

Parish:	Hilgay	
Proposal:	Proposed 4-Bed dwelling and triple garage with associated parking and private amenity space.	
Location:	Land South of Brett House East End Hilgay Norfolk	
Applicant:	Mr Ben Saxby	
Case No:	20/00198/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 24 April 2020 Extension of Time Expiry Date: 20 June 2020

Reason for Referral to Planning Committee – Called in by Cllr Holmes

Neighbourhood Plan: No

Case Summary

The site is located on the south side of East End, Hilgay, some 50m from the junction of the East End and Church Road. The site is currently paddock land set higher than the road network. The site is located adjacent to the development boundaries for Hilgay as defined by the Site Allocations and Development Management Policies Document 2016.

This application is a full application for the construction of one 4 bed detached dwelling with triple garages. The dwelling has a substantial footprint and the appearance of a sizable one and a half storeys in height (at 8.8m to ridge height). The application also seeks to reduce the ground level within the site by 0.5m to reduce the impact of the dwelling in the street scene. The dwelling is situated within a substantial plot with gardens to the west and a parking and turning area to the east. The dwelling is accessed off East End and the dwelling fronts on to the road.

The site currently has planning consent for two five-bedroom detached dwellings, one and a half storeys in height (with ridge heights of 7.7m) and located centrally within the application site, with access from East End. The consent was in the form of an outline consent (Ref: 15/01830/O) and a reserved matters consent (Ref: 18/01890/RM). The applicant also previously submitted a full application (Ref: 19/01389/F) for a large single detached dwelling on the site, however this was refused due to the height, scale, and positioning of the dwelling. The scheme did not respond to the local setting and was detrimental to the form, character and visual amenity of the locality.

Key Issues

Site history
Principle of development
Highway/ Access
Form and character
Impact on the Scheduled Ancient Monument and archaeology
Neighbour amenity
Other material considerations

Recommendation**APPROVE****THE APPLICATION**

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SUPPORTING CASE

The application has been called to Committee, despite having support from the Planning Authority.

This application is the product of multiple rounds of discussions and applications for the site at East End Hilgay. There have been numerous rounds of neighbour concerns, but, through working with the planning department we feel these have been addressed and the development will have very limited adverse impact upon the surrounding area.

It is worth noting that there have been no formal objections from any statutory bodies with regards to this latest iteration. It should also be stated that the site currently has planning for

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2 number 5 bed units on it – this application serves to reduce this number to one number executive 4 bed family home (to be built for the Applicant to move in to).

The design of the building echoes its surroundings with design cues taken from the surrounding properties. Red brick, conservation style windows, plinth detailing, parapet roof and pantile roof coverings can all be found in neighbouring properties. This was done to satisfy the local vernacular and ensure the property is in keeping. Some of the largest properties in the village are located adjacent to this site, so the size is not out of context with those that neighbour it, particularly those to the South. The positioning of the building has been derived through consultation with the Planning Officers and its position parallel with the East End road ensures continuity of the street scene.

The property, as seen on the site layout plan, cannot be considered as overdevelopment. The private amenity space is over 50% of the plot and the distances to adjacent properties are significant on all elevations. The south elevation is where the nearest distance to adjacent properties can be found and this, not only is over 15m away, but also the design of the building is single storey at that point and has no overlooking windows. We do not consider privacy of neighbours to be impacted in any way. The landscaping, consisting of acoustic close board fencing and hedging interspersed with taller sprouting trees only serve to further maintain privacy of the plot and its neighbours. Concerns were raised by Council's Community Safety and Neighbourhood Nuisance Team regarding noise from the games room but the positioning within the house and boundary treatments have been amended to alleviate this concern. The East End road elevation will also be improved greatly as currently the verge is left wild and the vegetation severely overgrown and unruly. The proposals for boundary treatments will significantly improve the appearance of this eyesore, whilst maintaining the 'country' lane feel on this edge of village road. This is something that Historic England were keen to ensure as it helped mitigate any impact on the approach to the Scheduled Ancient Monument in the fields to the north east of the site. Historic England, through multiple consultations have no objections to this application.

