

<b>Parish:</b>	<b>Titchwell</b>	
<b>Proposal:</b>	<b>The construction of two new semi detached Cottages</b>	
<b>Location:</b>	<b>1 Gorleston Cottages Main Road Titchwell King's Lynn</b>	
<b>Applicant:</b>	<b>Mrs Gemma Smith</b>	
<b>Case No:</b>	<b>20/01071/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 23 September 2020 Extension of Time Expiry Date: 9 November 2020</b>

**Reason for Referral to Planning Committee** – Called in by Councillor Lawton

**Neighbourhood Plan:** No

**Case Summary**

The application site comprises a parcel of former garden land measuring approximately 304 square metres to the western side of No. 1 Gorleston Cottages and is situated on the southern side of Main Road, Titchwell.

The sites lies with Titchwell's designated Conservation Area and AONB.

Full planning permission is sought for the construction of a pair of semi-detached two storey, 3 bedroom dwellings.

Titchwell is classified as a 'Smaller Village and Hamlet' within the Core Strategy Settlement Hierarchy.

**Key Issues**

- \* Principle of Development;
- \* Form and Character / Impact on the Conservation Area;
- \* Impact on the AONB;
- \* Impact on Neighbour Amenities;
- \* Highway Safety; and
- \* Other Material Considerations

**Recommendation**

**APPROVE**

## THE APPLICATION

The application site comprises a parcel of former garden land measuring approximately 304 square metres to the western side of No. 1 Gorleston Cottages and is situated on the southern side of Main Road, Titchwell.

The sites lies with Titchwell's designated Conservation Area and AONB.

Full planning permission is sought for the construction of a pair of semi-detached two storey, 3 bedroom dwellings. The scale and design will match those currently under construction on the adjacent site to the west; 'The Hides'.

Access will be taken from the newly approved and constructed access to the west of 'The Hydes' with parking and turning to the rear of the proposed dwellings.

## SUPPORTING CASE

The Applicant's Agent has submitted the following supporting case within the Design and Access Statement: -

"It is proposed to construct two modest semi-detached properties within the existing area of land between No.1 Gorleston Cottages and Approved Development site 19/00325/F, where construction is now under way for the construction of 4 semi-detached dwellings.

Policy DM3: Infill Development:

It is considered that the proposal complies with this Policy in that the space between the end of terrace building and the new development already approved under 19/00325/F will be infilled with two high quality buildings and will bring significant benefit to the local community through a small amount of additional housing and a more attractive street scene. The proposal sits within the planned limits of development, with the exception of the parking to the rear. However, there is considerable historical evidence that this area of land had once been associated with Gorleston cottages. A substantial brick-built structure and former walls dating from the same time as the cottages and constructed from the same materials was present on this area of land. Historic maps dating 1891 and 1905 also demonstrate this association.

An appeal decision at Ringstead considered that 10 dwellings when added to a total of 170 would be "small scale". That amounted to a 6% increase and the further two dwellings proposed, from the 68 dwellings currently in existence in Titchwell, constitutes less than 3%. It is therefore considered that this falls under the definition of small-scale development.

AONB and Conservation Area:

It is considered that the proposal complies with the landscape sensitivities or, at the very least, does not prejudice them in any way. The proposal continues the generally linear nature of the village, adds considerably to the architectural character through the use of traditional

materials and does not impact upon the openness to the rear, nor the marsh area leading to the sea to the north. It will not in any way blight any of the views into the village and it is not considered that the proposal will have any detrimental impact upon the sensitive landscape area. In addition, there is no impact upon the existing sky line, the properties sit back from the road so they will not dominate the street scene, this being left to the terraced houses to

the east and the sky will continue to dominate the panoramic view. The hedgerows to the rear are being retained, enhanced and a landscaping scheme (it is suggested that this be a Condition of the approval) will ensure that these are retained into the future.

Titchwell is described as “a small group of buildings on the south side preceding the main village further on”. The proposal will sit within this small group of buildings.

#### Design Details:

Great attention has been paid to the local architectural style, thus avoiding any conflict with the AONB. Building height has been reduced to be no higher than the adjacent properties and, generally, the subservient nature of this development will ensure that the existing terraced properties will dominate the road scene, whilst the native hedgerows will continue to dominate the landscape to the rear.

