore Street and No 13 Fore Street, the site is bordered by the rear garden of No 10 Fore Street to the west, to the north is the garden area for 'Western Tor' with the dwelling being sited in the northeast corner of its respective plot. A mews development borders the east with No 13 Fore Street bordering the eastern side of the driveway which has a secondary access door off the drive.

The site slopes upwards from the road level south towards the north. The buildings in front of the proposal line Fore Street in Yealmpton and are traditional in nature, but of varying eras.

The land above and behind the application site is also developed with large detached dwellings off Highlands and a large dwelling with a large garden area off Bowden Hill. The garden area is immediately to the north of the application site.

In reviewing the planning history in the area it is apparent that planning consent has been granted for a two storey dwelling (0367/17/OPA) in the garden behind the proposal site.

The Proposal:

Outline consent was granted for a new two storey dwelling on this site in 2015. All matters, except access, which was agreed at outline stage were reserved for future consideration. This application seeks that approval.

The details submitted indicate a dwelling located at the rear of the site with its front elevation looking straight down the access drive towards the A379.

In support of the application the following documents have been submitted:

- Heritage Statement.
- Design and Access Statement
- Drainage landscape plan

The proposed dwelling is two storey's in height, with a separate triple garage area built into the slope at a lower level on the site. Because of the nature of the slope on the site, the area above the garage has been arranged as a terrace, which then leads to the ground floor of the dwelling further back on the site.

The proposed dwelling has the bedrooms on the ground floor and the living accommodation on the first floor.

Consultations:

- County Highways Authority: No comments
- Environmental Health Section: No comments
- Town/Parish Council: There are now three anomalies that YPC wish to bring to your attention:
 1. Outline planning permission for application 62/2507/15/O was given for a two storey dwelling. The current set of plans show that the dwelling is now a three storey building and as such the Outline Planning Permission can no longer stand.
 2. The present set of plans also show that the upper storey is significantly wider than that for which outline approval was given previously. Again these changes were not referred back to the outline application
 3. We believe that items 1 and 2 above negate the original Outliner Permission which should be rescinded.
 4. We also bring to your attention that the Heritage Statement has now been superseded in that the War Memorial sited by the side of the A379 roadway and due south of the application site is now a Listed Building. This is in addition to St Bartholomew's Church which is a grade 2* Listed Building.

As a result of these observations, Yealmpton Parish Council object strongly to all the building applications made under the references above.

We restate also that we consider the proposals to be totally out of keeping with this site in a Conservation Area.

Revised Parish Council comments after submission of amended plans:

YPC are objecting to this application. Our previous comments in a letter dated 14/10/2018 about the fact that this application is bogus still stand. Since the earlier application, the building has increased in ridge height and also in overall width.

Notwithstanding all of these technical reasons, YPC object that the building a) is not in keeping with the local vernacular b) is not suitable for siting in a Conservation Area and c) The heritage situation has evolved and the War Memorial (opposite this site) is now a Listed Building in addition to St Bartholomew's Church which is Grade 2* listed.

We recommend refusal.

Conservation: No comments received.

Representations:

Representations from Residents

Comments have been received and cover the following points:

Object:

- Overdominance on 12 Fore Street. The proposed dwelling is much closer than the 35m suggested in the planning documents. It is more like 15 metres away.
- The proposed size which will sit high above the garden. It will overlook and overpower the entire garden of No 12.
- There has been no attempt to screen the property from No. 12. Noise will also be an impact.
- Cars will be parked a cars length from the boundary with No 12. How will the environmental impact of fumes and noise be mitigated?
- More detail is required on the types of planting in front of No 12 – concerns about impact of the landscaping on sunlight to No 12.
- Also concerned about the excavation and building works and the impact those activities could have on No 12 – a 200 year old cottage, the boundary and the party wall.
- Design is completely out of keeping with the Conservation Area.

