

Parish:	Fincham	
Proposal:	Construction of one single storey dwelling	
Location:	Land E of the Memorial Hall High Street Fincham KINGS LYNN	
Applicant:	TB Developments (East Anglia) Ltd TB Developments (East A...	
Case No:	23/00078/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 4 April 2023 Extension of Time Expiry Date: 8 June 2023

Reason for Referral to Planning Committee – Called in by Cllr Howland.

Neighbourhood Plan: No

Case Summary

The application seeks consent for the construction of one single storey dwelling on land east of the Memorial Hall on High Street, Fincham. The site is located north of the High Street (A1122) and adjacent to the car park and access for the Memorial Hall (to the west). Access is via an existing shared access off High Street. The site currently consists of an area of grass with a well-established hedge to the front of the site and low post and rail fencing along the other boundaries.

Fincham is categorised as a Rural Village in the adopted Site Allocations and Development Management Policies Plan. The application site lies within the development boundary for the village (Inset Map G36), and within Fincham Conservation Area.

Key Issues

- Principle of Development
- Form and Character and impact on Heritage Assets
- Neighbour Amenity
- Highways/ Access
- Other Material Considerations

Recommendation:

APPROVE

THE APPLICATION

The application seeks consent for the construction of one single storey dwelling on land east of the Memorial Hall on High Street, Fincham. Access is via an existing shared access off High Street. The site is located north of the High Street (A1122) and adjacent to the car park and access for the Memorial Hall (to the west). It is 0.09ha in size, and currently consists of an area of grass with a well established hedge to the front of the site and low post and rail fencing along the other boundaries.

Fincham is categorised as a Rural Village in the adopted Site Allocations and Development Management Policies Plan. The application site lies within the development boundary for the village (Inset Map G36), and also within Fincham Conservation Area.

The development proposed is a single storey three bedroom dwelling which utilises materials such as local field flints, bricks, pantiles, oak framework etc. The dwelling would be gable end on (north-south axis) to the High Street and would have a ridge height of 6.6m (at the highest point) with an eaves height of 2.7m. The proposed dwelling would be 9.5m wide and 14.5m deep. The dwelling would also have a central chimney.

The dwelling would share an access with recently approved dwellings to the rear, and the site layout provides a front and rear garden for the dwelling with parking to the rear of the garden. The existing hedging along the frontage of the site is to be retained. New hedging is also proposed around the remaining site boundaries as shown on the submitted site plan. In terms of levels, the site falls slightly from north to south by 400mm (between the northern and southern boundaries), and the finished floor level of the proposed dwelling is consistent with the higher level which is acceptable in the street scene.

SUPPORTING CASE

The application site comprises a strip of grazing land and part of the access to Church Farm, the dwelling set well back from the High Street and the Church Farm Barns, recently approved for conversion to two dwellings. To the east of the site is a single storey dwelling, The Kingfisher and to the west is the Village Memorial Hall.

There are several Listed Heritage assets nearby. The houses Shrublands, Australian House and Barsham House are all located on the south side of High Street. It is considered that the proposal, being on the opposite side of the road, located between existing development, will have no adverse effect on the setting of these Listed houses. The houses are already faced by modern bungalows and the garage.

The proposed dwelling, being single storey, will be behind and below the line of vision between the Memorial Hall roof and the Church and it is not considered that the view of the Church from the west will be adversely affected.

The application site is within the Fincham Development Area on both the existing and emerging versions of the Local Plan.

Care has been taken in the design and positioning of the bungalow on the site, to overcome any negative impact on the surrounding area. A new closeboarded screen fence will be provided between the new dwelling and the Memorial Hall car park and play area.

The extended dwelling, Church Farm, to the north, sits at an angle that looks over the play area and playing field, rather than towards the proposed dwelling.

Since the original submission and bearing in mind comments from objectors and the Conservation Officer, the dwelling has been re-designed and set back further in the site, beyond the front line of the Memorial Hall. The Conservation Officer now has no objections to the scheme.

Regarding other comments made, it is suggested that the 'open and rural' aspect in this area really starts with the playing field, to the west of the Memorial Hall and the application site is really only infill.

