

Parish:	Old Hunstanton	
Proposal:	Construction of 2 dwellings following demolition of existing bungalow	
Location:	The Bungalow Waterworks Road Old Hunstanton HUNSTANTON	
Applicant:	Mr D Lloyd	
Case No:	19/02140/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 14 February 2020

Reason for Referral to Planning Committee – Referred to Committee by the sifting panel.

Neighbourhood Plan: No

Case Summary

The application site relates to a parcel of land measuring approximately 0.23 of a hectare and currently comprises a vacant bungalow and garden land. It is situated on the eastern side of Waterworks Road, Old Hunstanton.

Full planning permission is sought for the construction of two detached dwellings following demolition of the bungalow.

Old Hunstanton is classified as a Rural Village as identified in the Core Strategy’s Settlement Hierarchy.

Key Issues

- Principle of development;
- Planning History;
- Form and character;
- Impact on AONB;
- Impact on neighbour amenities;
- Impact on highway safety;
- Flood risk; and
- Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application relates to a squared parcel of land, measuring approximately 0.23 hectares. It comprises a vacant bungalow and garden land and is situated on the eastern side of Waterworks Work, Old Hunstanton.

Full planning permission is sought for the construction of two detached dwellings following demolition of the existing bungalow.

The proposed dwellings will be three storeys in height due to flood risk, comprising non-habitable accommodation, such as a gym, utility room and garage at ground floor level with living accommodation at first and second floor levels. Both properties are proposed to accommodate 3 bedrooms.

The overall height of the proposed dwellings is approximately 12.5m to their ridge and whilst they are described as being three storeys, the second floor accommodation is contained within the roof spaces. Careful consideration has been given to keeping the height to a minimum whilst trying to provide a level of accommodation associated with a two storey house together with raising floor levels above local flood risk levels, thus having no habitable accommodation at ground floor level.

The proposed dwellings have been designed to have individual front facades whilst maintaining a sympathetic style with one another. Gable features, varying eaves levels with small dormer windows and projecting elements help to break up the bulk of the dwellings and add interest to their appearance. These are all features which relate to the surrounding built environment. Materials have been chosen to reflect the local vernacular, including red brick with flint pebbles to the ground floor, chalk white render to the first floor, red clay pantiles and aluminium window and doors.

The external staircase has been designed so that direct access into the living accommodation at first floor level can be achieved, creating a main entrance and focal point from the front elevation. This design approach has worked well in the new development opposite at 'Neptune'.

House 1 and 2 will both front Waterworks Road with their private amenity space to the east. The proposed shared driveway will be accessed from the centre of the site frontage which leads to each of the houses private parking and turning areas.

SUPPORTING CASE

Comments from the applicant's agent in an email regarding the amended scheme are laid out below for consideration:-

We have endeavoured to have a complete rethink and now propose two dwellings, facing the road, of more traditional design in form and materials. The introduction of flint pebbles references the coastal location and reflects upon the flood risk element of the site with the sense of sea wall detail. Red bricks and chalk white render also reference local materials commonly used as do clay pan tile roofs.

We have made the fronts appear different to each other enough to identify them separately but allowing them to be seen as one style.

The footprints are reduced from 235msq to 160msq for each dwelling. The houses are now set within closer proximity to the road side in keeping with the mix of frontage distances

Planning Committee
10 August 2020

along the road. The rear gardens are now a minimum 30m long from the back of the proposed dwellings, not encroaching any further back than the main element of the Linksway house to the North.

The large style open balconies have been removed.

I do hope you receive these proposals favourably not only understanding the efforts made to change this proposal vastly from the as submitted designs but equally in the merits of these designs as presented.

PLANNING HISTORY

18/00198/F: Application Refused by Committee: 07/06/18 - Construction of 3 dwellings following demolition of existing bungalow. - The Bungalow, Waterworks Road, Old Hunstanton
Appeal Dismissed 27/08/19

16/01084/F: Application Refused by Committee: 13/01/17 - Construction of 4 new dwellings following demolition of existing bungalow - The Bungalow, Waterworks Road, Old Hunstanton, Hunstanton
Appeal Dismissed 15/11/17

15/01010/F: Application Withdrawn: 15/09/15 - Construction of 4 new dwellings following demolition of existing bungalow - The Bungalow, Waterworks Road, Old Hunstanton, Hunstanton.