- The access creates additional hazard for pedestrians and motorists
- Little or no consideration of existing trees and type of new planting
- Negative impact on the character and appearance of the Conservation Area, contours and landscape
- Local Drainage and flooding issues.
- The proposal is too close to neighbouring properties
- Noise impact to rear gardens of existing properties.
- Enormous parking area and balcony
- Overly dominant
- Overshadowing and loss of light especially to 10 and 12 Fore Street.
- It contravenes planning policy in Conservation Areas is not affordable housing and does not meet local housing needs.
- Depth of excavation may impact on existing trees, neighbouring garden walls and drainage.
- The proposal is for a 3 storey house not two storey as in the outline application.
- The proposed building does nothing to enhance the conservation Area or the listed Church and Monument and setting.

Relevant Planning History

62/2507/15/O: OPA

Proposal Outline application with all matters reserved other than access for construction of two-storey dwelling

Site Address Land behind 11 Fore Street Yealmpton PL8 2JN

2751/18/ARC Application for approval of details reserved by condition 6 of planning consent

62/2507/15/O. Condition discharged 1/10/18

0010/18/ARM

READVERTISEMENT (Revised Plans Received) Application for approval of reserved matters following outline approval 62/2507/15/O for construction of two-storey dwelling

ANALYSIS

Principle of Development/Sustainability:

The principle of a dwelling on this site has been accepted by virtue of the outline planning consent, which was given in September 2016. This application is to consider the details - scale, appearance, landscaping, layout, which will be covered in the relevant sections below. Because of the location of the application site behind a row of dwellings the impact of the proposal in terms of impact on the residential amenities of those properties also needs to be considered as well as the impact on the Conservation Area.

Scale: The dwelling proposed is 2 stories with an undercroft garage, which has the effect of making the dwelling appear to be 3 stories. However in fact the dwelling is set at the rear of the site and the garage with terrace above is set at the front of the site. The appearance though, because of the need for structural under-build, does give the impression of the 3 storey building. The applicant has been asked to reduce the size of the terrace such that the garage element is read as a more separate element of the scheme. As a result the appearance of the proposal does now look more like a two storey dwelling with a garage in the foreground which has a terrace above it. This has been indicated on the drawings, but further details of this are needed to ensure it achieves the desired outcome of reducing the extent of the terrace. A condition will be needed to ensure this. The proposal does comply with the description of development in the outline application which was for a two storey dwelling.

The plot is a reasonable size and there is sufficient space on the plot to provide for more than adequate parking, garden area (albeit it slopes) as well as the dwelling.

Appearance: The proposed dwelling is an upside down dwelling with the bedrooms and a living room and utility on the ground floor and the living room kitchen and dining room on the first floor. It is a flat roof dwelling, with a sedum roof. The garage level proposes a render finish to the walls, timber garage doors and planting in front of the walls. Steps up to the ground floor, which is stone faced on the south elevation facing Fore Street. There is a large central glazed area together with a doorway, two narrow floor to ceiling windows and a timber door. Above that there are two large glazed openings with treated timber finishes to the rest of the south elevation.

The rear elevation has a timber elevation with a small amount of white render walling. Because of the levels across the site, and lower site levels to the south outside the site, only the very top element of the rear elevation would be visible from outside of the site at the rear.

The south elevation has a rendered finish to the surround around the garage doors; a large amount of stonework on the ground floor of the dwelling, with timber cladding on the first floor around two large glazed openings. There is a large central glazed floor to ceiling opening on the ground floor of the dwelling in this elevation together with two single floor to ceiling glazed openings. Whilst the openings are larger than those in surrounding properties, they are set back in the façade and with the overhang above them will be less apparent than the drawing indicates. In addition the elevation picks up on the stone and render elevations on properties along Fore Street.

The east elevation comprises stone facing to the ground floor and timber cladding and two floor to ceiling glazed openings to the first floor. The west elevation is the same with only one glazed opening. The roof overhangs the first floor by approximately a metre (over the balcony area) and the same overhang protrudes over the ground floor.

It is a modern contemporary design, which is attempting to sit into the steeply sloping site rather than on top of it. The materials are used in the local area, particularly the stone which is very apparent across the properties along Fore Street in Yealmpton Conservation Area. There are also examples of render in some of the properties. The timber cladding is less apparent in the context, however it is a material which will weather to a grey colour and become recessive and in addition is less stark than painted render.

