

<b>Parish:</b>	<b>Thornham</b>	
<b>Proposal:</b>	<b>Proposed demolition of existing dwelling and construction of 4 x 2 bed semi detached dwellings</b>	
<b>Location:</b>	<b>Fulney Ploughmans Piece Thornham Hunstanton</b>	
<b>Applicant:</b>	<b>Butler &amp; Le Gallez Properties LTD</b>	
<b>Case No:</b>	<b>18/01302/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr C Fry</b>	<b>Date for Determination: 13 September 2018</b>

**Reason for Referral to Planning Committee** – Called in by Cllr Watson

**Neighbourhood Plan:** No

**Case Summary**

The application site lies within the development boundary of Thornham contained within the AONB.

Thornham is a Rural Village in the settlement hierarchy in accordance with Policy CS02 of the Local Development Framework Core Strategy 2016.

The application site is elevated above road level and contains a detached bungalow on a site size of 0.101ha

The proposal is for the demolition of the existing bungalow to 2 pairs of semi-detached 1 ½ storey dwellings.

**Key Issues**

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Other Form and Character Issues
- Impact upon Amenity
- Highway Safety
- Drainage
- Ecology
- Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

The application site is contained within the development boundary of Thornham and within an Area of Outstanding Natural Beauty.

The site is set within a comprehensive form of 1960s and 1970s bungalows cul-de-sac development. Further to the east are 1 ½ storey dwellings and houses. The development on Choseley Road comprises of cottages towards the main road and substantial individual bespoke dwellings set with a dip in the landscape that are heavily treed.

The site contains a late 1960s early 1970s detached bungalow that has undergone a number of extensions. The bungalow is set back on the site in an elevated position above the roadside. Parking is provided to the front and a red brick wall wraps around the front of the site and increases in height to form the side boundary.

The application seeks consent to demolish this dwelling and erect 2 pairs of semi-detached 1 ½ storey dwellings. The dwellings will scale 7.46m (h) (following a reduction in ground level of 300mm) x 8.6m(d) x 13m (w) with parking provided to the front. The dwellings are to be constructed from flint with red brick quoin detailing and sunken dormer windows. Other design features include pitched roof porches.

Each property will have its own private amenity space with rear access.

A 1.2m high wall will be provided to the front of the site.

## SUPPORTING CASE

The agent has provided the following supporting documents:-

- Design and Access Statement

### Design and Access Statement

- The proposal comprises residential development of high quality small new residential buildings to replace a large existing bungalow & associated outbuildings.
- The proposal brings forward high quality traditional designs for housing and associated landscaping, enhancing character of this rural setting and, with the provision of housing with this sustainable location.
- Existing site has buildings that cover a footprint of 175m<sup>2</sup> – amenity of 714m<sup>2</sup> and car parking of 192m<sup>2</sup>. The proposal has a footprint of 180m<sup>2</sup> amenity of 449m<sup>2</sup> and carparking of 452m<sup>2</sup>
- GFA of 292m<sup>2</sup>
- All dwellings are 1 ½ storeys in scale and 8 parking spaces available. 12 cycle storage facilities are provided
- Solar panels and air source heat pumps provide on-site renewables
- The site is adjacent to number of residential properties of varying style
- The site is outside of the Conservation Area
- The boundary wall (flint faced) will mask the areas of parking
- The proposed massing is partly derived from the established view corridors across the site and also through detailed assessment of the wider context which provides for an appropriate height development.

- There is a precedent along Ploughmans Piece of 1 1/2, 1 3/4 and 2 storey development. In this scheme the 1 1/2 storey stories on Ploughmans Piece to tie in with existing roofslope and roof lines.

