Parish:	**Terrington St Clement**	
Proposal:	**Redevelopment of site for 6No dwellings following the demolition of No's 1, 4 & 5**	
Location:	**1, 4 & 5 Church Bank Terrington St Clement King's Lynn Norfolk**	
Applicant:	**Freebridge Community Housing**	
Case No:	**19/00609/F (Full Application)**	
Case Officer:	**Clare Harpham**	**Date for Determination:** **28 May 2019** **Extension of Time Expiry Date:** **13 January 2020**

Reason for Referral to Planning Committee – Parish Council object which is at variance with the officer recommendation

Neighbourhood Plan: No

Case Summary

The application relates to the redevelopment of three plots within Church Bank following the demolition of the three pre-fabricated bungalows which are currently on site. The proposal seeks to replace these three bungalows with three pairs of semi-detached dwellings which would result in six residential dwellings (a net increase of three dwellings). The application site is located within the development boundary of Terrington St Clement which is a Key Rural Service Centre as defined by Policy CS02 of the Core Strategy and thus the proposal is acceptable in principle.

Key Issues

Planning History
Form and Character
Design and Scale
Amenity Issues
Highways Issues
Flood Risk Issues
Ecology
Other material considerations
Crime and Disorder

Recommendation

APPROVE

THE APPLICATION

Church Bank is currently a small development of former local authority dwellings which are located to the northern side of Church Bank and immediately adjacent to farmland which is to the west. The existing dwellings are predominantly pre-fabricated 'Terran' bungalows which are built of pre-cast concrete panels on a wooden frame, with some replacement bungalows which have some first floor accommodation within the roof space. Much of the access road is private unadopted road which is narrow (single width).

The application seeks planning permission to demolish three of the pre-fabricated bungalows and replace them with three semi-detached properties which would result in six dwellings, thus doubling the number of units.

There is a second application (19/00601/F) also to be considered at Planning Committee which seeks to replace an additional two pre-fabricated bungalows at Church Bank with a semi-detached pair and one detached property thus increasing two units to three. Overall in conjunction with this application the two applications should they be approved would result in a net increase of four dwellings.

SUPPORTING CASE

Freebridge Community Housing has submitted these two applications with the aim of developing the sites currently occupied by 'Terran' type prefabricated bungalows which are no longer suitable for human occupation.

We have engaged in a long period of consultation with both the Council and its statutory consultees as well as the local Parish Council. We have accepted the comments produced during this period and used the feedback to inform the design modifications. The key strains in these changes are outlined below and have come as a direct outcome of the consultations.

1. Due to the conditions imposed by the Environment Agency that no sleeping accommodation will be permitted on the ground floors, the new houses are required to be two storey height. This raised concern that the new buildings will dominate the existing single storey houses. This was mitigated by reducing the ridge heights to bring down the overall height of the buildings. This has been achieved by altering the roof pitches, building the upper floor rooms into the roof volumes, and lowering the scale.

2. For the same reason as No1 above, the ground floor levels had to be raised slightly. In order to avoid long, unsightly ramps to the external doors, the ground levels have been modified to minimise the length of these. This has also had the effect of producing a more effective surface water drainage scheme.

3. Comment has been made that the layout may be 'over-developed', resulting in large areas of hardstanding for car parking. We have taken this on board and reduced the overall numbers from 10 to 9 across the two applications. This has decreased the required car parking, producing more green landscaping to the plots. The added benefit to existing house numbers six and nine has been to avoid compromising the daylight to existing windows.

4. The elevations have been given more traditional treatments by modifying the materials, the porch entrances, and the dormers and roof windows.

Thank you for your consideration.

