

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL
PLANNING APPLICATIONS COMMITTEE**

7 April 2022

Application No:	SMD/2021/0636	
Location	Wildwood, Farley Lane, Farley	
Proposal	Eco House Replacement Dwelling	
Applicant	Mr & Mrs C Green	
Agent	Miss Kate Walker, Hewitt & Carr Architects	
Parish/ward	Farley	Date registered: 01/10/2021
If you have a question about this report please contact: Ailsa Berry, tel: 07583122644, email: ailsa.berry@highpeak.gov.uk		

REFERRAL

The application is referred by the Head of Development Services as the proposal is for a contemporary design in a prominent location which is a departure from the Council's Design Guidance.

1. SUMMARY OF RECOMMENDATION

APPROVE subject to Conditions

2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

2.1 The application site comprises a detached bungalow constructed circa 1950s. It is built of part render, part buff brick and part reconstituted stone, with a concrete tiled pitched roof.

2.2 The dwellinghouse is located on the southwestern side of Farley Lane, in an isolated position surrounded by farmland to the west and south and woodland to the north and east. Farley Lane bounds the site to the east.

2.3 The dwellinghouse is accessed via a short driveway off Farley Lane. It is prominent when travelling along Farley Lane in a northwesterly direction away from Alton, but is screened when travelling in a southeasterly direction towards Alton. To the northwest of the dwellinghouse are agricultural buildings owned by the applicants.

2.4 To the southeast of the application site are a number of Grade II Listed Buildings comprising the Tudor Lodge, Alton Station waiting room, the former stationmaster's house and a railway bridge and steps. The Grade I Registered Park and Garden, Alton Towers Park, is located on the opposite side of Farley Lane, which also comprises ancient woodland. Alton Conservation Area is in close proximity to the application site, but it is not within it.

2.5 The site is located in the Open Countryside.

3. THE APPLICATION AND DESCRIPTION OF THE PROPOSAL

3.1 Full planning permission is sought for the demolition of the existing dwellinghouse and the construction of a replacement dwellinghouse.

3.2 The dwellinghouse will be occupied by two generations of the same family, hence the dwellinghouse's interior design of a dwellinghouse with a linked 'granny' annex.

3.3 Details of the application can be viewed at:

<http://publicaccess.staffs Moorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=153284>

4. RELEVANT PLANNING HISTORY

HNT/2021/0011 Upward Extension
Prior approval not required 05/05/2021

SMD/2021/0211 Lawful Development Certificate for Proposed Development
relating to the proposed erection of single storey side and rear
extensions
Positive certificate issued 19/05/2021

5. PLANNING POLICIES RELEVANT TO THE DECISION

Staffordshire Moorlands Local Plan (Adopted Sept 2020)

5.1 The Development Plan comprises the Local Plan Development Document (adopted September 2020).

5.2 The following Local Plan policies are relevant to the application:

- SS1 Development Principles
- 1a Presumption in Favour of Sustainable Development
- SS2 Settlement Hierarchy
- SS10 Other Rural Areas Strategy
- H1 New Housing Development
- DC1 Design Considerations
- DC2 The Historic Environment
- T1 Development and Sustainable Transport
- NE1 Biodiversity and Geological Resources

National Planning Policy Framework (NPPF) Revised (2021)

5.3 The following chapters of the NPPF (2021) are particularly relevant to this application:

- 2: Achieving sustainable development

- 5: Delivering a wide choice of high quality homes
- 4: Decision making
- 9: Promoting sustainable transport
- 12: Achieving well-designed places
- 15: Conserving and enhancing the natural environment
- 16: Conserving and enhancing the historic environment

6. CONSULTATIONS

Public response to consultation

6.1 One comment was received from Councillor Plimley who supports the application. She considers it refreshing to see plans submitted that work hard to reduce the carbon footprint of a dwelling. The plans for eco properties of this nature are exactly what we need to see here in the Moorlands to help us in our mission to address climate change. I welcome what looks to be the first of its kind in the district in my ward.