Surface water drainage will be dealt with at the detail stage. There is no reason why adequate soakaway drainage won't work here.

Regarding noise from the bottle and clothes banks, it is suggested that this pales into insignificance compared with the noise from the aircraft at RAF Marham, which all residents of Fincham accept and get used to.

The design change is to create a 'rural' looking building which will enhance the Conservation Area. The roof pitch has been increased and flint gables added, together with a 'catslide', oak framed, side overhang forming a covered porch to add relief and interest. The bricks have been changed to match those approved for the new cottage, further to the east.

It is suggested that the proposal will now create an interesting and pleasant approach to the development at the rear and will enhance the character and appearance of the area.

PLANNING HISTORY

22/01585/F: Application Permitted (Delegated decision): 19/12/22 - Phased development of - Phase 1 - demolition works to remove 2 pole barns covering former cattle yards and partially collapsed parts of barns and outbuildings and clearance of debris from the site in order to carry out contamination and ecology surveys - Phase 2 - conversion of barns complex to form two new dwellings - Church Farm

22/01584/F: Application Permitted (Delegated decision): 28/11/22 - Extension and alterations to existing dwelling including new roof incorporating first floor accommodation and construction of a garage - Church Farm

21/00849/F: Application Permitted (Delegated decision): 02/11/21 - Conversion of barns complex to form three dwellings - Church Farm Barns

17/00745/F: Application Refused (Delegated decision): 06/10/17 - Proposed construction of two dwellings and pair of courtyard carports/cycle stores following demolition of existing sub standard structures - Church Farm Barns

06/00097/CU: Application Refused (Delegated decision): 03/05/06 - Conversion of barns to 3 dwellings - Church Farm

RESPONSE TO CONSULTATION

Parish Council: NO OBSERVATIONS.

Highways Authority: NO OBJECTION subject to condition.

No objection to the proposed alterations. The proposed access, parking and turning would accord with the adopted standards. The access is also to be widened as part of this application and as a result recommends conditions are attached re the access, and car parking and turning areas.

Internal Drainage Board: NO COMMENTS.

Environmental Health & Housing – Environmental Quality: NO OBJECTION.

The applicant has provided a site plan illustration the proposed development and a screening assessment assisting no known contamination. We have reviewed our files and the site is describes ad grazing land and is not seen developed for the duration of our records. The surrounding landscape is largely residential and agricultural. No potential sources of contamination are identified in our records, or in the information provided by the applicant. We have no objection regarding contaminated land.

Historic Environment Service (NCC): NO OBJECTION subject to conditions.

The proposed development lies within the historic core of the village of Fincham, close to the medieval parish church to the east and to the site of the medieval Baynard Hall to the west. Another medieval church was located a short distance to the southwest, but this was demolished in the 18th century. Within the village there is evidence of medieval and Roman settlement, while on the western edge of the village, a significant Iron Age settlement has been discovered and partially excavated. Consequently, there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development.

If planning permission is granted, we therefore ask that this be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework. Ministry of Housing, Communities and Local Government (2021). para. 205, and controlled via condition.

Community Safety and Neighbour Nuisance (CSNN): NO OBJECTION.

I have looked at this application and am concerned that it is likely that future residents of this property will experience noise issues from the village hall e.g. from music, cars, people's voices, and the bottle banks. The proposed fence may reduce this noise but may not necessarily bring it down to a level where the occupant of the house does not feel affected by it. It is difficult to set conditions that could be sure to sufficiently protect the residents from noise, or to protect the village hall committee from receiving valid complaints. A different fence (with additional lining) may address bass music levels – an acoustician could advise the applicant on the best options. Enhanced glazing on the property could also help, but in the summer time it would be reasonable for the occupants to want their windows open, or to sit out in the garden. Reconfiguration of the property might be possible, so that the bedrooms and living room are on the far side of the property, but again could not be fully sure that this would avoid noise complaints.

There have been no noise complaints about the village hall. When we get complaints about noise coming from village halls the main control mechanisms are management measures from the village hall committees etc. or things such as noise limiters, rather than external improvements around the neighbouring properties.

Conservation Officer: NO OBJECTION.