The edge of village location is suited to a single property as the access into East End is limited. This is some of the local residents main reasons for objection, however, one unit significantly reduces the traffic movements to and from the property and such a single dwelling is seen by the Applicant as a safer option for the area. The existing planning, if built out, will generate more than double the vehicle movements than this application and take significantly longer to build causing prolonged disruption to the residents. The Highway Authority has welcomed this reduction in numbers from two units to one. They have also welcomed the provision of a turning head at the end of the road, enabling large vehicles (refuse lorries) to enter and leave East End in forward gear, something that is currently impossible, thus greatly improving highway safety for all in the area.

Drainage capacities have been raised by neighbours but Anglian Water has raised no objection and the reduction to one property can only serve to assist the situation.

Through careful dialogue with the planning department and suites of revisions to plans and designs, we believe all concerns have been addressed and hope that the Committee is in agreement and can pass this application.

PLANNING HISTORY

19/01389/F: Application Refused: 12/11/2019. Proposed 4-bed dwelling including detached garages, with associated parking and private amenity space AT Land south of Brett House, Hilgay - (Delegated decision)

18/01890/RM: Application Permitted: 05/06/19 - Proposed 2 x 5-bed, one and a half storey detached dwellings with associated landscaping. - Land South of East End - (Committee decision)

18/01052/F: Application Permitted: 02/08/18 - REMOVAL OR VARIATION OF CONDITION 13 OF PLANNING PERMISSION 15/01830/O: Outline application for site for construction of two dwellings - Land South of East End - (Delegated Decision)

15/01830/O: Application Permitted: 08/02/16 - Outline application for site for construction of two dwellings - Land South of East End - (Committee Decision)

RESPONSE TO CONSULTATION

Parish Council: NO COMMENTS RECEIVED

Highways Authority: NO OBJECTION

The highway considerations for this application are similar in general terms to a previous application on the site under planning reference 19/01389/F.

I am aware that this site has previously been granted permission for an increased number of houses and an approval of this application would secure a reduction which is welcomed given that road conditions found. On balance, I would not be against the principle of the application subject to a number of conditions relating to the vehicular access.

Environmental Quality: NO COMMENTS

Public Rights of Way (NCC): NO OBJECTION

We have no objection to the application as although the Public Rights of Way, known as Hilgay Footpath 5 and Bridleway 2 are in the vicinity, they are not affected by this application.

Internal Drainage Board: NO COMMENTS

Community Safety and Neighbourhood Nuisance (CSNN): NO OBJECTION

- Given concerns raised regarding drainage, Anglian Water should be consulted prior to the determination of the application.
- The site is an adequate size.
- Raises concerns regarding the golf simulator room; and the large opening proposed. This could give rise to noise implications for neighbouring residents. This large opening should be removed.
- Cannot clarify boundary treatments but request 1.8m close board fencing is proposed along southern boundary.
- Requests consent is subject to conditions relating to construction site hours, foul and surface water drainage, air source heat pumps and informatives relating to the Environmental Protection Act and Noise, Dust and Smoke from Construction.

Subsequent discussions were held regarding the golf simulator room, however the applicant has decided to swap this room with the gym, so the gym is closest to the southern boundary thereby reducing any noise impacts on the neighbouring dwellings.

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Historic England: NO OBJECTION

On the basis of the information available to date, and the fact that this is now a proposal for a one and a half storey dwelling, Historic England do not wish to offer any comments. We would therefore suggest that you seek the views of your specialist conservation and archaeological advisers, and other consultees, as relevant.

Natural England: NO COMMENTS

REPRESENTATIONS FIFTEEN letters of **OBJECTION** have been received to the scheme from neighbouring residents regarding the following issues-

