

**STAFFORDSHIRE MOORLANDS DISTRICT COUNCIL  
PLANNING APPLICATIONS COMMITTEE**

**25<sup>th</sup> April 2024**

<b>Application No:</b>	SMD/2023/0598	
<b>Location</b>	54 Froghall Road, ST10 2NA	
<b>Proposal</b>	Proposed demolition of existing dwelling and erection of 2 proposed dwellings.	
<b>Applicant</b>	Mr Walker	
<b>Agent</b>	Hewitt & Carr Architects	
<b>Parish/ward</b>	Ipstones	<b>Date registered</b> 30/11/2023
<b>If you have a question about this report please contact:</b> Chris Johnston tel: 01538 395400 ext 4123 or Christopher.johnston@staffs Moorlands.gov.uk		

**REFERRAL**

This application is referred to the Committee by Councillor Malyon so that the impact on visual and residential amenities of the area can be assessed.

**1. SUMMARY OF RECOMMENDATION**

<b>APPROVE, subject to conditions.</b>
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**2. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS**

2.1 The site is within the development boundary of Ipstones and lies to the south of the centre of the village. It comprises a vacant 1930s style brick-and-tile 3-bed detached house within a row of mixed dwellings which face Froghall Road (the main road which runs through the village) to the east. There are also mixed dwellings facing the road to the other side of it. The land to the rear (west) is open fields. It appears the house has been vacant for a considerable period of time and the site has been cleared of several trees and overgrown vegetation. The whole of the front garden has been hard-surfaced with gravel. This part of the property is bordered by stone boundary walls including the site frontage and there is a gap close to the north boundary where the access to the site lies, from Froghall Road.

**3. DESCRIPTION OF THE PROPOSAL**

3.1 This is a full planning application for the demolition of the current dwelling and all other buildings and their replacement with two new dwellings, one a two-storey 4-bed detached brick and tile dwellinghouse in the south half of the site (Plot 1) and the other a 3-bed brick and tile detached dormer bungalow in the north part of the site (Plot 2). The dormer bungalow would be set back 4.0 metres behind the proposed two-storey house on Plot 1 and

3.5m behind the front wall of the existing bungalow to the north of the site (No. 52 Froghall Road). The Plot 1 house would be set back 1.0m from the front wall of the neighbouring dwelling to the south (No.56 Froghall Road). The Plot 1 house would have a ground to roof ridge height of 8.2m. The Plot 2 dormer bungalow would have a ground to roof ridge height of 6.2m.

3.2 The existing access would be maintained for Plot 2, leading to a parking area to the front of the dwelling for at least three cars. A proposed new access would be provided for Plot 1, close to the south side boundary, also leading to a parking area to the front of the house, for at least three cars.

3.3 The plans put forward to the Committee are amended plans which differ with those originally submitted with the application which were for 2no. two-storey 4-bed dwellinghouses of the same height and design. The Plot 2 dwelling was also shown to be further forward than the amended Plot 2 dormer bungalow. The amended plans also show the correct position of the side-facing kitchen window of the existing neighbouring bungalow to the north (No.52). The original plans showed this too far forward.

3.4 The application includes a Planning Statement and a Bat & Bird Survey Report for the existing house to be demolished (dated November 2023).

3.5 The application, the details attached to it, including the plans, documents and also the comments made by residents and the responses of consultees can be found on the Council's website at:-

<http://publicaccess.staffsmoorlands.gov.uk/portal/servlets/ApplicationSearchServlet?PKID=176286>

#### **4. RELEVANT PLANNING HISTORY**

SMD/2022/0135: Proposed 2 storey side, single storey rear with detached garage. Approved 12.9.22. Not implemented.

