

Parish:	Snettisham	
Proposal:	Construction of one single storey dwelling with parking and garaging.	
Location:	Land Between 6 And 10 Teal Close Snettisham Norfolk PE31 7RE	
Applicant:	Kevin Waddison	
Case No:	24/00138/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 4 April 2024 Extension of Time Expiry Date: 25 April 2024

Reason for Referral to Planning Committee – Referred by Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

The application site comprises a parcel of land measuring approx. 495 square metres, located on the north-western side of Teal Close, Snettisham.

The land is vacant but is being used for the storage of building materials in association with the development site to the west. Although the application site was historically associated with the wider development site to the west, it was blue land, and thus did not form part of the development itself. Three years have since passed and therefore the application site is now a windfall site.

Full planning permission is sought for the construction of a three-bedroom detached bungalow and garage.

Snettisham is classified as a Key Rural Service Centre within the settlement hierarchy of the Development Plan, where limited growth of a scale and nature appropriate to secure the sustainability of the settlement would be supported, subject to other Policy and material considerations.

Key Issues

- Principle of Development
- Form and Character
- Neighbour Amenity
- Highway Safety
- Other Material Considerations

Recommendation:

APPROVE

THE APPLICATION

The application site comprises a parcel of land measuring approx. 520 square metres, located on the north-western side of Teal Close, Snettisham.

The land is vacant but is currently being used for the storage of building materials in association with the development site to the west.

The application site previously formed part of the wider development site to the west but was shown as blue land and thus did not form part of the development itself. Three years have since past and therefore no longer results in the requirement for a proportion of affordable housing on this site.

Whilst the site was shown as blue land as part of the wider development site, it was not proposed nor conditioned to be public open space. A parcel of open space was secured elsewhere within the wider development in accordance with public open space provision requirements as set out within the Development Plan.

The site is bounded by a 1.8m close boarded timber fence to the north, east and west. There also some small garden trees along the northern boundary of the site.

A drain runs along the north of the site, outside of the boundary fence. It is believed that the applicant owns the north-eastern part of the drain, but it is unknown as to who has rights over the remainder as it runs along the northern boundaries of adjacent plots as part of the wider development site.

There are other utilities running through the site, such as a low-pressure gas pipeline and an underground electricity line, but an appropriate easement zone is shown on the submitted plans and the proposed development does not breach this.

Full planning permission is sought for the construction of a three-bedroom detached bungalow and garage.

The proposed dwelling would be of modest proportions and simple construction, with brick facades and a tiled pitched roof. The footprint of the proposed bungalow measures approx. 87 square metres.

In terms of site layout, the dwelling is shown to be location towards the south-easterly corner of the plot in order to avoid utility pipelines and the easement zone.

The proposed garage is shown to be located to the north-west corner of the site.

SUPPORTING CASE

A Design and Access Statement accompanies the application and states the following: -

THE PROPOSALS:

The application seeks full planning permission for the construction of one single storey dwelling with parking and garaging.

The adjustment of existing turning head at the end of Teal Close has been approved under Planning Ref: 15/02006/OM and has been completed as part of the construction works for nine units.

Planning Committee
7 May 2024

The site already has Planning Approvals (Ref 2/91/2928/F and 06/0/0678/F) for the construction of detached bungalow and garage. Planning application reference 21/00868/F was withdrawn because the application site triggered the Affordable Housing on phased development.

Location plan and block plans are included as part of the application to demonstrate that acceptable access, siting and scale of the proposed development is considered appropriate. Careful consideration has been given to avoid overlooking or loss of privacy to adjoining occupants.

THE SITE AND ITS SURROUNDINGS:

The application site is located on the western side of the existing settlement of Snettisham, an attractive, relatively large, sustainable, village located some 12 miles to the north of Kings Lynn and 5 miles to the south of Hunstanton, east of the A149 coast road, which now bypasses the main part of the village. The village has a population of approximately 2500 residents, and benefits from a large range of facilities, including a primary school, convenience goods shop, doctor's surgery, two public houses and village hall.

The vicinity of the site is characterised by lower density forms of development, predominantly detached units, comprising single and two storey properties.

The existing site is a relatively flat forming rectangular parcel of land. There is an overgrown hedge and a ditch along the northern boundary. A low pressure underground gas pipe and underground electric line run along the north western boundary.

DESIGN:

The current application is for Full Planning Permission. The design of the dwellings is indicated on the drawings that accompany this application.

The lead for the design of the dwelling has been taken from the arrangement that has previously been approved as part of the two Planning Applications (Ref 2/91/2928/F and 06/0/0678/F) on this site where the principal of a bungalow and garage has already been approved.