PLANNING HISTORY

Application site:
16/01843/F: Application Refused: 13/02/17 - Redevelopment of site for 6 No. dwellings following demolition of 1, 4 and 5 Church Bank - 1, 4 & 5 Church Bank Terrington St Clement

Adjacent application site:
16/01844/F: Application Refused: 13/02/17 - Re-development of site for 4No. dwellings following the demolition of 7 and 8 Church Bank - 7 & 8 Church Bank Terrington St Clement

19/00601/F: Pending consideration at Planning Committee: - Re-development of site for 3 No dwellings following the demolition of No's 7 & 8 Church Bank Terrington St Clement

RESPONSE TO CONSULTATION

Parish Council: OBJECTION The Council reiterate previous objections:

- Due to running silt soil the site is only suitable for one storey dwellings and is not suitable for houses.
- The dwellings should be like for like. The Council would support bungalows replacing one for one.
- The flood risk would also require the building up of the ground to meet current requirements which would not be suitable for running silt ground.
- The prefab currently on Plot 8 has not been altered since it was built and the Council request that this is listed to preserve the historic value of the post war building for both village and national history because it depicts the era of post war "temporary "accommodation.

Highways Authority: NO OBJECTION I observe that this application is similar to 16/01843/F, which find that the vehicle accesses are located on the private sections of road. I therefore refer you to my comments made at this time. Condition recommended.

Comments made on 16/01843/F:
The site is accessed via a private drive. Having visited the site I find traffic levels and speed is low and traffic is local. All access positions are to the private section of road and as such I am of the view that the highway is unlikely to be significantly impacted by the development.

NCC Public Rights of Way: NO OBJECTION Terrington St Clement FP7 runs along the road adjacent to the proposed development, however is not affected by it. The footpath must be kept accessible at all times and materials cannot be stored on the public footpath.

Conservation Team: NO OBJECTION The site is outside the conservation area and a reasonable distance from any listed building and will therefore have minimal impact upon views and setting.

Historic England: NO COMMENT The application does not fall within the relevant statutory provisions which would require consultation.

Later response to state that 5 Church Bank was assessed for listing and the decision made was not to list the building. No application has been made to list 1, 4, 7 or 8 Church Bank.

Historic Environment Service: NO OBJECTION The proposed development affects a heritage asset comprising prefabricated housing constructed immediately post World War Two to provide cheap accommodation during a housing shortage. Housing of this type is becoming rarer as it is gradually demolished and replaced with more modern housing types. The proposed works will destroy these heritage assets which are worthy of recording prior to their demolition. Therefore we ask that this be subject to a programme of archaeological work in accordance with para 188 and 189 of the NPPF. A condition is recommended relating to a programme of historical building recording prior to demolition.

Community Safety & Neighbourhood Nuisance: NO OBJECTION Full details of the ASHP are not known and so recommend condition. Drainage strategy was submitted which is acceptable and it is recommended it is required. Construction plan requested which details piling (auger and not hammered) due to the proximity of neighbours and hours of construction.

Housing Enabling Officer: NO OBJECTION Provided the site is under 0.5 hectares, no affordable housing would be required for a net gain of four dwellings.

Environment Agency: NO OBJECTION but strongly recommend the mitigation measures proposed in the Flood Risk Assessment are adhered to. It is for the LPA to determine if the sequential test has to be applied and whether there are other sites available at a lower flood risk.

Environmental Health & Housing – Environmental Quality: NO OBJECTION The applicant has submitted a Geoenvironmental Report. The report reviews the potential for the site to be affected by land contamination. No significant sources are identified but there is the potential for asbestos material in the construction materials so informative requested.

Emergency Planning: NO OBJECTION The application is located in an area at risk of flooding and therefore it is recommended they sign up to the EA Flood Warning Direct Service and prepare a Flood Evacuation Plan.

Natural England: NO COMMENT Please refer to Standing Advice.

REPRESENTATIONS

FIFTEEN OBJECTIONS covering the following:-

- The suitability of the road, it is narrow and has no footpath. Currently suffers from congestion exacerbated by the existing business and school traffic (both vehicular and pedestrian) and this will get worse.
- The points of access are on a bend which is dangerous.
- Not in keeping with neighbouring properties.
- Should be bungalows.
- Will be overbearing, cause overlooking and overshadowing.
- Increased noise from increased traffic and parking areas.
- Currently the development is peaceful and private.
- Amenities in the village are at capacity, i.e. doctors, schools, poor service from BT and Anglian Water.
- Surface Water flooding issues.
- Some of the prefabs are listed so should be preserved.
- Air Source Heat Pumps can be noisy and no details have been given.