Farley Parish Council

6.2 Farley Parish Council support the application.

Severn Trent Water

6.3 No objection to the proposals and do not require a drainage condition to be applied.

SCC Minerals & Waste

6.4 No comment to make as the proposal does not fall within the types of development they comment upon.

AES Waste

6.5 No issues with waste collections.

7. OFFICER COMMENT AND PLANNING BALANCE

7.1 The main issues relate to:

- Whether the proposal is acceptable in the Open Countryside.
- Impact on the character and appearance of the surrounding area.
- Impact on neighbouring amenity.
- Impact on highway safety.
- Impact on the setting of designated heritage assets.
- Impact on ecology.

Principle of Development

7.2 Paragraph 11 of the National Planning Policy Framework (NPPF, 2021) promotes a 'presumption in favour of sustainable development'. For decision takers this means (c) approving development proposals that accord with an up-to-date development plan without delay; or (d) where there are no relevant development plan policies, or the policies which are more important for determining the application are out-of-date, granting permission, unless: i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or ii) any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.

7.3 Paragraph 8 of the NPPF (2021) identifies three dimensions to sustainable development as being economic, social and environmental. In accordance with policies SS1 and 1a of the Staffordshire Moorlands Local Plan, the Council will expect all new development to make a positive contribution towards the sustainability of communities and to protecting, and where possible, enhancing the environment. When considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the NPPF (2021).

7.4 The application site is located in the Open Countryside whereby policy SS10 of the Local Plan (2020) is applicable. Policy SS10 states that these rural areas will provide only for development that has an essential need to be located in the countryside, supports the rural diversification and sustainability of the rural areas, promotes sustainable tourism or enhances the countryside.

7.5 Part (1) of policy SS10 seeks to meet housing requirements and specific need by allowing the conversion or replacement of an existing rural building in accordance with Policy H1.

7.6 Part (5) of policy H1 of the Local Plan (2020) outlines the types of housing that will be allowed in the countryside, including:

c) Proposals for replacement dwellings, provided they do not have a significantly greater detrimental impact on the existing character of the rural area than the original dwelling or result in the loss of a building which is intrinsic to the character of the area.

7.7 The principle of the development is therefore considered acceptable as it will comply with policies SS10 and H1 of the Local Plan (2020).

Design

7.8 Policy DC1 of the Local Plan (2020) refers to design and seeks to secure development of a high quality which is designed to add value to the area and to respect the site and its surroundings. New development should promote a positive sense of place and identity through its scale, density, layout, siting, landscaping, character and appearance.

7.9 Paragraph 130 of the NPPF (2021) requires the design of a development to add to the overall quality of an area, by being sympathetic to local character and by being visually attractive as a result of good architecture. The Council's Design Guide SPD outlines the Council's expectations in respect of design.

7.10 The existing dwellinghouse comprises a detached single storey bungalow that was constructed in the 1950s. It is of no architectural merit and is constructed of non-traditional materials i.e. buff brick with white and cream rendered walls and reconstituted stone features. The roof is pitched and covered in concrete tiles.

7.11 The dwellinghouse is located in position on the southwestern side of Farley Lane isolated from other dwellings, although there are a number of farm buildings alongside. It is positioned in a prominent location, approximately half way up a valley and can be seen in long distant views to the south and southeast, as well as from Farley Lane when travelling away from Alton. It is alongside a main road to Alton village and Alton Towers, although the dwellinghouse is not visible when travelling along Farley Lane towards Alton.

Loss of the Existing Bungalow

7.12 It is proposed to demolish the existing dwellinghouse. The demolition of the existing dwellinghouse is considered to be acceptable, as it is of no architectural merit and it is not intrinsic to the character of the area. The demolition of the existing bungalow therefore complies with part 5(c) of Policy H1 of the Local Plan (2020).