In response to 3rd party comments received the agent has stated the following

- The principle of development is acceptable as the site lies within the village development boundary
- The village of Thornham contains a strong traditional Norfolk vernacular through the heart of the village with mid to late 20th century and contemporary designed housing intertwined and positioned around the village.
- Ploughmans piece dated from the mid 20th century and contains a variety of dwelling types including brick built bungalows and 2 storey dwellings.
- Choseley Road that leads to Ploughmans Pieces which has the largest Boundary with the site contains a mix of modern and traditionally designed dwellings with traditional boundary treatments and leads to traditionally designed High Street.
- The development of the site will better represent the prevailing character of the village as viewed upon entering the village than the existing through introducing traditional materials and features ((eg. Flint work) to this location.
- The dwellings are designed to be of an appropriate design, form and scale to sit comfortably with the more modern designed residences on Ploughmans Piece and mix of dwelling on Choseley Road.
- It is important to highlight the very recently approved scheme for 5 dwelling at The Castle, High Street, Thornham (18/00593/F) which has consented 2 storey traditionally designed dwellings amongst 20th century bungalows and 2 storey semi-detached dwellings.
- Whilst the directly neighbouring units on Ploughmans Piece are large single bungalows, it is quite clear that the designed scheme is in fact providing a scheme which better utilises the land available and enables the provision of 3 additional units. It is therefore considered that the proposal is of an appropriate density.
- The castle has a density of 41 dwellings per hectare and Iceni (permitted 13/01645/F) of 37.5 dwellings
- The nearest dwelling is 7.10m away from the proposed dwelling with the nearest neighbours to the north 35m away.
- Parking is in accordance with NCC Standards
- The proposal relates to replacing an existing dwelling situated in the context of the existing built form. The proposal represents an enhancement to the wider character of the AONB.
- In addition to the parishioners comments the following revisions have been made – demonstration of bin positions, solar panel removal, reducing ground levels by 30mm from the rear boundary wall to the patio areas, this will reduce the eaves height by 300mm. A 1.8m high bay laurel hedge on the southern boundary will afford additional screening. No affordable housing is proposed as the site cannot accommodate 5 units. The wall will provide 1.5m high screening, thus screening the site from car headlights.

## **PLANNING HISTORY**

05/00150/F: Application Permitted: 21/02/05 - Extension to dwelling

## RESPONSE TO CONSULTATION

**Parish Council: OBJECTION** wishes to recommend refusal of this application on the grounds of overdevelopment and concerns regarding parking on a busy junction.

**Highways Authority: NO OBJECTION** subject to conditions

**Natural England:** comments our primary concern is the potential impacts of discharges to ground and surface water from the proposed development and how it may impact water quality of the aforementioned sites. If, however, the proposed development will be connected to the mains sewer for waste and surface water discharge, the development is not anticipated to impact the water of quality designated sites.

In addition, we recommend a financial contribution of £50 per dwelling to in line with Policy DM19

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** the control of asbestos is covered under the Asbestos Regulations and having assessed the application with regard to potential impacts on human health it is advisable to contact the Environment Agency in respect to the potential pollution of controlled waters.

**Norfolk Coast Partnership:** not sure how this will sit in the street scene as mostly bungalows and chalet bungalows however we are supportive of smaller dwellings to meet the needs of the local community. Please consider external lighting. In order to minimise light pollution it is recommended that the light should be fully shielded, directed downwards, switched on only when needed (no dusk to dawn lamps), white light low-energy lamps.

**Environmental Health CSNN:** comments that they do not agree with the proposed layouts as they mirror each other internally and request that they are altered. If oil tanks are installed these are recommended to be shown on the plans. Not supportive of Airsource heat pumps unless they can be attenuated to ensure that they do not cumulatively increased background noise levels by 5db. Requests that drainage, details of air source heat pumps and site demolition hours be conditioned

**Arboricultural Officer:** comments in regards to the AIA will be reported in late correspondence.

Original comments: No Objection subject to the retention of 2 ash trees at the rear. Tree survey condition required.