The properties are designed deliberately to sit within the local strong architectural vernacular. The roofs will be reclaimed clay Norfolk pantiles, the walls a combination of brick (some painted) and flint. Windows will be traditional flush casements and the front doors painted timber. There have been some high-quality developments within the area recently and standards have been set very high and, similarly, this development will follow that vein.

The properties will not reflect some of the more unfortunate designs locally – incorporating large areas of glazing and aluminium windows but will more closely reflect that of a traditional North Norfolk building. It is acknowledged that, to the rear, some element of glazing is proposed but this is kept in proportion to the overall elevation and is not visible from an obvious public view. In reality, the site is only visible from the very far distance.

The proposed materials will be very similar to those being used and recently approved on the adjacent development. These materials are highly prominent in the local area. The use of reclaimed clay pantiles for the pitched roofs will contrast against the natural slate proposed on the other new properties and provide a sense of cohesion with the existing terraced row of Gorleston cottages.

#### Highway Safety:

The site exists directly onto the A149. The parking area is sufficient to enable cars to exit the site in a forward gear and the access has already been established and approved by Highways under the application 19/00325/F. The obvious benefits for the owners of 1 Gorleston Cottages to be able to park safely off road cannot be overstated regarding road and pedestrian safety as vehicles enter the village on a remarkably busy road.

## PLANNING HISTORY

20/00808/F: Application Permitted: 04/08/20 - Extension to single storey rear projection - 1 Gorleston Cottages, Main Road, Titchwell

## RESPONSE TO CONSULTATION

**Parish Council:** NO FORMAL COMMENTS MADE.

**Highways Authority:** **NO OBJECTION** – Subject to the access and parking area being included within the red line and the legal agreement being acceptable, no reason to resist the proposal.

The access approved under The Hides development has acceptable levels of visibility onto the A149 Main Road.

Recommends a condition relating to the parking area.

**Historic England:** NO COMMENTS TO MAKE.

**Historic Environment Service:** There are no known archaeological implications.

**Norfolk Coast Partnership: NO OBJECTION** - We would like to see all or at least part of the existing wall to the front of the property retained as it is a key feature of the settlement.

Would also like to see conditions on the hedgerow planting as specified in the Design and Access Statement and on any external lighting.

**Environmental Health & Housing – Environmental Quality: NO OBJECTION** - The site's existing use is as a residential garden. There is considerable historical evidence that this area of land has been associated with Gorleston cottages. The applicant has submitted a screening assessment which states that the site is an existing private residential garden, no contamination is suspected to be present, no fuels, chemicals or waste are stored.

**Conservation Team: –NO OBJECTION**, however the following comments were made - An important aspect of the application 19/00325/F (The Hides) was the retention of the views of the west gable wall to the adjacent historic cottage. The D and A statement regrettably does not mention this with regard to this application. Whilst the proposed location of the two additional units does allow views of the clunch wall, this will be eroded to a degree by the positioning of the two houses. Further setting back or reduction in the sizes of the porch would help.

It's pleasing to see boundary treatment retained. It would be useful to see the justification for the demolition and rebuild of the side wall rather than just rebuild. Likewise the height of the boundary wall to the front is not excessively high and as an historic structure, makes an important contribution to the significance of the Titchwell Conservation Area, and should be retained at its current height. There is no justification for two breaks into the wall for pedestrian access - one shared access from the front would be less harmful.

It's good to see the proposed hedging to the rear of natural species. This needs to be substantial enough to shield long term views of any parking from the higher rural land to the rear into the Conservation Area and beyond to the coast.

No comments re houses themselves as they are a continuation of the design agreed next door. Could we ask the developer for a detailed schedule of materials before determination? This would offer further clarity for them when they come to discharge any potential future conditions. Joinery should also be conditioned.

## REPRESENTATIONS

The application has been re-consulted on in light of the submitted amended plans and the closing date for any new comments from statutory consultees and third parties is the 26th October (after the date of writing this report). If any additional comments are received they will be reported in late correspondence.