Scale

7.13 It is proposed to construct a replacement dwellinghouse on a similar footprint as the existing bungalow. The proposed dwellinghouse will comprise a detached, two-storey building.

7.14 The proposed replacement dwellinghouse will be larger than the existing bungalow in terms of floorspace, footprint, volume and height. However, the application site has two extant permissions. The first (SMD/2021/0211) is a Lawful Development Certificate for the construction of 2no. single storey rear extensions and a single storey side extension, and the second (HNT/2021/0011) is a prior approval for the construction of a first floor to form a two-storey dwellinghouse. This is considered to be a genuine fallback position and therefore substantial weight is attached.

7.15 A comparison of the existing bungalow, the extant permissions and the proposed replacement dwellinghouse is shown in the table below:

	Floorspace (m2)	Footprint (m2)	Eaves Height (m)	Ridge Height (m)
Existing Bungalow	200	200	3	5.7
Extant Permissions	435	288	5.9	8.3

Proposed Dwellinghouse	443	207	5.7	8.7
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7.16 The proposed replacement dwellinghouse will be larger than the bungalow it will replace. However, it will have a smaller footprint than the extant permissions and have a comparable floorspace, eaves and ridge height. The scale of the proposed replacement dwellinghouse will therefore result in a dwellinghouse of a similar scale as the fallback scheme that could be built.

7.17 There is therefore no objection to the scale of the proposed replacement dwellinghouse.

Design/Materials

7.18 The replacement dwellinghouse will have a contemporary, modern design. As submitted, it was to be constructed of brick to the ground floor, with a mix of timber cladding and metal standing seam cladding to the first floor. The roof of the dwellinghouse was to be constructed of standing seam metal cladding. The windows will be fabricated in aluminium and the doors will be a mix of aluminium frames and composite.

7.19 The Planning Statement submitted with the application outlines that the replacement dwellinghouse will be eco-friendly. Paragraph 1.3 of the statement says the building will adopt:

'a "fabric first" approach, and aspiring to be net zero carbon in terms of both build and energy use, and to provide a house which will be flexible in design to suit future family needs. The dwelling has been designed to meet the Passivhaus standard, will utilise low-carbon building materials, and incorporate photovoltaics and solar thermal technology with battery storage, and utilise heat pumps and mechanical ventilation and heat recovering systems. Materials from the existing dwelling will be recycled into the build wherever possible.'

7.20 The replacement dwelling will have *'exemplary thermal efficiency'* and the build materials have been chosen as they *'have low embodied carbon'*. The design also features overhangs *'to mitigate against overheating'* and large glazing will *'optimise solar gain'*. The dwellinghouse will be constructed using a timber frame with pre-insulated cellulose fibre insulation.

7.21 The Planning Statement states that the resultant replacement dwelling *'is expected to utilise a maximum of just 5.25 MWh/year for heating and cooling compared to the 40MWh/year used by the existing dwellinghouse. It will also achieve an energy efficiency rating of A (score of 95+) which would not be achievable via a retrofit of the existing house. Indeed, the best the existing dwelling would be capable of achieving is Grade C (score of 68).'*

7.22 The eco-credentials proposed for the new dwellinghouse will comply with paragraph 3.18 of the Design Guide SPD which states that new development should aim for zero carbon emissions through sustainable design principles.

7.23 The application site is isolated from other and therefore the replacement dwellinghouse has no buildings to guide its architectural design or materials, and no local traditions to follow. The nearest buildings to the application site are the applicants' modern agricultural buildings located to the northwest that comprise dark coloured metal cladding to both the walls and roof. Other than these agricultural buildings, the next nearest buildings to the application site comprise a number of listed buildings and structures. These buildings are constructed of stone and it is preferred that the replacement dwellinghouse does not try to replicate these traditional stone buildings through a pastiche design. However, the predominant building materials within Alton are red brick/stone and Staffordshire Blue clay tiles and a contemporary design utilising these materials would provide a reference point to its setting.