#### **5. PLANNING POLICIES RELEVANT TO THE DECISION**

5.1 The development plan comprises the new Staffordshire Moorlands Local Plan. The Local Plan was adopted in September 2020. The relevant policies and guidance in which the scheme has been determined against, are below:

##### Local Plan (September 2020)

- SS1 Development Principles
- SS1a Presumption in Favour of Sustainable Development
- SS8 Larger Villages Area Strategy
- DC1 Design Considerations
- H1 New Housing Development
- NE1 Biodiversity and Geological Resources
- T1 Development and Sustainable Transport

Adopted Supplementary Planning Documents/Guidance (SPD/G):

- Space About Dwellings SPG
- Design Principles SPG
- Design Guide (February 2018)

National Planning Policy Framework (NPPF) – updated December 2023

Paragraphs 1 – 14

Section 4 Decision making

Section 5 Delivering a sufficient supply of homes

Section 12 Achieving well designed and beautiful places

Section 15 Conserving and enhancing the natural environment

## 6. CONSULTATIONS CARRIED OUT

<b>Neighbour letters</b>	Expiry date for comments: Original submission: 24/1/2024 Amended Plans: 23/4/24.
<b>Site Notice Posted</b>	Expiry date for comments: 24/1/2024
<b>Press Notice</b>	N/A

6.1 In response to the original plans, letters of objection were received from adjacent neighbours on both sides of the site. The points raised are as follows:

- Overcramped form of development
- Legal covenant preventing the demolition of the existing house
- Loss of light to living room due to 1m distance from side boundary of Plot 2 house
- Loss of countryside views to the rear and side because of the Plot 2 house
- Loss of light to bathroom and landing windows at No.56
- Loss of sunlight to gardens

6.2 No responses have been received as yet to the amended plans which replace one of the two-storey houses with a dormer bungalow. Any comments received will be reported to the Committee.

### **Ipstones Parish Council**

6.3 In response to the original plans, the PC objected stating:

- *Application would have a negative visual impact on the neighbouring area as the proposed;*
- *properties would not be in the building line of the other properties in the road;*
- *There was the possibility of up to fourteen drivers living in the properties with insufficient;*

- *garage/parking facilities which could cause a hazard on the roadway near the property;*
- *there would be a loss of privacy to neighbouring properties with less than one metre from the boundary wall from plans submitted, this would not be neighbourly.*

*It was also noted that -*

- *A review of the covenant associated with the property and any implications this may have should be undertaken.*
- *A query was raised as to the accuracy of the plan regarding the position of the window on the neighbouring property, which could provide an inaccurate portrayal of the impact of the field of view of the said neighbouring property.*

6.4 Any comments received from the PC in response to the amended plans will be reported to the Committee.

### **SCC Highways Authority**

6.5 In response to the original plans:

Date Responded: 25-Dec-2023

### **Recommendation Summary: Refusal**

Site Visit Conducted on: 25-Dec-2023

#### Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Froghall Road within 43 metres either side of the property accesses for the previous five years.

#### Background

Froghall Road is a classified road (Road No. B5053) with a speed limit of 30 mph. Froghall Road has footways on either side of the carriageway. The road is lit.

#### Description of Proposal

Proposed demolition of existing dwelling and erection of 2 No. 4 bedrooms dwellings.

#### Comment on Information submitted

Each dwelling will have its own vehicular access point off the Froghall Road, with Plot 1 being provided with a new access in the southeast corner of the site. Any new access requires a visibility splay which has not been provided. I request that a visibility splay of 2.4m x 43m is provided for this access.

Plot 2 utilising the existing access point in the far northeast corner of the site. Each dwelling will be provided with three off-street parking spaces. This is in line with the Staffordshire Moorlands Parking Standards.

(b) 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

No cycle parking is provided – this could be a shed or secure, covered, weatherproof facilities within the curtilage of the site.

No Bins storage facilities have been shown. This shall be shown on any revised plans.

#### Recommendations

This application should be refused for the following reasons:

- Lack of information

1 A revised plan to show visibility splay for the new access of 2.4m x 43m with no obstructions 600mm above carriageway on land within applicants' ownership or highway land. The visibility shall not cross any third party land.

2 A revised plan showing cycle storage facility, which shall be secure, covered, and weatherproof.

3 A revised plan showing Bin locations.

6.6 In response to the amended plans:

Date Received: 05-June-2024

Date Responded: 23-Jan-2024

#### **Recommendation Summary: Conditional**

Site Visit Conducted on: 25-Dec-2023

#### Personal Injury Collisions

Current records show that there were not any Personal Injury Collisions on Froghall Road within 43 metres either side of the property accesses for the previous five years.