RESPONSE TO CONSULTATION

Parish Council: Old Hunstanton Parish Council has considered the amended details, and as the roofing now appears to be tiles rather than zinc, the Council is happy to **SUPPORT** this planning application.

Highways Authority: NO OBJECTION conditionally - Whilst the proposed dwellings are shown as 3 bedroom, they are sizeable properties, each with a large parking & turning area, the access arrangements provide visibility, carriageway and pedestrian improvements, albeit without making the link connection to the existing footpath at Smugglers Close, which I would still wish to see.

Norfolk Coast Partnership: OBJECT - The amendments to this scheme including the reduction in scale, more sympathetic materials to the local area and reduction of glazing is an improvement, however we still have some concerns which are carried over from our previous comments. This is an extremely sensitive site both for wildlife and its landscape value. It is within the AONB, close to Ramsar and SPA sites and is an important area for wildlife using the river Hun and Holme Nature Reserve. The Coast Path runs to the North East and South of the site and there is some nice views out towards the river over a distinct landscape. Looking through the Landscape Visual Impact Assessment I note that there are no fixed points looking at the impact from the road frontage and from the south looking from Smugglers Close and the land down by Bridge house as views here could potentially be significant.

This area is identified in the Integrated Landscape Character Guidance for the Norfolk Coast AONB as Drained Coastal Marshes. One of the key forces for change is 'Extension of urban/urban fringe character around the fringes of the area and on immediately adjacent landscape

Planning Committee
10 August 2020

types which could have a visual impact on landscape character, particularly in areas where the settlement is on elevated land overlooking the Drained Coastal Marshes. We would want to see that any new development even for a single house does not create a visual block to the landscape. The buildings are still large and will dominate the street scene. We think the site would better accommodate 1 or 2 medium size 2 storey houses as a maximum here. We would be very supportive of smaller affordable units that would better serve the local community. We would prefer to see more simple designs with vernacular elements incorporated to enhance what is a special location.

The glazing on the East and West elevations will create more light pollution at night and glare during the day. Dark skies are a special quality of the AONB and there is a need to conserve this quality (not just because of the effects on visual amenity and perceptual quality like tranquility but also because of potential impacts on nocturnal wildlife as a key component of what defines natural beauty).

We would also advocate using National Planning Policy Framework Clause 125 and Norfolk County Council's Environmental Lighting Zones Policy both recognise the importance of preserving dark landscapes and dark skies. In order to minimise light pollution, we recommend that any outdoor lights associated with this proposed development should be:

- 1) fully shielded (enclosed in full cut-off flat glass fittings)
- 2) directed downwards (mounted horizontally to the ground and not tilted upwards)
- 3) switched on only when needed (no dusk to dawn lamps)
- 4) white light low-energy lamps (LED, metal halide or fluorescent) and not orange or pink sodium sources.

We do not see that this new application for the site is in line with NPPF para 172 as the proposal does not conserve or enhance such a sensitive site for wildlife in the AONB. and policy CS06 'Beyond the villages and in the countryside, the strategy will be to protect the countryside for its intrinsic character and beauty, the diversity of its landscapes, heritage and wildlife, and its natural resources to be enjoyed by all'. Also CS08 how are the buildings demonstrating sustainable design? CS12 'Development should seek to avoid, mitigate or compensate for any adverse impacts on biodiversity, geodiversity and heritage as well as seeking to enhance sites through the creation of features of new biodiversity, geodiversity and heritage interest. The design of new development should be sensitive to the surrounding area, and not detract from the inherent quality of the environment' we believe it will detract from the character of the surrounding area.

Although we still object to this scheme we feel that the design is slowly moving towards a reasonable conclusion if scale and glazing is reduced further.

Environmental Health & Housing – Environmental Quality: Due to the age of the existing building, I would recommend an informative relating to asbestos. Following the amendment details, we have no further comments to make regarding contaminated land or air quality.

Environment Agency: We have **NO OBJECTION** to this planning application because the site is currently defended and the SMP policy for this area has an aspiration for hold the line.

Natural England: **NO COMMENTS** to make.