7.24 Concern was therefore raised regarding the use of contemporary materials, particularly the standing seam metal cladding to the walls and roof and timber cladding to the walls. As a compromise, the applicants have altered the design of the dwellinghouse to omit the timber cladding from the front and side elevations, increase the amount of brickwork and decrease the amount of standing seam metal cladding to the walls. The standing seam roof would be retained. The adopted Staffordshire Moorlands Design Guide states:

- *"The palette of roof materials is often limited. New roofs should fit in with the existing roofscape of an area by respecting these traditional characteristics"*
- *"Respect the existing roofscape in term of pitch, materials and details."*
- *"New buildings should ideally be constructed from the same palette of materials used traditionally in the area. This means for the most part natural stone or brick for walling and Staffordshire blue clay tiles or slate for roofs."*
- *"New buildings should use facing materials that either match or complement those of the surroundings". Although it does acknowledge "Under certain circumstances, new materials can sometimes be used as a foil to more traditional materials to highlight and bring out their qualities."*
- *"New materials need to respect the building and its setting. Occasionally, high quality modern materials may be used as substitutes or replacements for traditional materials in exceptional circumstances where appropriate to the design or setting, provided they harmonise well. An example would be terne-coated steel instead of lead for flat roofs. More commonly, modern substitute materials are less appropriate and often less durable"*

7.25 It was queried if the standing seam cladding could be omitted entirely and replaced with Staffordshire Blue clay tiles to be more in keeping with the traditional building materials found within Alton. The applicants responded with the following additional information:

- *A clay tile roof has approx. 10 times more embodied carbon than a standing seam metal roof.*
- *In addition to the significant environmental disadvantage of the clay tile materials, there is an enormous extra weight to be carried if they are used – in this case, almost 20 tonnes extra – which is approx. 10 times more weight.*
- *With the significant extra weight of the roof structure, there will clearly need to be a corresponding increase in the depth of the concrete in the structural floor slab, together with an increase in the width and/or depth of the concrete*

footings. Every extra m³ of concrete used is an additional 285 kg of embodied CO₂ per m³

- *The increase in size of the foundations above will also result in additional excavation, and removal of material from site – again, with further environmental impact.*
- *They are planning to use a factory-manufactured timber frame construction for the main structure of the house; this gives numerous benefits including dramatically improved build quality, energy efficiency and minimising waste during construction.*
- *They are advised by the manufacturers that, for the heavy clay tile roof, they are likely to need to use significantly more structural steel and stronger lintols - every extra tonne of steel used is an additional 3,045 kg of embodied CO₂ per m³.*
- *They are also likely to need timber studding at 400mm centres in their construction, rather than at 600mm centres for the lighter seamed metal roof - this represents a significant increase in the amount of timber used.*

7.26 The applicant says that the change from a standing seam roof to Staffordshire Blue clay tiles would be less environmentally friendly and would go against the ethos of the proposed eco-house. The applicants remain committed to the use of a standing seam roof for the proposed development and the use of such a materials will comply with paragraph 7.33 of the Design Guide SPD that promotes choosing *'materials with low embodied energy (the energy needed for extraction, processing, manufacture and transportation)'*.

7.27 The existing bungalow is constructed of non-traditional materials (i.e. render, reconstituted stone, buff brick and concrete roof tiles) and the extant permitted development scheme utilises a mix of these non-traditional materials to comply with the requirements of the GPDO. The existing dwellinghouse therefore does not currently conform with the predominant building materials within Alton and neither does the extant fallback scheme. Whilst it is preferred for the replacement building to be constructed of red brick / stone and Staffordshire Blue clay tiles to reflect the character of Alton, it is recognised that the proposed palette of materials will not exacerbate the existing situation and will, to a degree, reflect the adjacent agricultural buildings which also have sheet metal roofs. On balance, the revised palette of materials is considered acceptable in this instance.