Prior to the submission of the amended plans **TWO** representations have been received from local residents **OBJECTING** to the proposal on the following grounds:-

- The proposal will increase the previously approved scheme of 4 dwellings;
- Making it a row of 6 new dwellings;
- Claiming it is infill between buildings which do not fully exist yet;
- AONB policies suggest it should be refused;
- Increase the development on Marsh View and 1 Gorleston Cottages by 50%;
- Been done by use of different applications but resultant development will be a singular development with identically styled buildings that share a common access route;
- Assertion that the approval will bring significant benefit to the local community and a more attractive street scene is pure Conjecture;
- Well cared for garden has been destroyed and become hard standing for site accommodation for workers;
- Attempts to excuse its blurring of the lines marking the extent of the villages planned limits of development;
- Sadly the walls have already been demolished;
- The reference made in the application relating to the Ringstead appeal to suggest that the additional housing is a small percentage increase is nonsense;
- The two new buildings, matched with the four currently under construction on the neighbouring plot will create a more major development;
- Trying to disguise a major project with as a minor one;
- Impact on the AONB;
- Scale and mass / overdevelopment of the site (6 dwellings);
- Impact on previously conditioned landscaping;
- Ignores previous comments made by the LPA in regards to extending the domestic use of the site out into open countryside in this sensitive AONB to provide over excessive off-street parking facilities;
- Ignores the LPAs approach taken so far to protect the AONB and integrity of the Titchwell Conservation Area;
- Area marked on the plans in previous schemes 'to remain as natural as possible with minimal informal landscaping' is now shown as a parking area (which had previously been removed at the request of the LPA);
- Would BCKLWN approved an application for 6 dwellings and parking for 14 vehicles on this site had the application been made?;
- Goes against the spirit of the NPPF and LPA's approach;
- 6 dwellings where One bungalow stood previously;
- Would have been neighbourly to make off-road parking spaces for the occupants of 2-4;
- 2 and 3 are holiday homes and occupants park on the road;
- Obstruct pavement;
- Pedestrian safety;
- Affects visibility;
- There have been 2 road accidents in recent years;
- 14 cars entering and exiting at a vulnerable point where speed limit reduces from 60 to 40mph;
- Command prices well beyond what most local families can afford;
- Intended for second and holiday homes;
- Titchwell does not need more second homes;
- Only 50% permanent homes in the area;
- The acclaimed open aspect of the village has already been partly eroded by the approved 4 dwellings;

- Two more properties squeezed beside the 4 under construction are not an asset to the permanent residents and are not required.

**THREE NEUTRAL** representations received from local residents making the following comments:

- On balance, the benefits of additional housing and delivery of off-road parking will improve the hazardous on-road arrangement;
- Outweigh any minor negative impacts;
- Although Nos. 2-4 Gorleston Cottages will remain without off-road parking);
- Some reservations about the design and scale of the parking area;
- Results from this extension to 'The Hides' development;
- But can be adequately addressed by means of a condition controlling external materials and landscaping;
- As there is ample space to the rear of the development, wonders whether a compromise might be pursued for parking to also be provided in this area for Nos. 2-4 Gorleston Cottages;
- Would a coach house unit be supported in this area?;
- Questions whether the proposed development represents limited infilling in accordance with DM3;
- Exploits the lack of a settlement boundary;
- Emphasis on preserving the open coastal marshland and character of the AONB;
- Invalid because the red line fails to encompass the vehicular access onto the A149;
- Site notice date has changed;
- Clarifies that the correspondence from Cllr Lawton was to call the application in Planning Committee if minded to approve the application;

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS12** - Environmental Assets

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

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

**DM2** – Development Boundaries

**DM3** - Development in the Smaller Villages and Hamlets

**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 as follows:

- The Principle of Development;
- Form and Character / Impact on the Conservation Area;
- Impact on the AONB;
- Impact on Neighbour Amenities;
- Highway Safety; and
- Other Material Considerations

### **Principle of Development**

The site lies within Titchwell, a Smaller Village and Hamlet as classified in Policy CS02 of the Local Development Framework Core Strategy. Development within Smaller Villages and Hamlets is restricted in accordance with Policy DM3 of the Site Allocation and Development Management Policies Plan which requires new residential development in such areas to represent the sensitive infilling of small gaps within an otherwise continuously built up frontage where:-

- The development is appropriate to the scale and character of the group of buildings and its surroundings; and
- It will not infill a gap which provides a positive contribution to the streetscene.