- Although the plans have been amended the reduction in height is minimal and will not overcome previous objections.

TWO SUPPORT covering the following:-

- Will enhance the small estate.
- Freebridge has listened and they are well designed and our outlook will improve.

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

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 application site is located within the development boundary of Terrington St Clement as identified within Inset Map G93 of the Site Allocations and Development Management Policies Plan 2016. Terrington St Clement is also identified as a Key Rural Service Centre (Policy CS02) and therefore an application to materially increase the number of residential dwellings is acceptable in principle. The main issues to consider when determining the application is as follows:

Planning History
Form and Character
Design and Scale
Amenity Issues

Highways Issues
Flood Risk Issues
Ecology
Other material considerations
Crime and Disorder

Planning History

Planning permission was refused at Planning Committee in February 2017 for six dwellings (three pairs of semi-detached dwellings) with reference 16/01843/F at the application site for the following reasons:-

1. Paragraph 56 of the NPPF states that good design is a key aspect of sustainable places and should contribute positively to making places better for people. The proposed development by virtue of its design and scale would result in a form of development which would not be in character with the locality and which would be visually prominent. The proposal would therefore be contrary to paragraph 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

2. The proposed development by virtue of its height and layout will have an overbearing impact upon the neighbouring dwellings and is thus contrary to para 56 of the NPPF, Policy CS08 of the King's Lynn and West Norfolk Core Strategy 2011 and Policy DM15 of the Site Allocations and Development Management Policies Plan 2016.

Since this refusal some amendments have been made to try and overcome the previous reasons for refusal. The height of the proposed dwellings has been reduced by approximately 700mm and the front 'guard-rail' has been removed to soften the design, which also now incorporates more traditional style dormers and porches. On balance, officers consider that the proposal is now acceptable and overcomes the previous reasons for refusal as detailed below.

Form and Character

Church Bank is a relatively narrow road which meets Churchgate Way to the north-west of the Church. Slightly north of the junction is Terrington High School as well as the primary school on either side of Churchgate Way. Along Church Bank there are a variety of dwellings. Along the southern side are more modern detached two storey dwellings and to the northern side is a mix of business premises, modest two storey terraced cottages and the development at the western end of Church Bank which has two parallel rows of predominantly single storey dwellings, most of which are post war, pre-fabricated ex-local authority housing.

The pre-fabricated bungalows have very low-profiled roofs and are set in generous plots. There is evidence of two brick built replacement dwellings one of which has first floor accommodation in the roof-space. This proposal will reduce the spatial separation of the units as the proposed semi-detached properties are wider than the existing bungalows. There are examples along Church Bank of terraced cottages and a mix of different style and age of dwellings and therefore this is not considered a reason to refuse the application.

The character of the plots in the immediate locality on this northern side of Church Bank are single storey and the proposal is to replace these detached units with 1 ½ storey dwellings. The proposed dwellings would have a steeper roof pitch to the pre-fabricated bungalows which they are to replace. The pre-fabricated bungalows will have to be replaced at some point and whilst replacing them with single storey units would be more in keeping, it would

not possible given the sites location in an area of flood risk to replace them exactly like-for-like. In order to comply with the current flood risk requirements the floor levels need to be raised above the surrounding ground area by 0.5m. In addition to this, as it is proposed to materially increase the amount of accommodation, there must be first floor sleeping accommodation. These in combination have resulted in a form of development which is taller than the existing form of development.

There are objections (including from the Parish Council) to the proposal on the grounds that the proposal is not like-for-like and should be single storey. As stated above, in order to comply with current flood risk policy it is not possible to construct single storey accommodation unless it is not materially larger than the existing form of development. The existing dwellings were approved prior to current flood risk guidance and policy.

There are objections to the proposal in that it is overdevelopment of the site. It is true that the proposed form of development does not exactly follow the existing low density layout of Church Bank due to an increase in dwellings on site; however there would be adequate garden space and sufficient parking.