- The scheme will generate noise and disturbance and light pollution to neighbouring residents.
- The scheme will be intrusive and overlook neighbouring dwellings.
- The dwelling proposed is two-storey not one /one and a half storey.
- *This new application for 1 large 4 bed executive property is even higher and still it does not respond sensitively or sympathetically to the local setting. Excavating tonnes of earth to build a two storey property [instead of 1.5 storeys], doesn't address the matter of height, overbearing and overlooking for adjacent residents.
- *The size and design of the property are not in keeping with the setting, bring no architectural or aesthetic quality and is detrimental to the visual amenity of this rural setting.
- The elevated position of site means the scheme will dominate the landscape.
- *Repositioning of dwelling creates additional light pollution for neighbours and takes development closer to the site boundaries/ neighbours.
- A third storey could be created utilising the velux windows currently proposed in the roof.
- The golf simulator will generate repetitive, noise pollution which will not only be detrimental to the properties nearby, 2 and 3 Millers Farm, but is wholly inappropriate for a rural residential setting. If the plans are approved then there should be conditions attached that the room should be sound proofed with no opening doors to the patio area.
- *The removal of topsoil will create noise and disturbance for residents.
- *The road is not suitable for additional traffic both during a protracted build nor during occupation of an additional property.
- Additional traffic will cause disturbance to residents.
- Dangerous for pedestrians using East End.
- *East End residents regularly suffer with sewage backing up and overflowing onto our properties, this will contribute.
- No regard has been given for the applications and representations made to date on the site.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transportation

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM15 – Environment, Design and Amenity

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2019

PLANNING CONSIDERATIONS

The main issues are:

Site History
Principle of development
Highway/ Access
Form and character
Impact on the Scheduled Ancient Monument and archaeology
Neighbour amenity
Other material considerations

Site History

The site was originally granted outline planning consent (with access only) for the construction of two dwellings at land south east of East End, Hilgay (ref 15/01830/O). The application included only an indicative layout plan.

A reserved matters application (ref 18/01890/RM) was then submitted for two detached dwellings on the application site, one and a half storeys in height (with a ridge height of 7.7m) located centrally within the site, broadly in the position as identified on the indicative layout for the outline planning consent, and facing onto East End. Consideration was given to the increased size of the units proposed and the relationship between these and the existing neighbouring dwellings surrounding the application site, and on balance, the Planning Committee determined that the proposed scheme was acceptable.

In 2019 an application was submitted for a large 4 bed detached dwelling with associated garages (Ref: 19/01389/F). This application was refused for the following reason-

‘The proposed development by reason of height, scale, and positioning perpendicular to the highway, does not respond sensitively or sympathetically to the local setting or add to the overall quality of the area and would therefore be detrimental to the form, character and visual amenity of the locality. This would be contrary to the NPPF in general and specifically paragraph 127, Core Strategy Policies CS06 and CS08 (2011), and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016)’.

The current application seeks to address this reason for refusal.

Principle of development

Hilgay is classed as a Rural Village in the adopted Local Plan, and as such has a development boundary. The application site itself lies adjacent to but outside of the development boundary.

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Therefore, in line with Policy DM2 of the Site Allocations and Development Management Policies Plan (SADMP) (2016) housing would normally be restricted in this location.

However, the principle of development has been established on this site by the extant planning consents 15/01890/O and 18/01890/RM for two five bedroom, one and a half storey dwellings. This is a material consideration in the determination of the application.

In summary, while the application site is on land classed as countryside in the adopted Local Plan, consideration should be given to the extant planning consent for two detached dwellings on this site i.e. the fallback position. On balance, the principle of development in this location is acceptable, subject to compliance with the other policies in the Local Plan.

Highways / Access

The objections received relating to highways and access issues centre on the view that East End is not appropriate for any new development, and that additional traffic will cause disturbance for residents and increased risk for pedestrians.

The proposed dwelling is to be served by one vehicular access off East End. While the objections raised have been noted, the principle of development has been established here already by the existing planning consents. The Local Highway Authority (LHA) has not raised any objections to the proposed scheme but has welcomed the reduction in dwelling numbers as a result of this application. They do request conditions are attached to the consent related to the vehicular access. In highways terms, the proposal complies with Policy CS11 of the Core Strategy 2011 and Policy DM15 of the SADMPP 2016.

Form and character

The site is located on the south side of East End in an elevated location. It is surrounded on 3 sides by residential development.

The proposed development is for the construction of one substantial detached four bedroom dwelling, with triple detached garages. The proposed dwelling has a ridge height of 8.8m. The applicant is proposing to reduce the ground levels by 0.5m and argues therefore that the dwelling would in effect be 8.3m in height to the ridgeline. Catslide dormer windows and roof lights are proposed within the dwelling. The dwelling is situated within a sizeable plot providing ample amenity space to the west.