We have reviewed the plans and can confirm that the amendments have moved the scheme backwards and altered the hipped roof which have made it less dominant within the street scene. We therefore have no objections to the proposed scheme. Please condition materials including a sample panel, vents ducts and flues and joinery details as well as hard and soft landscaping.

Natural England: NO OBJECTION.

It has been identified that this development falls within the 'Zone of Influence' (Zol) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects.

The GIRAMS has been put in place to ensure that this additional recreational pressure does not lead to an adverse effect on European designated sites in Norfolk. The strategy allows effective mitigation to be implemented at a strategic level, so that the relevant councils, Natural England and other stakeholders are able to work together to provide the best outcomes for the designated sites. It also has the benefit of streamlining the process, so reducing the amount of time taken to process individual planning applications for the councils and Natural England.

Natural England advise that a suitable contribution to the Norfolk GIRAMS should be sought from this development to ensure that the delivery of the GIRAMS remains viable.

Natural England's advice is that this proposed development, and the application of these measures to avoid or reduce the likely harmful effects from it, will need to be formally checked and confirmed by your Authority, as the competent authority, via an appropriate assessment in view of the European Site's conservation objectives and in accordance with the Conservation of Habitats & Species Regulations 2017 (as amended).

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), Natural England must be consulted on any appropriate assessment your Authority may decide to make or the decision recorded as per an agreed approach.

REPRESENTATIONS:

THREE letters of **OBJECTION** have been received and are summarised below -

- Query the demolition of the barns to the rear of the application site.
- The proposed bungalow would sit several metres in front of the existing built line and much closer to the High Street than neighbouring buildings. This would impact views within the conservation area from the High Street, the Memorial Hall, Barsham House, and from the Cottages opposite.
- The proposal would detract from the Conservation Area. It would damage the rural and open aspect and character of the village and be urbanising one of the only road-facing pasture sites in the centre of the village - as well as eroding the amenity, privacy, and character of the area.
- The positive benefit to the street scene of the green gap between the Memorial Hall and Kingfisher Bungalow should be considered against planning policy DM3.

- The proposal may further adversely affect the setting of the listed houses on the south side of the High Street, as well as views of the Church from the West, from the Memorial Hall car park, the playing fields, and the play area, disrupting the historic/visual links between these community facilities.
- The repositioning to the east of a 6-metre-wide access roadway will need careful reconsideration in terms of impact on drainage, highways, and on the amenity of neighbouring dwellings. There is no specification shown regarding the surface material or drainage proposals. The High Street is already prone to surface water flooding in times of heavy rainfall. Any repositioning of the potentially busy driveway would impact on bedroom windows opposite and privacy of adjacent dwellings. More of the rural character of the conservation area would be lost.
- S.72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities in making their decision on an application for development in a conservation area pay special attention to the desirability of preserving or enhancing the character or appearance of that area. The dwelling does not represent traditional dwellings seen in the conservation area and do not reflect the local character.
- The location of the proposed bungalow, with bedrooms literally a few feet from the bottle recycling bin and clothes bank is potentially problematic. The Memorial Hall itself is very well used and is often very noisy, even late into the evening, especially when live music, discos, or even exercise classes take place. Similarly, the children's play area would sit adjacent to the rear of the proposed bungalow and its garden, with implications both ways in terms of the public/private interface.
- It would also have an adverse effect on the residential amenity (overlooking and loss of privacy) of near neighbours.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

Principle of Development
Form and Character and impact on Heritage Assets
Impact on Neighbour Amenity
Highways/ Access
Other Material Considerations

Principle of Development:

The application site lies centrally within the village of Fincham as designated on Inset Map G36 of the Site Allocations and Development Management Policies Plan. Fincham is categorised as a Rural Village in the adopted Local Plan. As such development is permitted under DM2 of the Site Allocations and Development Management Policies Plan subject to this being in accordance with the other policies in the adopted Local Plan.

Therefore, the principle of development in this location is acceptable and in accordance with the NPPF, and policies CS06 of the Core Strategy and DM2 of the Site Allocations and Development Management Policies Plan.