## REPRESENTATIONS

**8** Letters of **objection** in regards to the amended plans (primarily reducing ground levels by 300mm)

- Overdevelopment of the site
- No precedent for 4 houses
- Norfolk and Government housing guides contrary to scale, layout, access etc.
- Parking should not dictate design
- No measurements stated on the plans
- Overbearing and overshadowing
- Parking, noise and waste disposal bins – nuisance
- Design not in keeping with existing properties in the cul-de-sac

- Government directive on driveways more than 6m long should be considered no more than a parking spot.
- Parking not practical and unsightly
- Why use oil heating systems
- Lead to a precedent.
- On street parking will result.
- Properties will not be affordable and there are a lot of 2 bed properties on the market in the area.
- Affect the setting of a national trial
- Not similar to development at the Castle
- Wall will not hide the cars.
- Affects the open nature of the road

## 6 Letters of **objection** in regards to the original plans

- There are no small semi-detached properties with all bungalows and houses on good sized plots
- There is a covenant that restricts the wall to a maximum height of 6 inches in all parts
- Overdevelopment of the site
- Open feel with green verges
- Little room for 8 cars to park
- Where will visitors to the houses park?
- Nowhere to store bins
- Where will the oil tanks be located
- The proposal will lead to off-road parking near the junction of Choseley Road.
- Adversely affect the sight lines of those leaving Ploughmans piece
- Set a precedent being contrary to the form and character of Ploughmans piece
- Not affordable houses
- More need for a single detached bungalow than 4 houses
- The development will sit on an elevated plot meaning that there will be dominant views from a number of viewpoints
- Likely to become holiday lets.
- Only 5 houses expected to be provided in Thornham.
- Too much noise, traffic and pollution especially when considering the recent developments permitted.
- Affect light and views for residents
- Overbearing on neighbouring properties
- No building heights have been mentioned
- The pebble facades are not in keeping with the 1970s brick built buildings on Ploughmans piece
- Contrary to Policy CS12 and contrary to CS07 and CS08 as it does not respond to the context, character of the area, by ensuring the scale, density, layout and access will enhance the environment.
- Detrimental affect the AONB.
- The current single storey bungalow is on ground that rises from the north and its roofline to the west, nearest to the coastal path is reduced lower than its main roofline so reducing its overall massing on the footpath side.
- The proposed new houses are 1  $\frac{3}{4}$  storeys high not 1.5 this represents a 75% large increase on the current roofline height.
- There is no break in the levels in the proposed rooflines.
- Panoramic views of the coast-line will be affected.
- Overlooking into properties sited on lower land.

- The wall will be out of character
- There is already a run off on Choseley Road and this amount of hard landscaping could lead to increased problems.
- The boundary between houses on Ploughman's piece and the field acts as a haven for bats.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** - Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

**DM1** – Presumption in Favour of Sustainable Development

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)  
 Planning Practice Guidance (PPG)

## **PLANNING CONSIDERATIONS**

The main planning considerations in regards to the application are:-

- Principle of Development
- Impact upon the Area of Outstanding Natural Beauty
- Other Form and Character Issues
- Impact upon Amenity
- Highway Safety
- Drainage
- Ecology
- Other Material Considerations

## **Principle of Development**

The site is located in the development boundary of Thornham and within an Area of Outstanding Natural Beauty (AONB).

It is noted that 3rd party representations refer to Thornham only requiring a maximum of 5 dwellings over the plan period as referenced in the Core Strategy. However these are minimum numbers for allocations, and do not stop windfall sites (such as this) from coming forward.

Thornham by virtue of being classified as a Rural Village can look to support small scale development in accordance with Policy CS02.

Therefore subject to satisfying other material considerations the development could be supported in principle.

## **Impact upon the Area of Outstanding Natural Beauty**

The site lies within an Area of Outstanding Natural Beauty (AONB). The NPPF states that in paragraph 172 of the NPPF that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty. The scale and extent of development within these designated areas should be limited. In order to determine what the key characteristics of this part of the AONB, the Council uses its Landscape Character Assessment document.

According to Chris Blandford's Landscape Character Appraisal of the various landscapes within the borough, used by the LPA in assessing the impact of development upon the landscape, this site lies within designation C2 – Holme next the sea – Brancaster.

Within this area the general summary of C2 states that the "settlement pattern is several linear villages lining the A149 (thornham stated) and a series of rural roads, which lead southwards. One of these minor roads follows the line of Peddars Way. A mixture of traditional buildings, which are occasionally interspersed with more modern development, dominates built character within villages."