In terms of the neighbour concerns regarding the height of the proposed dwellings, initially they were restricted to single storey only, reflecting concerns raised by Historic England and with the intention of limiting the impact of the new development on the Scheduled Ancient Monument nearby. This was then amended to 1.5 storeys, to which Historic England did not object. The dwellings subject to the extant consent on the application site, have a ridge height of 7.7m.

Application 19/01389/F was refused because the view was taken that the bulk, scale and massing of this scheme was greater than that of the two dwellings previously approved. The scheme had the appearance of a two storey dwelling and given its substantial footprint, and the proposed additional outbuildings, had a greater presence in the street scene. The dwelling was also perpendicular to the street and therefore had a poor relationship to the locality.

In terms of how this application differs to that previously refused, the Applicant has sought to address some of the points raised. The dwelling now faces onto East End which better reflects the existing form and character in this part of Hilgay, and better contributes to the street scene.

Secondly, the footprint of the dwelling has been reduced which has reduced the overall scale and massing of the proposed dwelling.

However, the height of the dwelling (compared to the extant dwellings) has increased to an overall ridge height of 8.8m, and while this is reduced by lowering the ground level by 0.5m, it could be argued that it does still have the appearance of a two storey dwelling. The applicant has provided cross-sections to show the height of the proposed dwellings in relation to those dwellings neighbouring the site. These indicate that the dwelling is at 8.3m at ridge height, and comparable to the dwellings to the north on East End and the south at Millers Farm. The Applicant therefore argues that whilst the site is set higher than the carriageway and the land surrounding the site, given the reduction in ground levels, the ridge height of the proposed dwelling would not be out of keeping with surrounding residential properties which are mainly two storey in height.

The materials proposed are Ibstock Ivanhoe Olde Village bricks with featheredge barn style cladding painted black. The roof tiles proposed are Marley Mendip double pantiles in Olde English Dark Red, and the windows/ doors grey Upvc. The materials respect the locality and are considered to be acceptable. The applicant intends to retain existing trees and existing planting at the boundaries of the site as well as the landscaped highway verge which will reduce the visibility of the dwelling in the street scene. The retention of the existing landscaping which is identified on the site plan, will be controlled by condition. They have also provided an initial landscaping scheme, but a condition has been attached for a detailed scheme to be submitted and approved prior to occupation of the dwelling.

In summary, this proposal goes some way to address previous concerns and objections raised to development on this site. The footprint and orientation of the dwelling and the general site layout is considered to be acceptable in this locality. Likewise, the materials proposed are acceptable and the boundary treatments are to be retained by condition. While concerns have been raised regarding the height of the dwelling, the Applicant argues that this reflects the heights of surrounding dwellings, and is therefore not out of character, and this is illustrated on the site sections plan. On balance, it is considered that despite the height proposed for the the dwelling on the whole, it is not sufficiently out of character in this locality so as to warrant refusal of the application.

The proposal therefore complies with the NPPF, and Policies CS08 of the Core Strategy (2011) and DM15 of the Site Allocations and Development Management Policies Plan (2016).

Impact on the Scheduled Ancient Monument and archaeology

The site is located to the south west of the Scheduled Ancient Monument (SAM) - Hilgay Fen (an earthwork complex relating to a moated site and fishponds). Historic England has commented previously that single storey or one and a half storey dwellings would be unlikely to harm the setting of the SAM. They have also previously stated that a substantial two storey development would result in some harm to the significance of the designated asset through development within its setting, but this harm would be less than substantial in policy terms.

Given the proposed height of the previous application (ref: 19/01389/F) and the current scheme, concerns were raised that the dwelling was tantamount to a two-storey dwelling and that this increased the prominence of the development and contributed to the erosion of the rural setting of the SAM. As set out in the NPPF chapter 16, it is for the LPA to determine if there is clear and convincing justification for the development (para 194), and whether the public benefit would outweigh this harm (para 196), particularly with regard to the 'great' weight that is given to designated assets as set out in paragraph 193. In this case there is not clear justification of the public benefit of the scheme. However, Historic England stated previously

that the development was not considered to be of substantial harm and have no objections to the current proposal.