Visual Prominence

7.28 The existing bungalow, although single storey, is visible in far-reaching views to the south and southeast. This is partly due to the building's siting, but mainly due to the building's palette of materials that are light in colour (i.e. buff bricks and white/cream render).

7.29 The visual prominence of the dwellinghouse will be exacerbated should the extant permitted development scheme be constructed, as the building will utilise the same palette of materials but will also be two-storeys in height.

7.30 The proposed replacement dwellinghouse, will be two-storeys in height and therefore it will also be highly prominent when travelling from Alton in a northwesterly

direction, as well as from far-reaching views. The palette of materials proposed are darker than the existing bungalow and the extant fallback scheme and therefore the replacement dwellinghouse is likely to assimilate better with the surrounding landscape. However, the contemporary design and materials of the replacement dwellinghouse will likely attract attention to the building, particularly from those travelling along Farley Lane.

7.31 On balance, it is considered that the proposed replacement dwellinghouse will be less visually prominent than the extant fallback scheme and the existing bungalow and is therefore considered acceptable.

Conclusion

7.32 It is for these reasons that the proposed replacement dwellinghouse as shown on the revised drawings is considered, on balance, to comply with policy DC1 of the Local Plan (2020), the Design Guide SPD and the NPPF (2021) in respect of design.

Heritage

7.33 Policy DC2 of the Local Plan (2020) states that the Council will safeguard and where possible, enhance the historic environment by resisting development which would harm or be detrimental to the special character and historic heritage of the District's towns and villages and those interests of acknowledged importance; promoting development which sustains, respects or enhances buildings and features which contribute to the character or heritage of an area; and preventing the loss of buildings and features which make a positive contribution to the character or heritage of an area through appropriate re-use and sensitive development.

7.34 Paragraph 199 of the NPPF (2021) states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.

7.35 Paragraph 200 of the NPPF (2021) states any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.

7.36 The application site does not comprise a heritage asset nor is it located within a Conservation Area. However, the site is located opposite Alton Conservation Area and a Grade I Registered Park and Garden and within the setting of a number of Listed Buildings, both close by and further away. A Heritage Statement was therefore submitted to accompany the application.

7.37 The existing dwellinghouse was constructed in the 1950s and can be seen within the setting of the Grade II Listed Buildings at Alton Station, the Grade II Listed Pugin's Lodge, the Grade 1 Listed Alton Castle and the adjacent Alton Conservation Area and Grade 1 Registered Park and Garden. The existing dwellinghouse, although some distance from the Listed Buildings, appears prominent in their setting,

mainly due to its exterior walls being constructed of cream and white render and buff brick which makes the building stand out within the landscape, and its isolated position part way up a valley.

7.38 The proposed replacement dwellinghouse will be two-storeys in height and therefore it will have a greater mass than the existing dwellinghouse. However, muted colours are proposed for the exterior walls and roof which will reduce the prominence of the building. The existing building is of no architectural merit and jars against the setting of the existing designated heritage assets. The proposed replacement dwellinghouse in contrast, will utilise materials that are commonly found on agricultural buildings in rural areas. The proposed replacement dwellinghouse will therefore improve the setting of the existing designated heritage assets when compared to the existing dwellinghouse and the extant permitted development fallback scheme.

7.39 It is for these reasons that on balance the proposed development will not harm the setting of the surrounding designated heritage assets and it will comply with policy DC2 of the Local Plan (2020) and the NPPF (2021).

Amenity

7.40 Policy DC1 and paragraph 130(f) of the NPPF (2021) seek to secure development that protects amenity, including residential amenity, in terms of satisfactory daylight, sunlight, outlook, privacy and soft landscaping.

7.41 The application site is located in an isolated position with no neighbouring properties in close proximity.

7.42 The proposed replacement dwellinghouse significantly exceeds the minimum internal floorspace requirements, as set out in the Nationally Described Space Standards and the area of private amenity space exceeds the minimum required by the Space About Dwellings SPG. The amenity of future occupiers will therefore be acceptable.