The suggested layout reflects the characteristics of the adjacent development and tackles the site constraints. The bungalow has been positioned on the site to follow the existing linear progression. i.e. the setback between 4 Teal close & 6 Teal close and setback between 6 Teal Close and proposed bungalow will be same. At the same time the bungalow and garage are a minimum 3.125m away from the low pressure gas pipeline.

The adjoining land next to this site was controlled by the applicant which already has Planning Approval for the construction of 9 bungalows and detached garage (15/02006/OM and 19/00577/RM). The proposed layout and front elevation of the bungalow is similar to one of the design approved and built in the adjoining land but the rear part has been adjusted to overcome the site constraints.

The existing original hedge at the northern boundary will be cut down and will be laid in a traditional style to create a rural sustainable hedge boundary to the development. It is to be noted that the client had an Approval for the hedgerow to be removed in 2003.

It is to be noted that there is no particular style of dwelling in the vicinity and all the homes are individual. We believe therefore that the design proposed for both the house and

bungalow are appropriate, continuing the ethos in the area of individually designed and detailed detached dwelling.

A new post and rail fence will be provided to the northern boundary. There is an existing 1.8m close boarded timber fence on the eastern boundary and there will be new 1.8m close boarded timber fence on the western boundary. A new railings will be provided to the southern boundary.

Once the new dwellings are in place, the lawn will be remade and additional planting will be provided around the dwellings to further enhance their setting in the landscape.

FLOOD RISK:

The site lies in Flood Zone 1 (low risk of flooding) of the Council-adopted STRA.

ACCESS:

The proposed development layout ensures that adequate space for both vehicular and pedestrian access to the site can be achieved. The access point to the site will be from Teal Close which provides required visibility, the benefit of the free flow of traffic and the road safety of both drivers and pedestrians.

PLANNING HISTORY

19/00577/RM: Application Permitted: 07/11/19 – DELEGATED - Reserved Matters Application: Construction of Nine single storey dwellings with parking and carports - Land At X568086 Y334123, Teal Close, Snettisham

19/01936/DISC_A: Discharge of Condition final letter: 31/08/22 - DISCHARGE OF CONDITION 5 OF PLANNING PERMISSION 19/01936/F: Removal of condition 8 of planning permission 15/02006/OM - Land West of 6, Teal Close, Snettisham

19/01936/F: Application Permitted: 24/12/19 – DELEGATED - Removal of condition 8 of planning permission 15/02006/OM - Land West of 6, Teal Close, Snettisham

15/02006/DISC_A: Discharge of Condition final letter: 29/11/19 - DISCHARGE OF CONDITIONS 6, 7, 11, 13, 14 AND 19: Outline application: Construction of nine single storey dwellings with parking and garaging and the creation of a new access road - West of 6 Teal Close

15/02006/OM: Application Permitted: 06/10/16 - COMMITTEE - Outline application: Construction of nine single storey dwellings with parking and garaging and the creation of a new access road - West of 6 Teal Close

21/00868/F: Application Withdrawn: 19/08/21 - Construction of One Single Storey Dwelling with Parking and Garaging. - Land West of 6 Teal Close

06/00450/F: Application Refused: 25/04/06 – DELEGATED - Construction of bungalow and detached garage - Adjacent 6 Teal Close

2/03/2510/HEDGE: Application Permitted: 17/11/03 - Hedgerow Removal Notice (HR/027) - Land North of Teal Close

06/01067/F: Application Permitted: 06/07/06 – DELEGATED - Construction of bungalow and detached garage - West Of 6 Teal Close

RESPONSE TO CONSULTATION

Parish Council: RECOMMEND REFUSAL - goes against the Village Neighbourhood Plan of overdevelopment.

Highways Authority: NO OBJECTION - conditionally

Natural England: NO OBJECTION - subject to securing appropriate mitigation (through GiRAMS).

Historic Environment Service: NO OBJECTION – subject to a pre-commencement condition requesting an Archaeological Written Scheme of Investigation.

Water Management Alliance: NO OBJECTION - site in question lies outside the Internal Drainage District of the King's Lynn Internal Drainage Board, therefore the byelaws do not apply.

Housing Development Officer: Confirms that no affordable housing contribution is required.

REPRESENTATIONS FOUR Third Party representations received.