Section 12 of the NPPF promotes good design and this is reiterated within the National Design Guide. Policies CS06 and CS08 of the Core Strategy also state that development should be of a good design that enhances the quality of the area. Whilst the proposal does not emulate the existing form of development, due to the constraints outlined above, it is considered to be of a good design which would be replacing a non-traditional form of development with housing which is fit for human habitation and that the benefits of approving the proposed dwellings overcome the perceived harm.

Design and Scale

The proposed replacement dwellings are different in design and scale to the existing form of development for the reasons outlined above, although there have been some design changes from the previous refusal with the removal of the harsh ‘guard-rail’ to the front, a reduction in height (700mm), and the introduction of more traditional dormer windows and porches to the front elevations.

The proposed materials are red / brown brick walls and clay pantiles which are considered acceptable and this is a characteristic of Terrington Conservation Area which lies to the eastern end of Church Bank. Additionally Church Bank itself is narrow reducing views from the conservation area (eastern end) to the application site and there is also a business premises and row of two storey terraced dwellings screening the development to some degree from the east. As the site is approached from the west along the public right of way the dwellings will be clearly seen, however they will be seen against the backdrop of existing development to the east and the proposed materials are in character with the locality.

The proposal therefore complies with section 12 of the NPPF, Policies CS06, CS08 and CS12 of the Core Strategy and Policy DM15 of the SADMP.

Amenity Issues

The impact upon the neighbours abutting the application site has been assessed. There have been objections from the neighbours on amenity grounds, although there is also a letter of support from an immediate neighbour at no.6.

The impact upon no.3 and no.2 Church Bank from the proposals either side at no’s. 1 and 4 Church Bank (plot 2 and plot 3 in the application) will be minimal with regard to overshadowing and being overbearing given the orientation and the relatively low eaves

height of 4 metres. There would be no material overlooking of these dwellings as there are no windows in the side elevation. The dwellings to the rear of these properties (no.5 to no.10) are well in excess of 20 metres and there will be no material overlooking or overshadowing from the proposed dwellings.

The impact upon no.6 from the proposal at no.5 (plots 5 and 6) has been assessed. There will be no material overshadowing due to the orientation, distance and height of the proposal. There are first floor rear windows however these are not considered to cause material overlooking of the neighbour given their position in relation to the boundary and are not out of character for a dwelling with first floor accommodation. There are no proposed side windows which would give rise to material overlooking issues. The height and distance to the boundary is acceptable and would not give rise to any issues with regard to being overbearing.

There is a dwelling to the eastern side of plot 6 (Tudor Lodge) and there are objections from this neighbour. There would be no material overlooking from the proposal given the angle of the proposed dwelling in relation to the boundary and the fact that there are no side windows. In addition the existing boundary treatment is a mature hedge and the plans show this planting is retained. Whilst the dwellings are to the south-east of this dwelling, the distance in combination with the relatively low height of the proposed dwellings (7.2m to ridge and 4m to eaves) would mean that they would not have a material impact with regard to loss of light to the degree that would warrant a refusal.

Due to the height of the proposed rear patios, which are elevated to allow level access to the rear of the dwellings (due to flood risk) there would be the potential to overlook the neighbouring gardens. This is particularly relevant from plot 3 to no.2 Church Bank and from plot 2 to no.3 Church Bank and therefore the boundary treatment proposed along the side boundaries between these gardens will be raised to 2m close board fencing with 300mm trellis atop in the location of the patio areas to prevent overlooking to the side. A boundary treatment of 1.8m close board fencing to the side of plot 5 and adjacent to no.6 Church Bank is considered acceptable due to the distance between the patio and the side boundary of over 7.5m.

There have been objections to the proposal with regard to the noise and disturbance created by the increase in vehicular traffic to the sites and corresponding additional parking. The vehicles would utilise an existing private road and the parking is considered to be at a sufficient distance from the existing dwellings that it would not cause a material disturbance.