In summary, while there are concerns that the proposed height of the dwelling would have a detrimental impact of the setting of the SAM, Historic England has not objected to the proposed scheme. Therefore on balance it is not considered that the impact of the proposed dwelling (given the reduction in numbers to one dwelling and limited ridge height increase from the extant approval) is sufficient to warrant a refusal of this application on this basis.

With regard to archaeological heritage assets, the Historic Environment Service (HES) previously commented that given that the SAM is located approx. 70m to the north east of the site, there is potential for heritage assets of archaeological significance to be present on the site. As a result the planning consent should be conditioned to require a programme of archaeological works for the site in accordance with the NPPF and Policy CS12 of the Core Strategy 2011.

Neighbour amenity

A number of objections have been received from neighbouring dwellings which raise concerns regarding the scale of development on the site; that the dwelling is two-storey, the scheme is overbearing, dominant and intrusive, and would give rise to overlooking and a loss of privacy. Objectors argue that the siting of the dwelling and the overbearing nature of the development will lead to noise, disturbance and light pollution for neighbouring residents, and would have a negative impact on neighbour amenity. Issues are also raised regarding the disturbance during excavating the land, as well as the construction of the dwelling itself.

To the south of the site the two-storey element of the scheme is some 21m to the site boundary, and 30m to the nearest dwelling. To the north of the site, the closest dwelling opposite on East End is 27m in distance. The gym/ golf simulator and the garages are 5m in height and while the garage in particular is located close to the boundary given these are single storey structures they would not give rise to any overlooking and would not be considered overbearing. The garage is 3m from the boundary but the roofline slopes away and the gym is 7m from the boundary. On the south (rear) elevation the three first floor windows proposed are bedroom or bathroom catslide dormers and there are three high level small rooflights. The applicant proposes to retain existing trees and planting at the site boundaries, as well as a close boarded acoustic fence on the southern boundary. Details of the boundary treatments are to be provided via conditions.

It is suggested that the siting, spacing and orientation of the proposed dwelling means that it would not overshadow neighbouring dwellings, or be overbearing. The combination of effects of the increased proximity of the outbuildings along the boundary and the depth of the two storey dwelling will impact upon visual amenity. Notwithstanding this increased proximity however there is still sufficient distance that the dwelling would not result in a loss of amenity for existing dwellings to the extent that would warrant refusal of the application on this basis.

Concerns were raised by objectors, and the CSNN officer regarding the potential noise impacts from the golf simulator room on neighbours to the south of the site. However, the Applicant has decided to swap this room with the gym, so the gym is closest to the southern boundary thereby reducing any potential noise impacts on the neighbouring dwellings. The Applicant has also stated that they will provide an acoustic close boarded fence on the southern boundary of the site to further alleviate noise. Details of this fence will be required via condition.

The CSNN officer requested that a condition restricting on site parking and hours of construction should be attached to the planning consent. Given the nature of the site and

objections, a construction management plan submitted to and agreed in writing by the LPA to manage the potential noise and disruption during construction is reasonable and consistent with conditions attached to the original outline planning consent.

A landscaping scheme has been submitted with the application which proposes a minimum of 1.8m hedging at boundaries, and in addition some trees are identified along the rear boundary of the site. These are to be retained as shown on the proposed plans.

The applicant argues that the reduction in the number of dwellings proposed for the site will in fact lessen the impact of the development by reducing pressure on infrastructure, the number of vehicular movements to and from the site, and any potential noise and disturbance.

On this basis, the proposal would have a limited impact on residential amenity which would not amount to significant and demonstrable harm and thus would be in accordance with the NPPF, Policy CS08 of the Core Strategy 2011 and Policies DM15 and DM 17 of the Site Allocations and Development Management Policies Document 2016.

Other material considerations

The IDB and Environmental Quality raise no objection. The Public Rights of Way Officer also raises no objection.