REPRESENTATIONS

SIX representations received from local residents **OBJECTING** to the amended scheme on the following grounds:-

- Designed to accommodate two further dwellings to the east in the future;
- Main views from the dwellings towards the road whereas they should be afforded in an easterly direction;
- If there were intentions for only two houses he would look to maximise the sites value;
- The new dwellings should therefore be further back on the site;
- Design could be improved;
- Roof should be constructed of standard tile rather than zinc;
- Out of place in this locality;
- Previous concerns not addressed by the latest revisions;
- Does not address issues of size, bulk and design;
- Highly sensitive site in an AONB;
- Character and quality of the AONB;
- Highest status of protection;
- No sensitivity is given to the special local wildlife;
- Compensation should be a matter of last resort;
- Trees have been removed and wildlife habitats have gone;
- Light pollution;
- Impact on dark skies;
- Nocturnal animals will be lost;
- Houses are too large to serve the local community;
- Would no doubt be second homes;
- Sheer size and bulk;
- Height is inappropriate for AONB;
- Significant detrimental impact to AONB and surrounding area;
- Visual impact would be extreme from all sides;
- High level glazing to the main living areas planned with wrap around balconies at 2nd floor will result in overlooking at all times;
- Loss of privacy
- Regard must be given for the footprint and height of the existing bungalow;
- The small bungalow allows for views across open countryside towards the village of Holme;
- Views will be blocked for all;
- Attention must be paid to Norfolk Coast Partnership about the impact of the proposed development;
- A condition should be imposed for no further development to the rear of the site;
- Extremely wet and boggy site with ditches along 3 sides where water level rises significantly;
- Where will this water go?
- A schedule of landscape works should be drawn up for the site for wildlife and local biodiversity to flourish and be restored;
- Would welcome one or two medium 2 storey houses that are sensitive to the surrounding area;
- Step in the right direction but not enough.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS07 - Development in Coastal Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

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

National Planning Policy Framework – sets out the Government’s planning policies for England and how these are expected to be applied.

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

National Design Guide 2019

PLANNING CONSIDERATIONS

The key considerations in the determination of this application are:-

- Principle of development;
- Planning History;
- Form and character;
- Impact on AONB;
- Impact on neighbour amenities;
- Impact on highway safety;
- Flood risk; and
- Other material considerations

Principle of Development

Old Hunstanton is identified as a Rural Village in the Settlement Hierarchy of the Core Strategy. The site is within the development boundary of the adopted Site Allocations and Development Management Policies Plan September 2016 (SADMP). As such the principle

Planning Committee
10 August 2020

of new residential development is generally acceptable subject to other relevant planning policies, guidance and other material considerations.

Planning History

This is the third application which has been presented to the Planning Committee for residential development on the site. The previous two applications were both refused and appealed. Both appeals were subsequently dismissed.

The most recent application; 18/00198/F, proposed three dwellings following construction of the existing bungalow and was refused at Planning Committee for the following reason:-

1. The proposed development, by virtue of its depth and bulk would result in overdevelopment of the site and this, together with its excessive scale and poor design would be harmful to the character and appearance of the street scene. Consequently, the proposal is contrary to the principles of the NPPF, Development Management Policy DM15 and Core Strategy Policies CS06 and CS08 which seek to maintain and protect local character and achieve good quality design.

An appeal was lodged and subsequently dismissed (appeal decision attached). The Planning Inspector agreed with the Committee's reason and dismissed the appeal on grounds that the scheme 'would have a harmful impact on the character and appearance of the site and the surrounding area'.

Whilst it was acknowledged that the three dwellings proposed were substantial, the Inspector commented on the fact that 'individually the houses would not be significantly larger or different in design to other new dwellings in Waterworks Road. However, they would cumulatively have a significant impact on the street scene'.

The Inspector continued, 'Houses 1 and 2 would, as a result of their bulk and depth, present a building mass to the southern boundary which would be out of keeping with the natural context of Waterworks Road. When taken together with House 3 the development as a whole would appear cramped on the site, which would be out of character with this part of Waterworks Road.'

The first application; 16/01084/F, proposed to construct 4 detached dwellings and a garage block following demolition of the bungalow. The proposed dwellings were all three storeys with 4 bedrooms and were laid out in a grid pattern on the site. They would each face into the site onto a shared access driveway which ran through the centre and lead to the garage block at the eastern end.

The application was refused at Committee in January 2017 for the following reasons (in brief):-

1. Design and layout showing development in depth, constitutes a poor design solution and an overdevelopment of the site.
2. Harmful impact on AONB due to scale and layout.
3. Overlooking into the neighbouring property to the north.