Form and Character and impact on Heritage Assets:

The application site is located to the north of the High Street at Fincham. It is positioned between the Memorial Hall and car park to the west, and residential dwellings to the east and south. To the north of the site is countryside. The character of Fincham is generally ribbon development fronting onto the High Street, with a range of dwelling types/ designs. There has been a recent residential consent to the east of the site, immediately east of High Field, which is a similar plot and footprint to that proposed.

The site is within Fincham Conservation Area. The Conservation Area Character Statement identifies Fincham as an 'agricultural village with many buildings of the 18th and 19th centuries. Most of the buildings are cottages or small houses, many with outbuildings behind (some of which have been converted to houses) and access lanes to these areas. Many face the road and most of the older buildings are built right up to the street edge. Some are gable end on to the road and face a small courtyard or open area with agricultural buildings and outhouses. The majority of buildings are two storey and there is no impression of great height. Views are hard to come by because of the linear nature of the village although slight bends in the road do afford some views. The main view available is of St Martin's Church, on an incline, which dominates the eastern part of the village.'

To the north east of the application site is a collection of farm buildings, in flint patched with bricks, pantile roofs and timber doors. These are called Church Farm and have recently been given consent for conversion to dwellings, and this work is underway. To the east of the site is a modern bungalow and then the 1930s garage, with clear views of the church tower beyond. To the south east of the site is a substantial Grade II Listed building 'Barsham House' with a gault brick façade and a portico porch. The house has railings at the front and is well protected to the west by a full height wall in the same material.

The proposed development was amended during the consultation process to push the dwelling further back into the plot. It is now approximately 11m from the public highway. This brought the dwelling in line with the hall to the west and existing dwelling to the east. The relocation of the dwelling and the amended roofline has made it less dominant within the street scene and preserves the sense of openness between the dwellings. It also protects the views of the church tower as you travel east along the High Street.

Amendments to the scheme also included the materials proposed. The dwelling is proposed to be constructed of random field flints on the front elevations with brick quoin detailing and

timber framework features with an oak framed porch. Aside from flint, the dwelling would also be constructed using Vandersanden Flemish Antique bricks and the roof tiles would be clay pantiles. The Character Statement reinforces the use of flint within the village, and pantiles as the most common roof covering within the conservation area. Whilst timber framing is rare in Fincham the dwelling has been designed to also relate to Church Farm to the northeast. The materials proposed are considered acceptable subject to conditions including provision of a sample panel, vents ducts and flues and joinery details as well as hard and soft landscaping.

Objections to the scheme, from a neighbouring resident, raised concerns about the fact that the proposal would detract from the conservation area, damaging the rural and open aspect and character of the village. Also, that the proposal would adversely affect the setting of the Listed Buildings on the south side of the High Street, and views of the Church from the west, disrupting the historic/visual links between these community facilities. Finally, that S.72 of Planning (Listed Buildings and Conservation Areas) Act 1990 requires that Local Planning Authorities in making their decision on an application for development in a conservation area pay special attention to the desirability of preserving or enhancing the character or appearance of that area. Their view is that the dwelling does not represent traditional dwellings seen in the conservation area and do not reflect the local character.

However, the revisions to the scheme in terms of positioning, dwelling design and materials has addressed many of these concerns and the Conservation Officer raises no objections to the revised scheme. The proposal does utilise local building materials and is of a low scale in line with existing development. It is suggested that the proposal does not detract from the character or appearance of the area. The site is also sufficiently detached from the Listed Buildings to the south (including Barsham House) due to the distance and spacing between, the linear nature of the village and the busy High Street running between the two. The Conservation Officer has no objection to the development in terms of its impact on Listed Buildings.

An objection to the scheme highlights the positive benefit to the street scene of this green gap between the Memorial Hall and Kingfisher bungalow. They argue that this should be considered against planning policy DM3. However, DM3 relates purely to Smaller Villages and Hamlets, of which Fincham is not. While this was an area of green space, this is a limited size and you have clear views of the existing dwelling and play equipment to the rear in the context of the hall and existing dwellings along the frontage. There is also a large area of green open space to the west of the Memorial Hall. Again, the Conservation Officer does not consider this represents a gap of importance to the conservation area. Furthermore, while this gap would be lost the existing well established hedge along the frontage is to be retained and with the dwelling set back this would have a limited impact.