In exceptional circumstances Policy DM3 enables the development of small groups of dwellings where the development is of particularly high quality and would provide significant benefits to the local community.

In this regard the proposal involves the construction of a pair of semi-detached dwellings sited between No.1 Gorleston cottages and the new residential development of the four dwellings at 'The Hides' which replaced a detached bungalow.

It is considered that this represents a continuous built up frontage and the proposed development will infill a gap within the built environment. The gap itself is not particularly important in the wider setting and the scale and design of the proposed development is similar to the new development adjacent at The Hides, where the applicant worked closely with Officers to produce a scheme that relates well to the site and its wider setting.

The scheme would provide wider community benefit by providing smaller dwellings (3-bed units) that may be more attainable to local people than larger detached properties. It also adds an additional two dwellings to the council's housing stock.

It is therefore considered that the principle of development is acceptable subject to compliance with other relevant planning policy and guidance.

### **Form and Character / Impact upon the Conservation Area**

The site is contained within the Titchwell Conservation Area. The site and its setting are referenced in the Conservation Area Character Statement for Titchwell as “A small group of buildings on the south side precedes the main village further on. A short terrace follows and a pair of semi-detached later 19th century cottages hard onto the road. The gable-ends of clunch, which would have considered a “common” material, dominate the streetscene.”

The proposed dwellings will be presented fronting the road but set back slightly from Gorleston Cottages, in line with the approved dwellings adjacent at The Hides. They will also be in line with the dwellings to the east of Gorleston Cottages so there will be a strong sense of uniformity to the street scene.

The frontages will be softly landscaped laid to grass and low level planting with pathways leading from the front entrance gates to the principle elevations. Traditional window proportions and use of materials are proposed to the front elevations, such as flint infill with red brick quoins and plinth, reclaimed clay pantiles and timber frames and doors. Gabled porches will be the focal point of the principle elevations. The rear elevations take the form of a two storey gable projection and is proposed to be constructed of natural larch timber cladding with reclaimed pantiles. This elevation is not overly visible from the main public realm.

The scale, design and use of traditional materials matches those adjacent at The Hides.

The Conservation Officer approves of the scale, mass and appearance of the proposed dwellings scheme which, following amended plans moving the properties slightly further back into the site, leaves views of the majority of the clunch gable of the existing properties.

The applicant has agreed to retain the existing height of the chalk wall to the site's frontage. However, it is proposed to insert two small openings into the wall to provide pedestrian accesses to each of the properties. Whilst the Conservation Officer has concerns over this, it is considered necessary to make the development permeable given that the vehicular access is further along Main Road. This can be carried out in a sympathetic manner with appropriately designed gates which are in keeping with the character of the street scene.

On the basis of the above, it is considered that the proposed development would preserve the character of the Conservation Area.

It is proposed to include a parking and turning area to the rear of the application site which is within the countryside. The former side garden area to No.1 Gorleston Cottages wasn't as deep as the neighbouring terrace's gardens and so the proposal will bring the rear boundary of the parking area in line with the development directly to the east. It will also bring it in line with the new boundary approved to the west of the site at The Hides.

An existing hedgerow forms the southern boundary of Gorleston Cottages and the adjacent properties further to the east. Whilst the former garden of No.1; the application site, has a smaller residential curtilage, that linear hedgerow continues beyond the application site forming an 'outer' boundary separating those properties from the agricultural land to the south.

The reason for allowing the extension into the countryside on the adjacent development site was that it was considered to leave this strip of land would render an area of land with no



specific use. The strip of land is inside the existing hedgerow which separates the farm land and would have formed neither part of the residential development nor the agricultural use and would therefore likely become unkept and potential unsightly in a sensitive location. Its incorporation into the site enabled appropriate amenity spaces to be provided to serve the proposed dwellings and on-site parking that would be out of view within the public domain of the Conservation Area, whilst enabling the properties to be located slightly further back into the site enabling views of the western clunch gable of No.1 Gorleston Cottages.