The key landscape sensitivities of C2 are;

- Generally intact, Coherent landscape (and hedgerow network)
- Strong sense of openness within views northwards towards the coast from the higher slopes.
- Distinctive combinations of traditional building materials within small village settlements.
- Coherent and recognisable small-scale density and pattern.
- Open views (particularly from the higher slopes) towards church towers within the villages.
- Strong recognisable sense of place.

Landscape Planning Guidelines of the C2 designation in form the design, massing and scale of development are as follows:-

- Seek to ensure that potential new small-scale development within the villages is consistent with existing settlement pattern, density and traditional built form.
- Seek to promote the use of local materials, including flint, chalk clunch, pebbles and pantiles; and architecture, which respects traditional built form, layout and character.

- Seek to screen existing settlement edges and potential new small-scale development within the villages with planting, using species appropriate to local landscape character.
- Seek to conserve characteristic panoramic, open views towards the coast.
- Seek to conserve and enhance strong recognisable sense of place within the area
- Seek to ensure that any new development avoids prominent skyline location upon the slopes.

Third party comments state that the proposal is contrary to the form and character of the locality and it is noted that Ploughmans Piece contains mainly brick bungalows and 2 storey dwellings, on wide established green frontages but wider afield, in the village, the proposal would be akin to the traditional built form i.e. 1 ½ storey semi-detached dwellings as evidenced in the agents accompanying documents. As the agent also refers to, the density of this development is similar to that already permitted by the Planning Committee at The Castle (18/00593/F).

The proposal promotes the use of local materials, including the use of flint and red brick. The layout and character of development would also be akin to development in the wider locality with parking provided to the front (consistent with that of Ploughmans Piece) with amenity space provided to the rear.

The scale of development (number of dwellings) as referenced in the previous section is commensurate to the settlement's position in the settlement hierarchy and screening has been provided by continuing a wall wrapped round to the front of the site (walls evident as forms of boundary treatment on the existing site and in the locality as front boundary treatment). Planting within the area is mixed with Scotts Pines, conifer hedging and laurel. Acknowledging this landscape/boundary treatment the proposal has been softened by including the planting of 1.2m bay laurel hedges. The close boarded fencing will not be seen behind the wall that currently forms the western boundary of the site and the establishment of the proposed planting of bay laurel hedges that will line the fences to the proposed properties. Contrary to 3rd party comments the wall will not be out of character at the front of the site, dwarf walls and higher walls are seen in Ploughmans Piece and within the wider context of development in Thornham. The third bullet point is considered to be satisfied.

Heading into the Village from a southerly direction, views are funnelled by the roadside hedges on Choseley Road. The funnelled views lead towards an embankment of trees that run in a west to easterly direction. Contrary to 3rd party comments there are no panoramic views of the coast in this location. This funnelled view continues when approaching the site, which is on the eastern side of Choseley Road.

The proposal is contained within the development boundary of Thornham village. Ploughmans piece instantly informs people of the beginning of the village/built up form and likewise the site, on this corner position, signifies the start of the wider rural area when heading out of the village. The proposal in this regard does have some harm to the rural sense of place by virtue of extending the built form over 1 ½ storeys in scale closer to the western boundary compared to what currently exists.

The Coastal Partnership Officer does not object to the proposal and is neutral in their comments. The external lighting scheme comments will be referenced as an informative rather than conditioned on any decision notice as it would not be considered reasonable to restrict lighting in this locality with other properties in the street not being subject to such restrictions.



## **Other form and character issues**

Third party representations are concerned about there being an over intensive use of the site in terms of parking and the overall proposal being an overdevelopment of the site, contrary to the form and character of development in the locality.

The layout of the development provides 8 parking spaces to the front to serve the 4 dwellings, along with 2 visitor spaces and rear access is provided to each property. Parking across the whole of the sites frontage can already be achieved and large front parking areas are akin to development in the cul-de-sac. The properties will benefit from an appropriate sized amenity space relative to the scale and the overall character of development in Thornham.