#### Background

Froghall Road is a classified road (Road No. B5053) with a speed limit of 30 mph. Froghall Road has footways on either side of the carriageway. The road is lit.

#### Description of Proposal

Proposed demolition of existing dwelling and erection of 2 No. 4 bedrooms dwellings.

#### Comment on Information submitted

Each dwelling will have its own vehicular access point off the Froghall Road, with Plot 1 being provided with a new access in the southeast corner of the site. Any new access requires a visibility splay which has not been provided. A request was made to have this provided but this has not been.

However, looking at the proposed site access for plot 1, I am satisfied that a visibility in line with the standards can be achieved.

Plot 2 utilising the existing access point in the far northeast corner of the site.

Each dwelling will be provided with three off-street parking spaces. This is in line with the Staffordshire Moorlands Parking Standards.

- 4 or more bedrooms - 3 spaces (2.4 x 4.8m) for residents and visitors within the curtilage of the dwelling.

A revised plan drawing no. 01323 AL(0) 02 Revision A shows the location of the bin store and bike facilities for both plots.

Access and driveway shall be bound in a porous bound material such as Tarmac.

### Recommendations

I have no objection subject to the following being secured via conditions:

1. No building shall be occupied until the vehicular access onto Froghall Road has been fully constructed in accordance with approved plans.
2. No dwelling shall be occupied until such time as the access and associated driveway has been surfaced in a bound material, and sustainably drained, in accordance with details to be agreed in writing by the Local Planning Authority.

### **Environmental Health**

6.7 No objection subject to standard conditions normally applied to new residential development on existing residential sites.

### **Severn Trent Water**

6.8 No objection subject to a condition requiring full details of foul and surface water drainage to be submitted for approval.

### **SMDC Waste Collection Services**

6.9 No issues regarding waste collections.

## **7. POLICY AND MATERIAL CONSIDERATIONS AND PLANNING BALANCE**

### **Introduction**

7.1 Paragraph 11 of the National Planning Policy Framework (NPPF, 2023) 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.

7.2 Paragraph 8 of the NPPF (2023) 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 protect, 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 (2023).

7.3 The main issues with the proposal are as follows:

- The principle of the development in this larger village location.
- The impact on the character and appearance of the area as a result of the development.
- The impact on the residential amenities/living conditions of nearby residential properties and the future residents of the site.
- The impact on highway safety.
- The impact on the ecological value of the site.

### **The principle of the development**

7.4 The site is within the Development Boundary of Ipstones, defined as being a Large Village in the Local Plan. The Local Plan policies, including H1 and SS8, give support for new dwellings in principle, within the large villages. The principle of removing one dwelling and building two new dwellings on the site is therefore acceptable.

### **The impact on the character and appearance of the area**

7.5 Policy DC1 'Design Considerations' of the Local Plan states that new development should, inter alia, be designed to respect the site and its surroundings and promote a positive sense of place and identity through its scale, height, density, layout, siting, landscaping, character and appearance.

7.6 With regard to the impact on the character and appearance of the area, the site is within a long row of residential properties facing the road, forming "ribbon development". The site is wider than most plots on this side of the road and is twice the width of many of the plots along this row further to the north. The spacings between the proposed dwellings and the side boundaries, comprise 1.5m to the north boundary, 2.0m to the south boundary and between the proposed dwellings, a gap of 1.5m. Given that there is a gap of approx. 4.0m between the north boundary and the bungalow to the north and at least 3.0m between the south boundary and the main two-storey part of the dwellinghouse to the south (separated from the boundary by a single-storey garage), it is not considered that the proposed development would appear overcrowded in relation to existing development on either side of this part of Froghall Road.