The same reasons apply in this case. It is acknowledged that the area of encroachment to the rear of the current application site was omitted from The Hyde application but this was because it was not necessary for the purposes of that particular development to have such a large area for parking and turning. The situation has now changed with the submission of the current application and given that the extension of the boundary line will mean that the form and layout of the development is in keeping with the existing pattern of development, it is not considered that it will cause any harm to the character of the countryside.

The area of land proposed for parking, including the access, is owned by the developer of The Hides. A legal agreement has been submitted and signed by the land owner and the applicant to allow the dwellings subject of this application the right of way over the access and use of the parking area once planning permission has been granted.

### **Impact upon AONB**

The development is contained within an Area of Outstanding Natural Beauty. Paragraph 172 of the NPPF places great weight to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to these issues...The scale and extent of development within these designated areas should be limited. Planning permission should be refused for major development, other than in exceptional circumstances where certain criterion are met.

It could not realistically be argued that two dwellings could be considered major development. However development and its impact upon the AONB is to be given great weight.

In order to assess impact of development upon the AONB, it is important to determine the landscape sensitivities. The Council's Landscape Character Assessment has the site contained within C2 – Holme to Brancaster designation. The Landscape Sensitivities of C2 are:-

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

The Landscape Planning Guidelines for this area are set out as follows: -

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

- Seek to screen existing settlement edges and potential new small-scale development within the villages (Holme next the sea, Thornham, Titchwell, Brancaster and Brancaster Staithe) with planting, using species appropriate to local landscape character
- Seek to conserve characteristic panoramic, open views northwards across the slopes towards the coast.
- Seek to conserve and enhance strongly recognisable sense of place within the area.
- Seek to ensure that new development avoids prominent skyline locations upon the slopes.

The site currently has a sense of openness when viewing the site from the upper slopes, wide panoramic views are achieved of the coastline because the rear boundary treatments have been removed. However, the chalk wall to the site's frontage is retained which adds a sense of enclosure from the main road.

The sky dominates the panoramic view. A strong sense of tranquillity and isolation is noted as Titchwell is quite a drawn out settlement but consists of small fairly tight groups of dwellings. Built form and its associated land are well defined by strong linear features including hedgerows.

Development immediately to the east of the application site consists of two storey terraced cottages, but beyond that there are individual houses and buildings. Directly to the west will comprise three pairs of semi-detached dwellings. Development in Titchwell consists in the main of tight groups of dwellings and it is considered that this scheme reflects the scale, mass, design and materials of the locality and would complete this particular small tight group of dwellings.

It is therefore considered that the scheme has regard for the particular landscape qualities of this part of the AONB and would conserve its current appearance.

### **Neighbour Amenities**

The proposal is likely to have the most impact on No.1 Gorleston Cottages which lies directly to the east, but this is the donor property that lies within the ownership of the applicant. Never-the-less, whilst there may be a degree of overshadowing it would be towards the end of the day for a short period and as such is not considered to be detrimental to residential amenity.

There are no windows in the west facing side elevation of No.1. The first floor bedroom window on the eastern elevation of the proposed dwelling adjacent No.1 will be conditioned to be obscurely glazed as this is a secondary bedroom window and will prevent overlooking to the garden area of No.1. The first floor bedroom window on the western elevation of the proposed development will also be conditioned to be obscurely glazed as this will have a direct relationship with Plot 4 of The Hides development. This is also a secondary bedroom window therefore obscure glazing is not considered to impact on the living conditions of those residents.

The position of the first floor windows serving bedrooms 2 and 3 on the southern elevations of both proposed properties together with the relationship between the properties is such that any outlook would be obscure and directed towards the bottom end of the gardens. As such this is not considered to materially impact on the amenities of the neighbouring residents.

## **Highway safety**

Vehicular access to the new dwellings is proposed to be taken from the newly approved and constructed access serving The Hides development directly to the west of the application site. The access will serve the proposed parking and turning area to the rear of the application site. Parking provision to the rear will also be included to serve No.1 Gorleston Cottages.

The access and area of land for parking provision is not within the applicant's ownership. However, the land owner; the developer of The Hides has entered into a legal agreement with the applicant to allow the occupants of the proposed development right of way over the access and use of the parking and turning area in perpetuity once planning permission has been approved. A copy of the signed agreement has been submitted with the application.