The proposal complies with section 12 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Highways Issues

Church Bank is a relatively narrow road which leads to the public right of way joining Orange Row to Churchgate Way.

There have been a number of objections to the proposal on highways grounds, ie. the junction at Churchgate Way is too narrow; the road is very busy with people dropping off and picking up children due to proximity of schools; the road is often blocked due to heavy vehicles both with regard to the existing business located further east along Church Bank and also due to farm vehicles accessing the fields to the west. Objectors also assert that the visibility from the proposed access points is not good and there could be a conflict with other vehicles / pedestrians.

The proposed parking within the application site accords with parking standards and in fact includes additional visitor parking. Therefore whilst the proposal will generate more vehicular movements to the site it would be unreasonable to refuse the application on the basis that other vehicle users park or utilise Church Bank in an inconsiderate way. Church Bank is a narrow private road where traffic speeds are low and there are relatively low levels of traffic. There are no objections from the Highways Officer.

There have been objections, based upon the fact that it is not proposed to improve Church Bank, provide footpath provision or widen the road at the junction of Churchgate Way. However, whilst the approval of the two applications would result in nine new dwellings, the proposal would also result in the loss of 5 existing units and therefore the proposed development (in conjunction with application reference 19/00609/F) would result in a net increase of 4 dwellings which is below the threshold over which NCC would require improvements.

The proposal therefore complies with para. 108 of the NPPF, Policy CS11 of the Core Strategy and Policies DM15 and DM17 of the SADMP.

Flood Risk Issues

The application site lies within Flood Zone 3 of the SFRA 2018, a Tidal Hazard Mapping area and an area affected by climate change with regard to surface water flooding. The submitted FRA proposes to raise finished floor levels to 0.5m above surrounding ground levels and to incorporate flood resistance and resilience techniques into the construction. There are no objections from the Environment Agency to the proposal provided the recommendations within the FRA are implemented. The application does not propose to raise site levels and therefore to allow for level access the application proposes a ramped access at the rear and front, which includes raising the patio levels which will therefore be higher than the rest of the gardens. Amenity issues which arise due to this have been addressed above.

The LPA do not need to apply the sequential test as it involves the redevelopment of a site with existing residential use and therefore could not be relocated elsewhere. Notwithstanding this it is of note that there do not appear to be any alternative sites available within the development boundary of Terrington St Clement which are within a lower flood zone.

Emergency Planning recommend that the occupants of the proposed development sign up to the EA Flood Warning Direct Service and prepare an Flood Evacuation Plan should the need arise and this will be placed on the decision as an informative.

There are objections regarding the existing surface water drainage in the area. Surface water drainage details have been submitted during the application, are considered acceptable and will be conditioned. There are objections that the existing water supply from Anglian Water is not acceptable, however it is the responsibility of Anglia Water to ensure that the drainage is effective and not a reason to refuse the application.

The proposal therefore complies with paras 155 and 158 of the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMP.

Ecology

An Updated Ecological Appraisal and Great Crested Newt Survey Report has been submitted with the application as it had previously been identified that there were Great Crested Newts on site. Within this updated survey, no evidence of Great Crested Newts

were found and therefore a European Protected Species mitigation licence (which was previously advised) is no longer necessary.

Despite the fact that there are no longer protected species on site the updated report does state a precautionary method of working, including site clearance, as well as ecological enhancements to the site which will be conditioned.

The proposal therefore complies with section 15 of the NPPF and Policy CS12 of the Core Strategy.

Other material considerations

The application site in conjunction with the other application being considered at the current time (19/00609/F) are below 0.5 hectares in area and therefore no affordable housing contribution is required. Notwithstanding this the applicant is a housing association.

The Parish have made comments regarding the historic value of the post-war buildings and that they felt that one of the dwellings was worthy of Listing. Whilst one of the buildings (no.5) was put forward by the Parish to Historic England for listing the dwelling was not listed. It was concluded that whilst 5 Church Bank may be considered to have local interest as an example of a postwar pre-fab, it does not have special architectural and historic interest from a national perspective and therefore should not be added to the Statutory List. There are no objections from the Conservation Team, who do not feel that the proposal would have a detrimental impact upon the Conservation Area or Listed Church, nor are there objections from the Historic Environment Service. There is a recommendation that a survey be undertaken to record the buildings prior to their demolition and this will be conditioned. The proposal therefore complies with para 190 and 192 of the NPPF and Policy CS12 of the Core Strategy.