Overall, the proposed development would be in accordance with the NPPF, Policies CS06 and CS12 of the Core Strategy and DM15 of the Site Allocations and Development Management Policies Plan.

Impact on Neighbour Amenity:

Objections to the scheme raise concerns that the proposed driveway would impact upon bedroom windows opposite, by a loss of privacy/ overlooking. In terms of overlooking/ loss of privacy for neighbours as a result of the development; the dwelling proposed is single storey and as such does not propose any windows that would result in overlooking to neighbouring dwellings. The neighbour raises concerns that the use of this access would impact on bedroom windows opposite. However, this is an existing shared access on the other side of a well used public highway, and so the use of this access by an additional dwelling would not give rise to an unacceptable impact as a result.

The existing dwelling to the north east of the site known as Church Farm is currently single storey so would have an acceptable relationship to the scheme. This site has planning consent for the redevelopment of the site for a two storey dwelling, however the first floor windows are orientated so that they would face southwest and in excess of 42m in distance away from the proposed rear garden, and as a result the relationship between the approved dwelling and that proposed is also acceptable.

Objections received do raise concerns regarding the relationship with the Memorial Hall to the west. It states that the Hall itself does generate noise in the evening when there is live music/ discos and exercise classes, and recycling bottle banks are utilised. There is also children's play equipment adjacent to the rear garden of the dwelling proposed.

Whilst the proposed dwelling would be closer to the Hall than existing dwellings there are a number of existing dwellings within close proximity to the facility. The Hall is licensed to hold events 12pm to 12am Monday to Saturday and 12pm to 11pm on Sunday for live music/ recorded music/ performance of a play/ dance/ Wrestling or boxing match/ exhibition of a film and indoor sporting events. There have been no complaints received to date regarding the operation and use of the Hall.

With the sale of alcohol Monday to Sunday until 11pm. CSNN has considered the application and are of the view that they cannot object to the development. That said they do raise concerns about potential noise and disturbance from the Hall to the future residents of the proposed dwelling, but state that they cannot apply conditions to address this. Whilst an acoustic fence may lessen the bass levels it would not eliminate potential noise complaints. The CSNN officer advises that if noise complaints are received for a village hall they would work with the managers to address these.

Whilst it could be argued that the development would be buyer beware, the NPPF in para 187 states that 'Existing businesses and facilities should not have unreasonable restrictions placed on them as a result of development permitted after they were established. Where the operation of an existing business or community facility could have a significant adverse effect on new development ... the applicant (or 'agent of change') should be required to provide suitable mitigation before the development has been completed.' Given the CSNN officer has not objected to the scheme, on balance the potential impact of the hall on the proposed residents is considered acceptable. If the use/ management of the hall changes which resulted in neighbour amenity issues then any impact would have to be assessed and dealt with by our CSNN department as a statutory nuisance issue. However it is notable that there have been no noise complaints from nearby residents.

In summary, the development proposed would not result in unacceptable impacts on the amenity of residential neighbours. Whilst the Hall may result in some noise and disturbance to the occupier of the proposed dwelling, CSNN has not objected to the scheme and on balance is considered to be in accordance with the NPPF, policy CS08 (of the Core Strategy) and policy DM15 of the Site Allocations and Development Management Policies Plan.

Highways/ Access:

The application includes the use of an existing access but this will be widened from 3.5m to 6m. The Local Highway Authority has no objections to the scheme subject to conditions to secure the wider access, and the parking and turning areas as shown on the submitted plans. The development is in accordance with the NPPF, Core Strategy policy CS11 and Site Allocations and Development Management Policies Plan policies DM15 and DM17.

Other Material Considerations:

Drainage / Flood risk – The application site lies within flood zone 1 and as such is at the lowest risk of flooding. In terms of drainage, details have been provided on the submitted plans however given this is for a single dwelling drainage will be addressed by Building Control.

Archaeology – The Historic Environment Service has stated that there is potential that heritage assets with archaeological interest (buried archaeological remains) may be present at the site and that their significance will be affected by the proposed development. Therefore any consent should be subject to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework, and conditions are attached accordingly.