Objectors consider that additional pressure on the existing foul sewage network would give rise to foul drainage problems. These matters have been dealt with appropriately through the imposition of a condition requiring foul and surface water drainage details to be submitted prior to commencement of any development on the site.

A comment received from the objectors stated that no regard has been given for previous applications on the site. The report outlined above does provide comparisons between the approved scheme, and that more recently refused. However, it is important to note that each planning application should be judged on its own merits.

CONCLUSION

The principle of development has been established on the site, through the extant planning consents, and many of the statutory consultees have not objected to the scheme. However, a number of neighbouring residents have objected raising concerns regarding the form and character, impact on highways and neighbour amenity issues. It is the view of officers that on balance, the design, the orientation, plot size and separation of the scheme means that the impact on neighbouring dwellings and on the locality, including the Scheduled Ancient Monument is acceptable. The application is in accordance with the NPPF, Policies CS06, CS08, CS11 and CS12 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and Development Management Policies Plan (2016).

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.

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- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans (Drawing Nos 2342-001 and 2343-002 received 2 June 2020, 2343-003 received 28 April 2020 and 2343-004 and 2343-005 received on 10 February 2020).
- 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 vehicular access / over the verge / shall be constructed in accordance with the highways specification TRAD 5 and thereafter retained at the position shown on the approved plan. 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.
- 3 Reason: To ensure construction of a satisfactory access and to avoid carriage of extraneous material or surface water from or onto the highway in the interests of highway safety.
- 4 Condition: Any access gates / bollard / chain / other means of obstruction shall be hung to open inwards, set back, and thereafter retained a minimum distance of 5 metres from the near channel edge of the adjacent carriageway.
- 4 Reason: In the interests of highway safety enabling vehicles to safely draw off the highway before the gates/obstruction is opened.
- 5 Condition: The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 5 Reason: In the interests of the safety of persons using the access and users of the highway.
- 6 Condition: Prior to the first occupation/use of the development hereby permitted 2.4 metre wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The splay shall thereafter be maintained at all times free from any obstruction exceeding 1.05 metres above the level of the adjacent highway carriageway.
- 6 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site car parking / turning area shall be laid out, 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: No development shall take place until a Written Scheme of Investigation for a programme of archaeological works has been submitted to and approved by the local planning authority in writing. The scheme shall include:

An assessment of the significance of heritage assets present 2. The programme and methodology of site investigation and recording 3. The programme for post investigation assessment of recovered material 4. Provision to be made for analysis of the site investigation and recording 5. Provision to be made for publication and dissemination of

the analysis and records of the site investigation 6. Provision to be made for archive deposition of the analysis and records of the site investigation 7. Nomination of a competent person or persons/organization to undertake the works set out within the Written Scheme of Investigation.

- 8 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF. This needs to be a pre-commencement condition given the potential impact upon archaeological assets during groundworks/construction.
- 9 Condition: No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under Condition 8.
- 9 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 10 Condition: The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under Condition 8 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.
- 10 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 11 Condition: Prior to commencement of any development on the site, a detailed construction management plan shall be submitted to and approved in writing by the Local Planning Authority. The construction management plan shall include:
- * Hours of construction (including timing of deliveries, machinery operations and construction phasing and processes);
 - * Location and sound power levels of equipment;
 - * Mitigation methods to protect residents from noise and dust;
 - * On site parking arrangements.

The development shall be implemented in accordance with the details agreed.

- 11 Reason: In the interests of the amenities of residents and highway safety in the locality in accordance with the principles of the NPPF. This needs to be a pre-commencement given the need to ensure that potential noise and disturbance to neighbours is fully dealt with at the outset of development
- 12 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site 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.
- 12 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.
- This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.
- 13 Condition: Prior to the installation of any air source heat pumps 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 units, the siting

of the units and the distances from the proposed units to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.

- 13 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 14 Condition: Notwithstanding the details hereby approved, prior to the occupation of the dwelling hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 14 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 15 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation 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.
- 15 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 16 Condition: Notwithstanding the details hereby approved, prior to first occupation of the development hereby permitted, full details for the boundary treatment for the southern site boundary shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 16 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 17 Condition: No existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or hedge plants of a similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.
- 17 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.