The decision was appealed and was dismissed on grounds of reason 1 above only (appeal decision attached). The Inspector did not agree with reasons 2 and 3 therefore neglecting to dismiss the appeal on impact on the AONB and impact on neighbour amenities.

Whilst the Inspector found the design, layout and scale of the proposed development to be detrimental to the character and appearance of the area, it was not considered that it would be harmful to the AONB.

The current application has been submitted in order to address the abovementioned issues raised in the historic applications and appeals.

Form and Character

Waterworks Road comprises a variety of dwelling types of different scale and design and are mostly set within spacious plots. The topography of the area changes considerably, with the western side sitting at higher and uneven levels whereas the eastern side, where the site is situated, lies at a lower and more even level.

The existing bungalow is quite modest for the size of the plot and sits in the south-west corner of the site.

Directly to the north of the site lies a neighbouring dwelling and a block of holiday let apartments which are both large, tall buildings appearing quite prominent in the street scene. From the site section plan submitted, you can see that the apartment block building is approximately 13.4m in height and Links way House is approximately 14.2m to its ridge level. After further revisions, this compares to the proposed dwellings as having an overall ridge height of 12.5m.

There has been a reduction in the number of units proposed on the site when compared to the previous refusal. The individual footprints of both dwellings have been reduced slightly when compared to the previous scheme and there has been an attempt to take on board the concerns in relation to site layout and cumulative impact. The dwellings are now proposed to front onto Waterworks Road laid out side-by-side in a traditional form.

It is considered that the reduction in numbers together with the new layout addresses the issues from the previous refusal and appeal with regards to bulk and depth creating a mass to the south of the site which would be harmful to the character and appearance of the area. The current proposal no longer has this impact.

In terms of design, the original submission as part of the current application was completely different to that of the previously refused and appealed, in that it was much more contemporary with substantial footprints utilising a significant proportion of the site.

The proposed appearance and use of materials did not reflect the character and context of the site or its surroundings. However, an amended scheme has been submitted, changing the scale, design, bulk and appearance and is a significant improvement from the start of this application process.

The materials are now more traditional, including red facing brick and flint; off white render; and red clay pantiles, which reflect the local vernacular compared to that previously refused. There is no use of timber cladding in the current scheme.

The bulk of the elevations has been broken up with the use of gable features, changing eaves levels with small dormer windows and projecting elements.

It is important to remember that the Inspector did not believe that the scale and design of the individual dwellings in the previous appealed development was that different to other new dwellings in Waterworks Road. It was the cumulative impact of all three dwellings resulting

from their bulk and depth, presenting a building mass to the southern boundary which would be out of keeping.

Impact on AONB

The Norfolk Coast Partnership has objected to the proposed development on grounds of impact from the scale and design of the proposed dwellings on the character of the AONB. Whilst they believe that the amended proposed development has been improved, by way of the reduction in scale, more sympathetic materials and a reduction of glazing, they do not consider it enough to address their concerns.

The original 2018 application, for a much larger scheme than the current proposal, was refused on impact on the AONB (amongst other reasons) by virtue of its scale and layout. However, the Inspector rejected that reason at appeal.

The Planning Inspector stated that whilst the proposed dwellings would be visible from the countryside and the footpath to the north east, they would be viewed against the wider built up area of Old Hunstanton and their appearance in the landscape would be softened by existing and proposed planting.

The appeal concluded that the proposed development would not conflict with relevant policies which seek to protect the landscape character of the AONB.

The scale and design of the proposed development, as has been discussed above, is similar to other new development in the locality, and would be no adverse impact on the general character and visual amenities of the area, which in turn would not harm the AONB.

Whilst every effort is taken to keep glazing to a minimum to safeguard the natural environment and AONB, this is a coastal location where new development is undoubtedly going to want to benefit from the surrounding views. The amount and size of glazing has been reduced in this scheme and given that the Borough does not have a designated 'Dark Skies Zone' or related policy, it is considered that the resulting harm would be limited.

Considering the original proposed development was double the density of the current proposal, and the scale, bulk, depth, layout and mass have now been improved, based on the Inspectors decision, it is considered that it would be unreasonable to refuse the current application on grounds of impact on the AONB.

Neighbour Amenities

The closest neighbouring properties which could potentially be affected by the proposal are those directly to the north of the site; Links Way House (dwelling) and the holiday rental apartments (owned by the applicant).