7.7 In terms of general design and appearance, there is a mix of dwelling types and sizes on this part of Froghall Road comprising both two-storey traditional houses, modern bungalows, some gable-ended roofs, some hipped roofs and a mix of render finishes, brick finishes (of varying colours) and stone finishes. The existing house on the site to be demolished does have some 1920s/1930s architectural character but no significant heritage value. The particular form of the proposed dwellings which would replace it, would not lead the development to appear out of keeping in the street scene. The two-storey house would be placed on the plot next to the existing two-storey house to the south, is appropriate. The height of 8.2m and overall scale of the proposed dwellinghouse is not excessive in relation to the height and scale of the two-storey detached dwellinghouses to the south of the site. It is also worth noting that the height of the proposed two-storey house would not exceed the height of the resultant dwelling approved for the site in September 2022, which involved the replacement of the roof and two-storey side extension. This permission is still extant. The proposed dormer bungalow, meanwhile, would be placed on the plot next to the existing bungalow is appropriate.

7.8 With regard to the front building lines on this side of Froghall Road, the staggered formation of the proposed development is noted. However, there is no very well defined front building line on this side of this part of Froghall Road. The front building lines are quite consistent to the north but less so on larger detached dwellings to the south. The proposed Plot 1 dwellinghouse would be no further forward than the two-storey house to the south of it. The proposed Plot 2 dormer bungalow would be set back considerably to the Plot 1 dwelling and the bungalow to the north. However, the existing dwellinghouse on the site is already set back into the site in relation to the existing neighbouring house and bungalow. The proposed dormer bungalow would be no further forward than the existing house on site.

7.9 Overall, the proposed development would not be over cramped in relation to existing development in the street scene, the design would not be out of keeping with the area, and there would no significant incursion forward closer to the road than existing development along this row of houses. Therefore it is considered the proposal on the basis of the amended plans would not harm the character and appearance of the area and would comply with Policy DC1 of the Local Plan and Section 12 of the NPPF.

### **The impact on residential amenity**

7.10 Policy DC1 'Design Considerations' of the Local Plan states that new development should, inter alia, protect the amenity of the area, including the creation of healthy active environments and residential amenity, in terms of satisfactory daylight, visual impact, sunlight, outlook, privacy, soft landscaping as well as noise, odour and light pollution.

7.11 With regard to the residential amenities of the existing bungalow property to the north, it is noted there is a primary kitchen window on the south side elevation of the bungalow which would directly face Plot 2 where the dormer



bungalow is proposed (there is also a bathroom window on this elevation but this is not a main habitable room). However, this new dwelling would be set back into the plot and the existing kitchen window will not directly face any part of the dormer bungalow. As it would lie to the south-west of the kitchen window, there is potential for light provision to be affected. The Space About Dwellings guidance requires a 25 degree line vertical measured upwards from the midpoint of primary windows to not be blocked. This line has been drawn on the amended plans. It shows the upper part of the gable of the dormer bungalow would interrupt the line drawn. However, due to the set back of the siting of the dwelling, the a 25 degree line measured directly in front of the neighbours kitchen window is not affected. It is considered that due to the limited height of the proposed dormer bungalow, the 6m gap between the kitchen window and the proposed dormer bungalow and the dormer bungalow being built on slightly lower ground than the existing bungalow, there would be no harmful amount of light loss to the neighbours kitchen window.

7.12 The Space About Dwellings guidance also requires a 45 degree horizontal line from the mid-point of primary windows to also be kept clear. Although the proposed dormer bungalow would be set back considerably into the plot, with the rear wall considerably rearward of the rear windows of the existing bungalow, due to the gap between the dwellings, the 45 degree line measured from the rear windows of the bungalow would not be broken by the proposed development.

7.13 The letter of objection from the neighbour mentions a loss of countryside views to the side and rear. However, the proposed Plot 2 dwelling would not be directly to the rear of the existing bungalow where the countryside is located and side-facing views are towards the existing residential property. Loss of sunlight to the garden was also mentioned. However, there is an existing two-storey house on site and there was previously a large number of trees and vegetation surrounding the existing house, before this was removed. It is not considered the replacement of the house and trees with a dormer bungalow on this part of the site would have any greater bearing on sunlight to the neighbours rear garden. A loss of view is not a material planning consideration. Furthermore, the previous extant approval was for a two-storey side extension and larger roof towards the residential property to the north.