Ecology – The application site falls within The Wash, Brecklands, Norfolk Valley Fens and North Coast Zones of Influence (Zoi). The GiRAMS Fee is required to be paid in order to mitigate against potential impacts from recreational pressure as a result of the site's location in the Zone of Influence for protected sites. However, the site is some distance away from these sensitive sites and is of a nature and scale that there are no significant additional implications. An appropriate assessment has taken place separately to assess the suitability of this mitigation measure and it is considered that development can be granted subject to the GIRAMS fee (£185.93) which has already been paid in full by the applicant.

CONCLUSION

The application seeks consent for the construction of a single detached dwelling on land within the built settlement of Fincham. The principle of development is acceptable in this location.

The site also lies within Fincham Conservation Area. In terms of the form and character of the development proposed, the dwelling is sited and of a scale appropriate to the locality. The site layout, materials proposed and boundary treatments are also in keeping with the street scene and the wider conservation area.

The proposed dwelling would not, as a result of the development, give rise to unacceptable impacts on neighbour amenity, by virtue of a loss of privacy/ overlooking. The amenity of the potential residents has also been considered given the proximity of the development to the adjacent village hall. However, the CSNN officer has not objected to the scheme and notwithstanding the 'agent of change' principle in the NPPF, on balance it is suggested that the proposed development is acceptable.

There are no statutory objections to the scheme, and subject to the conditions proposed, the application is considered to be in accordance with the NPPF, and policies CS06, CS08, CS11 and CS12 of the Core Strategy and DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan. Members are duly recommended to approve the application for the reasons given above.

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 Drawing Nos 14463A Proposed Site and Location Plan and 14464A Proposed Layout (received 23 Mar 23).
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the commencement of the use hereby permitted the vehicular access indicated for improvement on Drawing No. 14463A shall be widened to a minimum width of 6 metres in accordance with the Norfolk County Council residential access construction specification TRAD3. 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 carriageway.
- 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 and traffic movement.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access / on-site 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.
- 4 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 5 Condition: No development shall take place until an archaeological written scheme of investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and 1) The programme and methodology of site investigation and recording, 2) The programme for post investigation assessment, 3) Provision to be made for analysis of the site investigation and recording, 4) Provision to be made for publication and dissemination of the analysis and records of the site investigation, 5) Provision to be made for archive deposition of the analysis and records of the site investigation and 6) Nomination of a competent person or persons/organization to undertake the works set out within the written scheme of investigation.
- 5 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.
- 6 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 5.
- 6 Reason: To safeguard archaeological interests in accordance with the principles of the NPPF.
- 7 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 archaeological written scheme of investigation approved under condition 5 and the provision to be made for analysis, publication and dissemination of results and archive deposition has been secured.

- 7 Reason: To safeguard archaeological interests in accordance with the principles of 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 boundary treatments 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 and retained as such in perpetuity.
- 9 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 10 Condition: The existing hedge along the southern boundary of the site, shown as being retained on Drawing No 14463 A, shall not be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. If the hedge is removed without such approval or dies or becomes severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted it shall be replaced with 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.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 11 Condition: The brick/stone to be used for the external surfaces of the building hereby approved shall be constructed in accordance with a sample panel, prepared on 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 to be used in the approved scheme. The development shall be implemented in accordance with the details agreed in writing by the Local Planning Authority.
- 11 Reason: To ensure that the materials are appropriate in the Conservation Area in accordance with the principles of the NPPF.
- 12 Condition: Full details of all extractor vents, heater flues and meter boxes including their design and location shall be submitted to and approved in writing by the Local Planning Authority prior to installation. Installation shall be carried out in accordance with the approved details.
- 12 Reason: To ensure that the materials are appropriate in the Conservation Area in accordance with the principles of the NPPF.

- 13 Condition: No development shall take place above foundation level until 1:20 drawings of all new windows shall be submitted to and approved in writing by the Local Planning Authority. The plans shall provide for the use of timber single glazed windows, puttied and not beaded and shall include joinery details, cross-sections and the opening arrangements. The development shall be implemented in accordance with the approved details.
- 13 Reason: To ensure that the materials are appropriate in the Conservation Area in accordance with the principles of the NPPF.