House 1, to the north of the site, has windows at first floor level serving a lounge and a kitchen / dining room facing the neighbouring properties. However, it is not considered that the proposal would materially impact on the privacy of the neighbouring residents at Links Way House due to the distance between properties; approximately 17.6m, and screening from existing trees on the shared boundary.

The separation distance between House 1 and the holiday lets is less, being approximately 11.6m but again, the trees on the boundary will obscure some outlook from the windows. Furthermore, the nature of the use, being for holiday let purposes, reduces the weight applied to any impact.

In the original appeal, the Inspector disregarded the reason for refusal based on overlooking to Links Way House due to the distance of the proposed dwelling to the shared boundary and screening.

The separation distance between properties will also negate overshadowing and overbearing impact on the neighbouring properties.

It is therefore not considered that the current proposal would not be detrimental to the amenities of the neighbouring residents, in accordance with SADMP Policy DM15 and paragraph 127 of the NPPF.

Highway Safety

The application proposes to widen the road width and provide a frontage footpath as recommended by the Local Highway Authority. However, it does not provide for the footpath link over to the existing Smugglers Close footpath, as requested by the LHA.

Whilst the proposed dwellings are shown as 3 bedroom, they are sizeable properties, each with a large parking & turning area. The access arrangements provide visibility and some improvements to pedestrian facilities and to the carriageway but the LHA requests that the full extent of the footpath extension is still provided and has recommended a condition to secure such works.

The further works include extending the existing footpath from Smugglers Close (which currently ends after the first property on the corner of Waterworks Road) further north across the frontage of 'South Warren' (on the opposite side of the road to the application site). The LHA have rights over the verge in front of South Warren which would enable the footpath extension to take place.

However, given the extent of the highway improvement works already agreed to and shown on the submitted block plan, together with the context of the locality in that car speeds are relatively low, it is considered that there is sufficient footway provision to enable safe crossing at the southernmost point of the application site onto the existing Smugglers Close path. As such, it is considered that the request to further extend public facilities would be fundamentally unreasonable in this case and the condition relating to that element will not be imposed. All other footpath works and improvements will be secured by condition.

Flood Risk

The site lies within Tidal Flood Zone 3. The application has therefore been supported by a Flood Risk Assessment. The Environment Agency raises no objection to the proposed development because the site is currently defended and it has been demonstrated that there will be no habitable accommodation at ground floor level. Flood resistant and resilient measures will be conditioned.

Other Material Considerations

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

Third Party Representations:

Third Party comments are taken into consideration when determining any planning application. Most of the issues raised have been addressed in the report above.

With regards the remaining comments, officer comments are as follows:

- The potential for more development to the rear of the site is not reason to refuse the current application. This application should be assessed on its own merits, as would any future application on the site.
- There is no 'right to a private view' that the planning system should protect. The loss of a private view is not a material planning consideration.

CONCLUSION

It is your officer's opinion that the current scheme addresses the previous reason for refusal in terms of its depth and bulk and subsequent impact on the character and appearance of the site and surrounding area. Taking on board the Planning Inspector's comments, the proposal has reduced the bulk and depth of development by decreasing the number of dwellings proposed to two and improving the layout to that more in keeping with the form and character of Waterworks Road. This has, in turn, reduced the building mass presented to the southern, most prominent boundary. As such, the development as a whole is no longer considered to appear cramped on the site.

The proposed dwellings are still sizable properties, but their scale and contemporary design is not dissimilar to other properties in the locality and given the bulk and depth of the development has significantly improved, on balance, it is not considered that the proposed development would cause harm to the character and appearance of the area or impact on the quality of the AONB.

The Parish Council and other consultees, apart from the North Coast Partnership, all now support the scheme. Whilst the views of the North Coast Partnership are acknowledged, it is considered that some of their concerns on lighting can be controlled by condition, and it is considered, for the reasons given in the report, including the previous Inspectors findings on impact on the AONB from development on this site, that the proposal for two plots is on balance acceptable.

The proposal therefore is considered to accord with the principles of the NPPF, Development Management Policy DM15 and Core Strategy Policies CS06 and CS08 and therefore it is recommended that the application is approved subject to conditions.