7.14 Overall, due to the height and siting of the dormer bungalow and the ground levels difference, the proposed dormer bungalow would not lead to a harmful loss of light provision to the neighbouring bungalow. Furthermore, as there are no windows proposed on the north side wall of the proposed dormer bungalow, other than a small secondary window in a utility room door, there would be no direct overlooking into the windows of the existing bungalow and therefore no significant loss of privacy.

7.15 With regard to the existing dwellinghouse to the south, the dwelling on the south side does not have any windows facing the site. The proposed Plot 1 dwellinghouse would project further rearward of the rear elevation of the neighbouring house (to the south), where main primary windows are located.

However, it would not project a significant amount to the rear of the rear wall to the extent that it would appear harmfully obtrusive or overdominant when viewed from the rear windows or rear garden of the neighbours. The proposed dwellinghouse would not infringe on the 45 degree line measured from the nearest primary rear window of the neighbouring property, which is located a significant distance from the side boundary as the house is separated from the side boundary by the presence of a side garage. The proposed dwellinghouse would also be to the north of this property. It is therefore considered there would be no loss of light to the rear rooms of the neighbouring house or the rear garden.

7.16 There would be no proposed side-facing windows to the new dwellinghouse, facing the existing property to the south. Furthermore, the rear first-floor bedroom window of the proposed dwellinghouse has been placed away from the side boundary of the neighbours, towards the middle of the rear wall. This would lead to very limited views of the rear part of the neighbours rear garden from the rear windows of the proposed Plot 1 house.

7.17 The letter of objection from the neighbours raises concern over light loss to the bathroom and landing windows. However, these are not habitable rooms and any loss of light to those rooms would not be considered to amount to significant harm to the residential amenities of the occupants. The planning policies and guidance only seeks to prevent light loss to primary windows.

7.18 Overall, the proposal would not lead to any significant loss of light provision or privacy affecting the living conditions/residential amenities of the existing residents to the south of the site.

7.19 With regard to the living conditions and residential amenities of the eventual occupants of the dwellings, the floorspace provided would meet the thresholds in the government's Nationally Described Space Standards and the garden lengths and sizes would far exceed the standards for private outdoor amenity space set out in the Council's Space About Dwellings SPG.

7.20 The proposed development would not harm the living conditions and residential amenities of the existing neighbouring residents or the future residents of the site and would comply with Policy DC1 of the Local Plan and Section 12 of the NPPF.

### **The Impact on Highway Safety**

7.21 Policy DC1 'Design Considerations' of the Local Plan states that new development should, inter alia, provide for safe and satisfactory access and make a contribution to meeting the parking requirement arising from necessary car use.

7.22 With regard to highway safety, the local highways authority initially objected on the grounds of insufficient information, including the absence of visibility splays at the new access (to serve Plot 1). Amended plans now

show enough information to demonstrate the required splays can be provided without obstruction or over third party land and the local highways authority has removed its objection. The new access is considered to have a good level of visibility along both directions of the road which is straight and is therefore considered to be safe. The parking provision for each proposed dwelling accords with the Council parking standards and there is also sufficient space on the parking areas for cars to turn and enter the road in forward gear.

7.23 Overall, the proposal would not lead to any highway safety issues with the safeguard of conditions. The proposal would therefore comply with the relevant part of Policy DC1 and also T1.

### **The Impact on the ecological value of the site**

7.24 Policy NE1 aims to avoid harm to protected species and protect biodiversity from new development and where possible achieve a Net Biodiversity Gain (NBG) from development proposals.