7.43 The proposed replacement dwellinghouse will therefore not adversely affect amenity and it will comply with policy DC1 of the Local Plan (2020) and the NPPF (2021).

Highway Safety

7.44 Policies DC1 and T1 seek to achieve a level of parking and an access that is appropriate to the development it serves.

7.45 The existing access onto Farley Lane will be utilised, as will the existing driveway and parking/turning area. The proposal is for a replacement dwellinghouse and therefore it will not involve an intensification in the use of the existing access.

7.46 The proposed dwellinghouse will have five bedrooms. According to the Parking Standards at Appendix 2 of the Local Plan (2020), 3no. off-street parking spaces are required. The plot is large and is easily able to provide the required number of

parking spaces. A condition requiring the provision of 3no. parking spaces prior to the occupation of the dwellinghouse should be attached should permission be granted.

7.47 Subject to the imposition of the proposed condition, the proposed replacement dwellinghouse will not have a detrimental effect on highway safety and it will comply with policies DC1 and T1, Appendix 2 of the Local Plan (2020) and the NPPF (2021).

Ecology

7.48 Policy NE1 outlines that the biodiversity of the District will be conserved and enhancement by positive management and the strict control of development by (1) protecting and enhancing habitats and species of principal importance for conservation; (2) ensuring development produces a net gain in biodiversity and; (3) any unavoidable impacts are mitigated.

7.49 The planning application is accompanied by a Preliminary Bat Roost Assessment & Bird Survey. The survey concluded that there is no evidence of bats using the building as a place of shelter, nor is there any evidence of birds nesting in the building. The survey also concluded that there were no roosting opportunities within the building.

7.50 In order to gain a net increase in biodiversity, the survey recommends the inclusion of a brick bat box, a sparrow terrace and 2no. brick built nest boxes. The survey also recommends that a method of working is put in place with contractors in the event that bats are found during the demolition of the existing dwellinghouse and details how and where external lighting should be located. These can be secured by condition.

7.51 Subject to a condition being attached that requires the development to be undertaken in accordance with the recommendations within the Preliminary Bat Roost Assessment & Bird Survey, it is considered that the development will comply with policy NE1 of the Local Plan (2020) and the NPPF (2021).

Planning Balance & Conclusions

7.52 The replacement of an existing dwellinghouse in the Open Countryside is acceptable in principle.

7.53 The scale of the replacement dwellinghouse is comparable to the extant fallback option that has been approved by the Council, that comprises single storey side and rear extensions and the addition of an extra storey to the existing bungalow.

7.54 The replacement dwellinghouse will have a modern, contemporary design and materials that embody the applicants' desire to create an eco-friendly dwelling. Although the palette of materials are not usually considered acceptable, particularly in such a prominent location, the existing dwellinghouse and the extant planning approvals comprise a dwellinghouse of a design and materials that is not characteristic of properties in Alton. The design and materials of the replacement dwellinghouse will reduce its prominence compared to the extant fallback scheme. In

addition, the application site is isolated with no other buildings (other than the applicants' own modern agricultural sheds) for the replacement dwellinghouse to emulate. Creating a pastiche of the nearby Listed Buildings would not be appropriate.

7.55 The replacement of a thermally inefficient dwellinghouse with a dwellinghouse that seeks to be net zero also adds weight to the proposal. It is for these reasons that the design and materials of the replacement dwellinghouse as shown on the revised drawings are considered, on balance, to be acceptable.

7.56 There are numerous designated heritage assets located adjacent to, and in close proximity to, the application site. The proposed replacement dwellinghouse, when compared to the existing dwellinghouse and the extant fallback scheme, will on balance, cause no more harm to the setting of these heritage assets.

7.57 The replacement dwellinghouse will have an acceptable impact on highway safety, amenity and ecology, subject to conditions.

7.58 The application (as revised) is therefore considered, on balance, to comply with the relevant policies contained in the Local Plan (2020) and the NPPF (2021).