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 using only the following approved plans; 208-101B, 208-102B and 208-103A.
- 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 to be used in the construction of the external surfaces of the building(s) 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 use or occupation of the development 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.
- 4 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 5 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 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.
- 5 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 6 Condition: The trees and hedgerows on site shown on the approved plan shall be retained in perpetuity and protected during the demolition and construction phases to BS:5837. 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, unless the Local Planning Authority gives written approval to any variation.
- 6 Reason: To ensure that existing trees and hedgerows are protected in the interests of visual and local amenities, accordance with the NPPF.
- 7 Condition: Prior to the first occupation of the development hereby permitted, the vehicular/pedestrian/cyclist access/crossing over the verge shall be constructed in accordance with a detailed scheme to be agreed in writing with the Local Planning Authority in accordance with the highways specification (TRAD 1) and thereafter retained at the position shown on the approved plan. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway.

- 7 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.
- 8 Condition: Vehicular/pedestrian/cyclist access to and egress from the adjoining highway shall be limited to the access(s) shown on Drawing No. 208-103 A only. Any other access or egress shall be permanently closed, and the footway 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.
- 8 In the interests of highway safety, in accordance with the NPPF.
- 9 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/other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 9 Reason: In the interests of highway safety, in accordance with the NPPF.
- 10 Condition: Prior to the first occupation/use of the development hereby permitted, a 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(s) shall thereafter be maintained at all times free from any obstruction exceeding 0.225 metres above the level of the adjacent highway carriageway.
- 10 Reason: In the interests of highway safety, in accordance with the principles of the NPPF.
- 11 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.
- 11 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 12 Condition: Development shall not commence until a scheme detailing provision for on-site parking for construction workers for the duration of the construction period has been submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented throughout the construction period.
- 12 Reason: To ensure adequate off-street parking during construction in the interests of highway safety. This needs to be a pre-commencement condition as it deals with the construction period of the development.
- 13 Condition: Prior to the commencement of any works a Construction Traffic Management Plan and Access Route which shall incorporate adequate provision for addressing any abnormal wear and tear to the highway together with wheel cleaning facilities shall be submitted to and approved in writing by the Local Planning Authority together with proposals to control and manage construction traffic using the 'Construction Traffic Access Route' and to ensure no other local roads are used by construction traffic.

- 13 Reason: In the interests of maintaining highway efficiency and safety. This needs to be a pre-commencement condition as it deals with safeguards associated with the construction period of the development.
- 14 Condition: Notwithstanding the details indicated on the submitted drawings, no works above slab level shall commence on site unless otherwise agreed in writing until detailed drawings for the off-site highway improvement works (road widening and frontage footpath) as indicated on Drawing No.208-103 A have been submitted to and approved in writing by the Local Planning Authority.
- 14 Reason: To ensure that the highway improvement works are designed to an appropriate standard in the interest of highway safety and to protect the environment of the local highway corridor.
- 15 Condition: Prior to the first occupation of the development hereby permitted the off-site highway improvement works referred to in the condition 14, shall be completed to the written satisfaction of the Local Planning Authority.
- 15 Reason: To ensure that the highway network is adequate to cater for the development proposed.
- 16 Condition: Notwithstanding the details in the submitted FRA, no development shall take place above foundation level until full details of flood mitigation and resiliency measures have been submitted to and approved in writing by the Local Planning Authority. The flood proofing measures shall be implemented in full accordance with the agreed details.
- 16 Reason: In the interests of safeguarding life and property in the event of a flood, in accordance with the provisions of the NPPF.
- 17 Condition: Prior to the first occupation of the development hereby approved, the applicant / occupiers should prepare and submit an evacuation plan to be agreed in writing by the Local Planning Authority. The plan should include the following:-
- Actions to take on receipt of the different warning levels;
 - Evacuation procedures eg isolating services and taking valuables etc; and
 - Evacuation routes
- This should also include occupiers signing up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood) prior to first occupation of the development.
- The evacuation plan should be made available to all residents of the development at first occupation and thereafter in perpetuity.
- 17 Reason: In the interests of safeguarding life and property in the event of a flood, in accordance with the provisions of the NPPF.
- 18 Condition: There shall be no ground floor habitable accommodation associated with the development hereby approved.
- 18 Reason: In the interests of safeguarding life and property in the event of a flood, in accordance with the provisions of the NPPF.

- 19 Condition: Prior to the first occupation of the development hereby approved, a detailed outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 19 Reason: In the interests of minimizing light pollution and to safeguard the amenities of the locality in accordance with the NPPF.