The scale of the dwellings, 1 ½ storey, following the regrading of the land by removing 300mm off the site across the whole of the site, will result in dwellings of 7.45m in height above the regraded ground level; this is compared to the existing dwelling that scales 7.3m above existing ground level. Accordingly there is little difference in height. Noting that it is higher, by some 0.15m this would not appear unduly prominent in terms of its scale.

In regards to massing the proposal is of similar built form in relation to plot coverage as the existing. Nevertheless, given the properties are staggered in their siting and with a roof mass of 13m wide each with 2m gap in the middle it is not considered that the roof mass causes harm to the character of Ploughmans Piece, especially with the existing bungalow's roof extending some 24.6m in an east to west direction.

Third party comments raise issues in regards to bin storage. The agent has shown that bins can be stored at the rear.

## **Impact upon Amenity**

The scale, siting and internal layouts of the proposed properties does not give rise to any detrimental neighbour amenity issues. The boundary of the neighbours opposite (Eden House) is 22.5m from the front façade of the dwellings and with these neighbours is sat within a dip in the topography of the landscape and surrounded by established trees and 2m high close boarded fence. It is not considered that they will experience detrimental overbearing, overshadowing or overlooking issues from the first floor windows in the proposed properties.

The neighbour to the north east, is not directly in line with the development and is some 23.5 m away from the front elevation of the properties.

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here are no residential properties to the west.

The adjacent neighbour will experience some overshadowing in the late afternoon, with the unit 1 being sited adjacent to the shared boundary but this is not considered to warrant a refusal of the application as they benefit from sun from the south. Overlooking has been designed out in the internal layouts of the scheme.

A slight increase in height to the dwarf wall that separates the neighbour to the east from the proposal avoids car headlights from shining across their front drive.

Third party representations are concerned about noise from the future residents of the dwellings; however the site already has a residential use by virtue of the existing bungalow on the site. The intensification of the residential use would not warrant a refusal of the application.

The Community Safety of Neighbourhood Nuisance (CSNN) team have requested that demolition, construction or any other development work associated with the proposal be restricted to 08:00-18:00 weekdays and 09:00-13:00 on Saturdays with no work allowed on Sundays and Bank Holidays. For development of this scale, such a condition is not considered to be necessary.

The CSNN Officer requests that the internal layout of the buildings is altered to avoid stairs backing onto bedrooms. In their experience this causes statutory nuisance issues from people complaining about noise from their next door neighbour. However, such noise issues are addressed under building regulations and any issues are enforced under other statutory nuisance regulations and therefore it would not be reasonable under planning legislation to request such a change or impose any conditions in this regard.

### **Highway Safety**

Third Party representations raise concerns that there is little room for the 10 cars to park and with little room to park this will lead to on-street parking affecting the sight lines for those entering and leaving Ploughmans pieces.

The proposal meets the required number of parking spaces for the size of property and the 2 visitor spaces provided are over and above NCC standard requirements. It is therefore unlikely that the proposal will lead to on-street parking.

The Highways Officer has no objection to the proposal subject to parking arrangements being secured and the access being laid out in accordance with the plans.

### **Drainage**

The Environmental Health CSNN team have been consulted following third party issues raised in regards to surface water drainage issues in the locality.

The CSNN team considers that with the change in ground levels, which includes the provision of retaining walls, that surface water drainage ought to be imposed. This is considered to be reasonable.

### **Ecology**

The site has Ash Trees and is surrounded by field hedges. Such features are suitable habitats for nesting birds and bats, and in accordance with Natural England Standing Advice, a phase 1 protected species report was requested.

The results from the Phase 1 report, indicated an east facing fissure on the western most Ash Tree that could be a potential bat roost. The eastern most Ash Tree contained no bat roosting features. No additional surveys are required in accordance with the Bat Conservation Trust Guidelines. The report considers that subject to precautionary "soft felling" (where tree limbs are cut and left on the ground over-night prior to chipping or removal) and tree works being carried out between September- end of October or in Spring (April) to avoid the summer roosting and winter hibernation periods, there should be no harm to the bat population. A condition is to be imposed accordingly.