It would be a modern addition to the area, set back and visible principally from a narrow entrance way from Fore Street which is within the Conservation Area. From across the valley there may be glimpsed views of the property, where it will be seen against a back drop of modern bungalows and garden areas and over time with the weathering of the timber will recede into the background. In terms of appearance, whilst contemporary design will not appeal to everyone, it is in line with the NPPF 2019, para 127:

“Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users: and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.”

Whilst some of the requirements are more focussed on larger developments, the emphasis of the paragraph is on good quality design which functions well, is good architecture, is sympathetic to local character and history and creates a positive sense of place and is safe

It is considered that the proposal has been designed so as to reflect a number of cues from the local area – materials are reflected locally in the conservation area and beyond; its layout has responded to the steeply sloping nature of the site by building into the slope; it is set back from the historic Fore Street and will principally be seen from the narrow access way on Fore street, as such not interfering with the historic development which runs along the street. Its impact on the historic street scene will therefore be minimal. A condition will be added to the consent to ensure the materials are submitted for further consideration so that they are of a sufficient quality for this conservation area setting.

Layout:

The steep sloping nature of the site has to a degree dictated the layout. The building is located towards the rear of the site, which takes it further up the slope, to move it as far as possible away from the rear gardens of the properties along Fore Street. The garage and parking are thus located in the foreground. The garden area will be at the rear of the dwelling, (although this is a relatively small area) and to the west of the proposed dwelling. Whilst the dwelling has been proposed to sit within the slope, because of the nature of the sloping land across the extent of the site, there is the requirement to have some retaining elements in the scheme. The garage itself forms a retaining element for the terrace in front of the dwelling.

It is not an easy site to build upon and it is considered setting the dwelling into the site as much as possible and terracing the development up the site, is the most appropriate way to address the site constraints. In addition there are dwellings located further up the slope above the proposed dwelling and as such the new dwelling would be seen in the context of dwellings extending up the slope behind Fore Street. The layout of the site is considered acceptable given the constraints of building on a steeply sloping site.

The area of land dedicated to the parking and turning area is quite substantial in size and as such the surfacing of that area will need careful consideration. A condition will be imposed seeking clarification on the materials to be used.

Landscaping:

Condition 8 on the outline planning consent required the submission of landscaping details. This condition has yet to be discharged. As such it is anticipated that further landscaping information will be submitted in order to discharge condition 8. Some landscaping is proposed on the current plans, which comprises: Additional planting along the eastern and western boundaries and an existing hedge is retained along the upper east and northern boundary, which is also proposed to be reinforced with additional planting. A Green sedum roof is proposed on the flat roof of the first floor of the dwelling, to enhance biodiversity and reduce surface water run-off.

Concern has been raised through the objections to this development about the potential impact of landscaping on this site on the residential amenities currently enjoyed by the properties in front of the proposed dwelling. There is a clear need to find a landscape solution here which protects the privacy of the properties below whilst also not overshadowing the gardens. It is considered that when the discharge application for the discharge of condition 8 is submitted, this aspect of the proposed landscaping is given appropriate consideration.

Therefore whilst some landscaping has been indicated on these plans it is considered that full landscaping details should be submitted as required by condition 8 of the outline consent.

Highways/Access:

Access to the site is via an existing lane which serves the rear of the properties along Fore Street - No 11 and No. 13. The details of the access has been approved as part of the outline submission. It is

narrow and quite steeply sloping and is only sufficient in width to accommodate one car, however the site itself does have turning space and adequate parking for 2 car spaces, plus the 3 garage spaces to serve the four bed dwelling.

Neighbour Amenity:

A number of objections have been received with regard to the impact of the dwelling on the residential amenity of the properties in front of the proposal. The outline application established the principle of a dwelling in this location and so consideration was given at that stage to the impact of a dwelling on the rear of those properties, hence the condition restricting the dwelling to two stories. The application has been amended such that the proposal reads as a two storey dwelling sitting above a garage with a terrace on top of it and sloping garden area to the west of the garage.

Because of the sloping nature of the site, there will inevitably be a degree of impact on the properties in front, as in any built up situation. By setting the proposed dwelling back towards the top of the site, a degree of separation is created between the proposed dwelling and those in front. The front of the proposed dwelling is set well back into the site such that the distance to the boundary walls with the properties below is: 16 metres to No.12 side boundary wall; 25 metres to No.13's rear boundary wall. Window to window distances are thus 36 metres to rear window of No.13 and 23 metres to the gable end of No. 12.