7.25 Due to the condition of the house, previous overgrown site (with several trees) and rural fringe location of the site, the site does have the potential to attract bats to the roof for roosting and therefore as the existing dwelling is proposed to be demolished, this could lead to the potential disturbance of bats which may roost in the roof. A Bat and Bird Report was submitted with the previous application for the extensions to the existing dwelling (as this involved the replacement of the roof) and this assessed the potential of the building for accommodating bats and birds. The report concluded that no bats were roosting or birds nesting on the site and that the potential for this particular building to accommodate bats was “very low”. Staffs Wildlife Trust concurred with this but recommended conditions requiring significant native planting and bat and bird measures as outlined in the ecology report to attract wildlife and mitigate and enhance the level of biodiversity following the site clearance and due to the condition of the building. An updated Survey Report was submitted with this new application (dated Nov 2023) and states that there have been no changes since the previous survey i.e. that no bats or birds were found roosting in the building (considered to have “very low potential” or on site). The same conditions applied to the 2022 permission for extensions can again be applied to an approval of this new scheme to provide a sufficient level of native species landscaping and bat and bird measures to adequately protect the ecological value of the area.

7.26 Overall, the new scheme would not harm protected species and would result in enhancement measures with the safeguard of conditions to protect the ecological value of the site and therefore complies with Policy NE1 and Section 15 of the NPPF.

### **Other Points**

7.27 Both letters of objection and the Prish Council raise the matter of a possible legal covenant which could prevent the demolition of the current

house on site. However, this is a legal matter and not a material planning consideration. If such a covenant exists, the granting of planning permission would not override the covenant and would be a completely separate matter for the applicant to address.

## **8. CONCLUSION / PLANNING BALANCE**

8.1 The proposal would provide suitable housing in a sustainable large village location in a gap between rows of houses and is within the development boundary of Ipstones. The principle of the development is therefore acceptable. The proposal, as amended, would also not lead to any harms to the visual or residential amenities of the area or affect ecology or highway safety. The amended proposal would therefore comply with the Council's Local Plan and the government planning guidance in the National Planning Policy Framework (NPPF) and is therefore recommended for approval.

## **9. RECOMMENDATIONS**

**A. The full planning application is APPROVED with the following 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 and completed in accordance with the following amended approved plans:**

**01323 AL(0)02 Revision B dated March 2024**

**01323 AL(0)03**

**Reason:-**

**To ensure that the development is carried out in accordance with the approved plans, for clarity and the avoidance of doubt.**

**3. Before any further development above damp course level, details of all facing, roofing, fenestration, rainwater goods and hard surfacing materials, in terms of type, colour and texture shall be submitted to and approved in writing by the local planning authority and the approved materials shall be used in the construction of the development.**

**Reason:**

**In the interests of the character and appearance of the area.**

**4. The development hereby approved shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved in writing by the Local Planning Authority.**

The approved scheme shall be implemented in exact accordance with the approved details before the development is first brought into use.

Reason:-

To ensure that the development is provided with a satisfactory means of drainage as well as to reduce the risk of creating or exacerbating a flooding problem and to minimise the risk of pollution.

5. Before the development is first brought into use, the site shall be landscaped in accordance with a landscaping scheme which includes full details soft landscaping and planting and which shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. These details shall include: -

- Planting plans

- Written specifications (including cultivation and other operations associated with plant and grass establishment)

- Schedules of plants, noting species, planting sizes and proposed numbers/densities where appropriate

- Implementation timetables

Reason:-

To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

6. The implemented planting scheme shall be subsequently properly maintained in accordance with good horticultural practice; any plants which are removed, die, become diseased or otherwise fail to establish within 5 years of planting shall be replaced during the next available planting season and the replacements themselves shall then be properly maintained.

Reason:-

To ensure the appropriate landscape design and in the interests of the visual and residential amenities of the area.

7. Before the development is first brought into use, details of boundary treatments shall be submitted to and approved in writing by the local planning authority and shall be provided in accordance with the approved details.

Reason:-

In the interests of the visual and residential amenities of the area.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no additional windows or any other openings shall be installed in any part of the development, without prior written consent from the Local Planning Authority.

Reason:-

To protect the amenity and living conditions of adjacent residential property from overlooking or perceived overlooking and the visual amenities in the area.