The Highways Officer is happy with the agreement to secure adequate safe access to the site and on-site parking and turning provision.

The Highways Officer has raised no concerns with the additional vehicular movements onto the A149 resulting from the two dwellings on its own merits or accumulated with the recently approved development for 4 no. dwellings at The Hides.

## **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 Comments:*

Third party comments and objections have been taken into full consideration in reaching the recommendation for this application, most of which have been addressed above in the report.

With regards to the development amounting to 6 new dwellings when including the adjacent development site; each application should be considered on its own merits. The neighbouring development was considered to be acceptable at that time for the reasons given in the officer report.

The current application represents infill development clearly in line with Policy DM3, notwithstanding the fact that the neighbouring development is not complete – it is well underway. Furthermore, The Hides development replaced an existing bungalow, therefore prior to this development the proposal would still have represented 'infill'.

With regards to landscaping, an appropriate condition will be imposed to ensure that the site is adequately landscaped in the interests of visual amenities of the area and to protect the inherent quality of the AONB.

Regarding the new dwellings providing more second homes in the area, this has not been confirmed by the applicant one way or another. Furthermore, there is currently no Neighbourhood Plan for Titchwell or any other Planning Policies which resist second homes. Whether they are intended to be second homes or permanent homes, it is residential development (C3) and as laid out in the report above, it is considered to accord with Local and National Policy.

## CONCLUSION

The site is contained within a smaller village and hamlet which can support residential dwellings that are either replacement, infill developments or small groups of dwellings. It is considered that the infilling of the gap between No.1 Gorleston Cottages and The Hides represents infilling of a gap with a high quality development that relates sympathetically to the street scene.

The scale, mass, design and materials of the proposed development are considered to be appropriate for the site and its immediate setting as well as the wider AONB, countryside and Conservation Area to which the scheme is considered to take due regard.

The access and parking area have been secured by way of a legal agreement between the applicant and the land owner. There are no other outstanding highway safety concerns.

As a result the proposed development complies with the aims and provisions of the NPPF, in particular sections 12, 15 and 16, Policies CS06, CS08 and CS12 of the Core Strategy (2011) and Policy DM15 of the Site Allocations and 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.
- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved plans;  
  
1423 01P Rev B: Existing and Proposed Location / Block Plan;  
1423 02P Rev B: Proposed Plans; and  
1423 03P Rev A: Proposed Elevations.
- 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 on-site access/car parking/turning areas shall be laid out, 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 areas, in the interests of satisfactory development and highway safety.
- 4 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.

- 5 Condition: No development shall commence on any external surface of the development until a sample panel of the materials to be used for the external surfaces of the building(s) and/or extension(s) hereby permitted has been erected on the site for the inspection and written approval of the Local Planning Authority. The sample panel shall measure at least 1 metre x 1 metre using the proposed materials, mortar type, bond and pointing technique. The development shall be constructed in accordance with the approved details.
- 5 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 6 Condition: Prior to the installation of any outdoor lighting relating to 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 spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site/individual curtilages. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 6 Reason: In the interests of the amenity of the locality in accordance with the NPPF and Development Plan.
- 7 Condition: Notwithstanding the details that accompanied the application or the approved plans, prior to the first occupation of any dwelling hereby permitted, 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. 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.
- 7 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 8 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.
8. Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 9 Condition: The following windows in the development hereby permitted shall be fitted with obscure glazing and shall be non-opening and shall thereafter be retained and maintained in that condition:

First floor window on the eastern elevation serving Bedroom 1; and  
First floor window on the western elevation serving Bedroom 1.

- 9 Reason: In the interests of residential amenity in accordance with the NPPF and Development Plan.
- 10 Condition: Prior to the first occupation of the development hereby permitted, full details of the breaks in the boundary wall and the proposed gates to the front of the site shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the method of forming the openings, how the wall is to be made good and the design, materials and height of the gates to be installed. The works shall be carried out in accordance with the agreed details and the wall shall be retained thereafter as such unless otherwise approved in writing by the Local Planning Authority.
- 10 Reason: In the interests of the character and appearance of the Conservation Area, in accordance with the provisions of the NPPF and Development Plan.