Given the fact that No.12 is at a significantly lower level than the proposed dwelling (4.5 metres ffl difference between the two dwellings), the view from the ground floor of the proposed dwelling will be at the roof level of No. 12.

The terrace also needs to be considered in relation to the neighbours albeit it will not be used all of the time. The distance from the front of the terrace to the gable end on 12 is 19 metres. This is still a reasonable distance and as it is the gable end with no primary room windows, it is an acceptable distance.

From the same position to the windows on No 13 is 32 metres, which is well within the accepted norm for distances between windows in built up areas.

In considering the various viewpoints from the proposed dwelling, the space above the garage, which is flat and could also be used as extended terrace/garden area, the distance from the front edge of it to No 12 is 13 metres. Again because of the difference in levels between the two finished floor levels, and the existing boundary wall and planting that can be achieved via the condition on the boundary treatment, the garden area would not be overlooked in No.12.

To No. 13 windows the distance is 26 metres, still within the accepted norm.

The proposed dwelling is at a higher level than the properties to the south, however the distances between existing and proposed dwellings are typical of an urban environment and are more than would be achieved in many urban areas. With appropriate and considered landscaping of the boundaries with the properties to the south it is considered that there would not be significant overlooking and as such there is not sufficient concern to warrant refusing the application. A condition will be imposed which restricts permitted development rights so that additional buildings or extensions can be controlled into the future and ensure that they would not negatively impact on neighbouring properties.

Conservation Area considerations:

The application site lies just within the boundary of the Yealmpton Conservation Area. In reviewing the Conservation Area Appraisal, many of the buildings along Fore Street are identified as buildings with a positive impact on the Conservation area. It is considered that the proposal will create a modern addition to the historic elements of the village. In line with policy DEV 21 of the Joint Local Plan (JLP), new development should seek to "*sustain the local character and distinctiveness of the*

area by conserving and where appropriate enhancing its historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance”.

DEV 21 seeks to ensure that any development will conserve and enhance the Conservation Area. The proposed dwelling will sit well behind these buildings which have been identified as positive and, apart from the view up the access lane, where the dwelling will be visible from glimpse views through the narrow entrance from Fore Street, views of the dwelling are very limited. Conservation Areas are not designated so as to restrict new development and new development should be of its time. The applicant has attempted to keep the scale of the building as low as possible on the site, as far back on the site as possible and cut into the site so as to minimise its impact. The proposal also uses locally found materials so as to produce a modern building using materials which respect the surrounding development. The fact that locally found materials are being proposed is a positive aspect of this contemporary scheme. As such when viewed from the access on Fore Street, an appreciation of the use of local materials will be achieved. It is suggested that a condition is imposed to secure stonework which is in keeping with the stone already used in the area so that there is an enhancement of the Conservation Area. It is considered that the proposal would both conserve and enhance the character of the Conservation Area.

The Church to the south of the site is also a Listed building which has some significance and is a landmark building making a positive contribution both to its setting and the wider Conservation Area. The distance between the site and the church and the intervening structures and buildings however is such that the proposal cannot be said to be within the setting of the Church.

It has been mentioned by the Parish Council that the War Memorial, which is located on the pavement on Fore Street above the church has now been designated as a Listed structure. The listing states that it is listed because it is an eloquent witness to the tragic impact of world events on the local community and the sacrifices made in the conflicts of C20; it is a simple and elegant example of a wheel-head cross in Cornish granite standing in its enclosure. Whilst it is closer to the application site than the church it is not close enough to impact on the war memorial or its setting. It is considered that the development of this site will cause any harm to it or its listed status.

Other matters:

Yealmpton Parish Council raised concern that this is a 3 storey dwelling and not 2 storeys as the outline consent described. However the side elevations produced as part of this proposal clearly indicate that the garage is further down the slope than the dwelling. Whilst from the image of the south elevation, the garage does have the appearance of a third storey, it is separate to the main dwelling and is not living space. The elevation produced is also misleading as it is not a true picture of how the proposed dwelling would be viewed. The view shown as part of the south elevation is not possible in real life.