7 RECOMMENDATION

A. That planning permission be APPROVED subject to conditions.

- 1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason:- To comply with the provisions of Section 51 of the Town and Country Planning, Planning and Compulsory Purchase Act, 2004.**
- 2. The development hereby permitted shall be carried out in accordance with the following approved plans:
- AL(0)52A
- AL(0)53A
- AL(0)54A
- AL(0)55A
Reason:- For the avoidance of doubt and in the interests of proper planning, in accordance with the National Planning Policy Framework.**
- 3. The dwellinghouse hereby approved shall be occupied as one dwellinghouse and shall at no time be subdivided, let or sold as separate dwellinghouses.
Reason:- To ensure the development complies with housing policies in respect of new housing in rural areas and to ensure the development is acceptable in highway safety terms regarding access and parking provision.**
- 4. Prior to the construction of the dwellinghouse hereby approved, samples/details of types and colours of all roofing and facing materials and hard surfaces shall be submitted to and approved in writing by the**

Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason:- To ensure that the external appearance of the development is satisfactory.

- 5. Prior to the construction of the dwellinghouse hereby approved, details of the sustainable features to be included to make the building net zero and their precise siting and design, shall be submitted to and approved in writing with the Local Planning Authority. The submitted details shall include information as to how the combination of features will achieve a net zero dwellinghouse. The development shall be undertaken in accordance with the approved details and shall be retained for the lifetime of the development.**

Reason:- To ensure the dwellinghouse achieves the sustainability credentials outlined within the Planning Statement and to comply with the Design Guide SPD.
- 6. Prior to the construction of the dwellinghouse hereby approved, details of the existing and proposed levels across the site and relative to adjoining land, together with the finished floor levels of the proposed building(s), have been submitted and approved in writing by the Local Planning Authority. There shall be no variation in these levels without the written approval of the Local Planning Authority.**

Reason:- In order to ensure the satisfactory appearance of the development and its relationship to adjoining properties.
- 7. Prior to the first occupation of the dwelling hereby approved, space shall be laid out within the curtilage of the property for the parking of 3 cars which shall be properly consolidated, surfaced and drained in accordance with details which shall previously have been submitted to and approved in writing by the Local Planning Authority and that area shall not thereafter be used for any other purpose than the parking of vehicles.**

Reason:- To ensure adequate off street parking.
- 8. The development hereby approved shall be undertaken in accordance with the 'Enhancements for Bats', 'Enhancements for Birds' and 'Method of Working' sections of the Preliminary Bat Roost Assessment & Bird Survey dated 1st March 2021 and produced by S. Christopher Smith.**

Reason:- In order to achieve a net gain in biodiversity and for the protection of protected species.
- 9. Prior to the construction of the external wall of the dwellinghouse hereby approved being constructed, a comprehensive landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. Such a scheme shall include full details of all new trees, shrubs and any other planting, giving specification for species, positions, planting sizes and numbers/densities of all new planting. The hard landscaping so approved shall be fully implemented prior to the**

occupation of the dwellinghouse. The soft landscaping scheme so approved shall be fully implemented before the end of the first available dormant season (November to February inclusive) following completion of the development hereby approved. The trees and shrubs planted in accordance with this landscaping scheme shall be properly maintained for a period of 5 years following planting. Any plants which within this period are damaged, become diseased, die, are removed or otherwise fail to establish shall be replaced during the next suitable season.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

10. Prior to the construction of the external wall of the dwelling hereby approved, details of boundary treatments shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
Reason:- In the interests of the visual appearance of the development and the amenities of the area.

- B. In the event of any changes being needed to the wording of the Committee's decision (such as to delete, vary or add conditions/informatives/planning obligations or reasons for approval/refusal) prior to the decision being issued, the Head of Development Services has delegated authority to do so in consultation with the Chairman of the Planning Applications Committee, provided that the changes do not exceed the substantive nature of the Committee's Decision.

Site Location Plan