**9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order with or without modification), no further development as specified in Part 1 Class(es) AA, A, B, C, D, E and F or Part 2 Class(es) A to C shall be carried out without express planning permission first being obtained from the Local Planning Authority.**

**Reason:-**

**To enable the Local Planning Authority to control the development and so safeguard the character and visual amenities of the area and to protect the residential amenities of neighbouring residents.**

**10. Before the development hereby approved is first brought into use, all protection and enhancement measures for birds and bats outlined in pages 21 to 30 of Christopher S Smith Preliminary Bat Roost Assessment and Bird Survey Report dated 22.11.23 shall be undertaken and completed including:**

- 1. Precautionary demolition/ construction methods to be followed as per the survey report**
- 2. New bat and bird features to be provided as specified in report**
- 3. 3 no. swift nest features to be provided.**
- 4. Landscaping scheme submitted pursuant to condition 4 of this permission to include biodiversity enhancements.**

**Reason:-**

**In the interests of protecting the ecological value of the site.**

**11. The development hereby permitted shall not be brought into use until the Plot 1 access and parking and turning areas for both plots have been provided in accordance with the approved plans listed in Condition 2 of this planning permission. The parking and turning areas shall thereafter be retained unobstructed as parking and turning areas for the life of the development.**

**Reason:-**

**In the interests of highway safety.**

**12. The development shall not be brought into use until the new access and associated driveway has been surfaced in a bound material and sustainably drained in accordance with details to be submitted to and approved in writing by the Local Planning Authority.**

**13. All construction works, including demolition and all deliveries shall only take place between the following times:**

- 08:00 - 18:00 hours (Monday to Friday);**
- 08:00 - 13:00 hours (Saturday)**
- No working is permitted on Sundays or Bank Holidays.**

**Reason:-**

**To avoid the risk of disturbance to neighbouring dwellings from noise during unsocial hours.**

**14. The development, including demolition hereby permitted shall not take place until a Construction and Environmental Method Statement has been submitted to and approved in writing by the Local Planning Authority. The Construction Method statement should include the following details:-**

- I. A scheme to minimise dust emissions arising from demolition/construction activities on the site. The scheme shall include details of all dust suppression measures and the methods to monitor emissions of dust arising from the development.**
- II. Details of wheel washing facilities. All demolition/construction vehicles shall have their wheels cleaned before leaving the site;**
- III. a scheme for recycling/disposal of waste resulting from the demolition/construction works;**
- IV. During construction/demolition phases amplified music and/or radios shall not be audible beyond the site boundary;**
- V. the responsible person (e.g. site manager / office) who could be contacted in the event of complaint;**
- VI. Any waste material associated with the demolition or construction shall not be burnt on site but shall be kept securely for removal to prevent escape into the environment.**

**Once approved, all relevant activities on the site should be carried out in accordance with Construction and Environmental Method Statement throughout the course of the development. Any alteration to this Plan shall be approved in writing by the Local Planning Authority prior to commencement of the alteration.**

**Reason:-**

**To protect the amenities of the area during construction**

**15. In the event that contamination including surface coal measures is found at any time when carrying out the approved development, it must be reported in writing immediately to the Local Planning Authority. If after consultation with the Local Planning Authority the contamination is considered to pose a possible risk, to human health, buildings and other property and the natural and historical environment (receptors), development should not commence further until a site investigation and risk assessment has been completed in accordance with a scheme to be agreed by the Local Planning Authority. If the contamination investigation and risk assessment indicates that potential risks exists to receptors, development shall not commence until a detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to the receptors has been prepared, and is subject to the approval in writing of the Local Planning Authority.**

**Reason:-**

**To ensure that the proposed development meets the requirements of the National Planning Policy Framework in that all potential risks to human health, controlled waters and wider environment are known and where necessary dealt with via remediation and or management of those risks.**

**16. The external artificial lighting incorporated into this site in connection to this application shall not increase the pre-existing illuminance at the adjoining light sensitive locations when the light (s) is (are) in operation. Details of all external artificial lighting to be installed at the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation**

**Reason:-**

**To protect the local amenities of the local residents by reason of excess of illuminance.**

**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.**