In addition the Parish Council also raised concern that the submitted plans show a building with different proportions to the indicative plans produced to support the outline application. However those plans were indicative only and were not approved plans. Design was a reserved matter for consideration under this application.

Taking these two matters into account, the application is valid and is not outside the scope of the outline consent as the Parish Council suggest.

Conclusion and planning balance

In conclusion, whilst there is clearly a lot of local concern with regard to the proposal, it has been demonstrated that there is not an overlooking issue with the properties in front of the proposal; and the layout is acceptable as it maintains a reasonable distance between the two sets of properties.

The appearance of the dwelling, is modern and contemporary and whilst not to all tastes, is a modern 21st century interpretation, utilising similar materials to those within the vicinity. The proposed dwelling is not 3 stories but a 2 storey dwelling on a steep site with a terraced approach to the construction, with a garage at a lower level.

In design terms it is considered that the proposal meets the requirements of policy DEV 20 in the Plymouth and South West Devon Joint Local Plan.

In terms of impact on the Conservation Area and policy DEV21, it is considered that the proposed dwelling will have a minimal impact on the conservation area and the conservation area is conserved and enhanced.

The landscaping is not to be approved at this stage as there is a condition on the outline consent which still has to be discharged for a full landscaping scheme. An informative will be added to this consent so as to ensure an appropriate balance between appropriate landscaping around the site and at boundaries and ensuring that surrounding gardens are not overshadowed.

The proposal does not impact negatively on the properties along Fore Street due to the layout of the site and also the fact that appropriate mitigating landscaping is still to be approved, via a discharge of condition and permitted development rights have been removed so as to control any future additional development in the site. The proposal therefore also meets policy DEV1 of the JLP.

The reserved matters are in compliance with current planning policy and the application is therefore recommended for approval.

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:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

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. For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application:

The Plymouth and South West Devon Joint Local Plan

SPT1 Delivering sustainable development

SPT2 Sustainable linked neighbourhoods and sustainable rural communities

SPT3 Provision for new homes

DEV1 Protecting amenity and the environment

DEV2 Air, water, soil, noise and land

DEV10 Delivering high quality housing

DEV20 Place shaping and the quality of the built environment

DEV21 Development affecting the historic environment

Neighbourhood Plan:

There is currently no Neighbourhood Plan in place for Yealmpton.

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.

Proposed conditions

1. The development to which this permission relates must be begun not later than whichever is the later of the following dates (i) the expiration of three years from the date of the grant of outline planning permission or (ii) the expiration of two years from the final approval of the reserved matters or, in the case of approval on different dates, the final approval of the last such matter to be approved.

Reason: To comply with Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. The development hereby approved shall in all respects accord strictly with drawing number(s) PL011 Proposed east elevation; PL012 Proposed north elevation; PL013 proposed drainage layout

PL003 Proposed site plan; PL004 Proposed lower ground floor; PL005 proposed ground floor plan; PL006 proposed first floor plan; PL007 Proposed roof plan; PL008 proposed section A; PL009 proposed west elevation; PL10 proposed south elevation, received by the Local Planning Authority on 11th February 2019

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. Prior to their installation details / samples of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. 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.

5. Notwithstanding condition 8 on the outline planning consent, which is still to be discharged, prior to the commencement of the development hereby approved a detailed landscaping scheme, specifically focusing on the boundaries of the plot with the neighbours to the south shall be submitted to and approved by the Local Planning Authority. The boundary works will then be carried out in accordance with the agreed details.

Reason: In the interests of protecting the residential amenities of the properties to the south of the development site.

6. Notwithstanding the drawings hereby approved, further detailed drawings of the bank to the left of the entrance steps on the south elevation shall be submitted to along with how that area will be landscaped and approved by the Local Planning Authority prior to the construction of this part of the scheme. The works shall then be carried out in accordance with the agreed details.

Reason: To ensure a more appropriate proportion and finish to this part of the site, in the interests of residential and visual amenity.

7. Prior to the installation of the finished surface of the car park and turning space details shall be submitted to and approved by the Local Planning Authority. The finished surface shall be in accordance with the agreed details.