### **Other Material Considerations**

Third party representations raise concerns that the properties will become holiday lets. However there is no development plan policy, local or neighbourhood (Thornham does not

Planning Committee  
03 September 2018

have a neighbourhood plan) that would prohibit such a use. No condition is therefore imposed that would prohibit these houses from being used for holiday lets.

There is no requirement for affordable housing on this site.

The position of oil tanks is a matter for building control.

The agent has confirmed that there is no covenant on the property in respect to the heights of walls.

There is no private right to a view and the proposal is not considered to cause any overshadowing issues.

The Arboricultural Officer originally commented that they have no objection to the proposal subject to an Arboricultural Implications Assessment (AIA) detailing the retention of the trees. An AIA has now been submitted with the application with the Arboricultural Officer's comments reported in late correspondence.

## **CONCLUSION**

Members will need to consider whether the proposal causes a detrimental impact upon the Area of Outstanding Natural Beauty and whether the proposal constitutes an overdevelopment of the site.

Officers consider that the proposal causes little harm to the Area of Outstanding Natural Beauty and any such harm is considered to be outweighed by the social and economic benefits the scheme brings.

The density and layout of the site is akin to development in the wider locality, especially drawing parallels from the recently permitted scheme at 18/00593/F which is to the east of the site.

The appearances of the dwellings are similar to those found in the locality and materials used in the construction of the dwellings are traditional materials found within Thornham.

The layout of the properties does not give rise to any detrimental neighbour amenity issues and there are no highway implications.

Therefore subject to conditions the proposal is recommended for approval.

## **RECOMMENDATION:**

**APPROVE** subject to the imposition of the following condition(s):

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
  
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans:-
- Site & Location Plan – dwg. 1.4-03001-SL received 17th August 2018
  - All Plans Elevations - dwg. 2.1-03001 received 17th July 2018
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: No development shall take place on any external surface of the development hereby permitted until samples of the materials including rooftiles to be used in the construction of the external surfaces of the dwellings have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the vehicular access, crossing over the footway shall be constructed in accordance with a detailed scheme to be agreed in writing by the Local Planning Authority in accordance with the highways specification (TRAD1) and thereafter retained at the position shown on the approved plan D1.4-03001-SL. Arrangement shall be made for surface water drainage to be intercepted and disposal of separately so that it does not discharge from or onto the highway.
- 4 Reason: To ensure construction of a satisfactory access and to avoid carriageway of extraneous material or surface water from or onto the highway in the interest of highway safety
- 5 Condition: Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access shown on Drawing no.D14-3001 only. Any other access or egress shall be permanently closed, and the footway/highway verge shall be reinstated in accordance with a detailed scheme to be agreed with the Local Planning Authority concurrently with the bringing into use of the new access.
- 5 Reason: In the interests of highway safety
- 6 Condition: Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order (2015), (or any Order revoking, amending or re-enacting that Order) no gates/bollard/chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved by the Local Planning Authority.
- 6 Reason: In the interests of highway safety
- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking and turning area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 7 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.

- 8 Condition: The development shall be carried out in accordance with the site and location plan D1.4-3001-SL specifically in regards to the tree protection measures stated on the plan.
- 8 Reason: In the interests of visual amenity.
- 9 Condition: The development hereby approved shall be carried out in accordance with section 5.1 & 5.2 of the Ecology Report - P2018-36R1 Draft received 17th August 2018
- 9 Reason: In the interests of safeguarding protected species in accordance with the provisions of the Wildlife Countryside Act 1981.
- 10 Condition: The screen walls and fences shown on the approved plans shall be erected prior to the occupation of the dwelling to which they relate.
- 10 Reason: In the interests of the residential amenities of the future occupants of the development in accordance with the NPPF.
- 11 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details - D1.4-03001SL. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 11 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 12 Condition: Prior to the installation of any air source heat pump a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the units and the distance from the proposed units to the boundaries with neighbouring dwellings and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 13 Condition: No development shall commence on site until full details of the surface water drainage arrangements (accounting for the change in ground levels) have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 13 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.