There are objections regarding the type of soil that the plots are on and that it is unsuitable for building. It is a matter for the applicant to find an engineering solution and to comply with building regulations and not a reason to refuse the planning application. A condition will be placed on the decision relating to a construction management plan which should include the method of piling (auger not hammer piling) in order to protect the amenity of the adjacent neighbours.

There are objections relating to the lack of services within the village, however Terrington St Clement is a key rural service centre as identified within the Local Plan and as such is an acceptable place for further development.

Crime and Disorder

There are no issues arising from the application with regard to crime and disorder.

CONCLUSION

The proposed development, whilst not emulating the existing character of this part of Church Bank, would not have a detrimental impact upon the built characteristics of the locality or the nearby conservation area and the benefits of the development would outweigh any perceived harm. The proposal would not have a detrimental impact upon amenity, highway safety nor flood risk in the area, and it is considered that the proposal has overcome the previous reason for refusal.

The proposal complies with the National Planning Policy Framework, Policies CS02, CS06, CS08, CS09, CS11 and CS12 of Core Strategy (2011) and Policies DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016). It is therefore recommended that Members approve the scheme.

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 3264.06RevG received by the Local Planning Authority on 16th December 2019.

2 Reason: For the avoidance of doubt and in the interests of proper planning.

3 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning areas shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.

3 Reason: To ensure the permanent availability of the parking / manoeuvring area, in the interests of highway safety.

4 Condition: The development hereby permitted shall be carried out in accordance with the Flood Risk Assessment by Geoff Beel Consultancy dated November 2018 with regard to the following mitigation measures:-

- Finished ground floor levels shall be 500mm above existing surrounding ground levels.
- Flood resilient construction methods shall be incorporated into the development up to 300mm above finished ground floor level.

4 Reason: In order to prevent an increased risk of flooding in accordance with the principles of the NPPF.

5 Condition: The development hereby approved shall be carried out in accordance with Section 7 and Section 8 of the Updated Ecological Appraisal and Great Crested Newt Survey Report by Wild Frontier Ecology and dated May 2019.

5 Reason: To ensure that the development takes place in accordance with the principles and parameters contained with the Ecological Assessment and in accordance with the principles of the NPPF.

6 Condition: No development shall take place on any external surface of the development hereby permitted until full details of the type, colour and texture of all materials to be used in the construction of the external surfaces of the buildings 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.

6 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

7 Condition: Prior to commencement of development a detailed construction management plan must be submitted to and approved by the Local Planning Authority; this must include proposed timescales and hours of construction phase, deliveries/collections and the piling (this shall be augured, not hammered). The scheme shall also provide the location of any fixed machinery, their sound power levels, the location and layout of the contractor compound, the location of contractor parking, proposed attenuation and mitigation methods to protect residents from noise, dust, vibrations and litter, and communication methods to the wider community regarding the piling and construction phases and likely disruptions. The scheme shall be implemented as approved.

7 Reason: To ensure that the amenities of neighbouring occupants are safeguarded during demolition / construction.

This needs to be a pre-commencement condition as noise/dust/vibration is a fundamental issue that needs to be planned for and agreed at the start of the development.

8 Condition: No demolition shall take place within the site until the applicant, or their agents or successors in title, has secured the implementation of a programme of historic building recording which has been submitted by the applicant and approved in writing by the local planning authority.

8 Reason: To safeguard historical assets of interest in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon historical assets during groundworks / construction.

9 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 unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings. The scheme shall also provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.

9 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.

10 Condition: The development hereby approved shall be carried out in accordance with the Surface Water Drainage Strategy shown on drawing number 191429/RLC-00-00-DR/C-001/RevP2

10 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.