TWO OBJECTIONS:

- Overlooking / loss of privacy
- Removing hedgerow
- Close proximity to neighbouring property
- Designed to overcome site constraints
- Site too small
- Overbearing
- Overshadowing
- Noise and disturbance during construction works
- litter from adj. construction site
- Impact from car headlights
- Water level of adj. stream

TWO NEUTRAL:

- Do not want to suffer the same noise and disturbance issues resulting from the adj. development during construction.
- Construction vehicles causing parking problems
- Blocking driveways
- Highway safety concerns
- Mud and debris on the road
- Health and safety
- Builders vehicles should be accommodated on site
- Close proximity to neighbouring boundary
- Intrusive

- Site layout due to electric / gas pipes running though
- Is this a suitable site to build?

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

Policy NP02 - Windfall Residential Dev

Policy NP05 – Materials and Design

Policy NP06 – Housing Density

Policy NP07 – Residential Car Parking

Policy NP08 - Heritage

Policy NP09 – Natural Environment

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are as follows:

Principle of Development
Form and Character
Neighbour Amenity
Highway Safety
Other Material Considerations

Principle of Development:

The application site lies within the village of Snettisham which is classified as a Key Rural Service Centre within the settlement hierarchy of the Development Plan. Limited growth of a scale and nature appropriate to secure the sustainability of the settlement would be supported, subject to other Policy and material considerations.

The application site historically related to an allocated site (G83.1) within the SADMPP for 34 dwellings. The site allocation was divided into two parts, north and south of Common Road, due to different land ownerships.

The northern part of the allocation received planning permission for 24 dwellings (13/01736/FM) and has since been constructed. Five affordable units were delivered on this site.

The southern part of Common Road also received planning permission separately for the construction of 9 dwellings (15/02006/OM and 19/00577/RM) where affordable housing contributions applied. The Reserved Matters application secured a S106 agreement for the total sum of £108,000 (9 units x £12,000).

The current application site was historically blue land under the same ownership as the wider development site for nine dwellings to the south of Common Road. As such SADMPP Policy DM8 applies.

Policy DM8 relates to phased development where attempts may be made to avoid the affordable housing requirement by artificial sub-division of sites and incremental developments of numbers of houses below the threshold.

However, the current application site never formed part of the red line of the larger site for 9 dwellings (it was blue land in both the outline and RM applications) and notwithstanding the withdrawn application in 2021, the Policy makes it clear that 'the requirement for a proportion of (or contribution to) affordable housing' is applicable if an application is made on an adjacent site under the same ownership within 3 years.

It has been three years since the development of the larger site was complete and it is no longer under the same ownership as the current applicant as the individual plots have been sold off separately. Therefore, the Policy states that no further affordable housing is required.

The LA's Housing Officer confirms that no affordable housing is required on application site for the reasons given above.

In principle, the development would be acceptable in accordance with the Development Plan.

Form and Character:

The general form and character of the area is relatively densely developed, with modest sized dwellings and on small plots. The application site is in keeping with newly established form and layout of the locality. Currently, the site appears to be a vacant plot in between two built-out plots.

Whilst the utility pipelines and easement strips have steered the layout of the proposed development towards the south-eastern corner of the site, in close proximity to the shared boundary, it is considered to be in keeping with the existing building line and the wider pattern and layout of development in the area.

The footprint, scale, mass, design and appearance of the proposed dwelling appropriately reflects and responds positively to the existing local character, in accordance with Snettisham's Neighbourhood Plan Policy NP05 – Materials and Design.

The size of the proposed private amenity space is commensurate to the small three-bedroom bungalow proposed. This accords with the Neighbourhood Plan Policy NP06 relating to housing density, which states that '*New dwellings should have gardens, the size of which shall be at least equal to the footprint of the building, including any garages*'.

In order to take a precautionary approach in light of the Parish Council's concerns, conditions will be recommended for the removal of PD rights for extensions, roof alterations and outbuildings.

On the basis of the above, it is considered that the proposed development complies with the aims and objectives of the above-mentioned Neighbourhood Plan Policies; Local Plan Policies CS06, CS08, DM2 and DM15; and the general provisions of the NPPF.

Neighbour Amenity:

The application site is adjoined by detached bungalows to the east and west. The proposed dwelling would be sited in close proximity to the eastern site boundary, therefore possibly impacting on the amenities of those neighbouring residents.

The proposed dwelling is shown to be sited approximately 1.4m from the eastern boundary to the front, and as the boundary tappers to the north, the rear would be approx. 500mm from the shared boundary.

Whilst it is acknowledged that there is limited separation distance between the proposed and the neighbouring property, this should be weighed in the planning balance.

The proposed dwelling is of modest scale and proportions, measuring approx. 5.4m to the ridge of eastern gable-end and 2.5m to its eaves. The ridge height of the rear projection is approx. 4.9m. The depth of the proposed dwelling is approx. 12.8m.

The location of the new dwelling on the site would be adjacent to the neighbour's driveway and although there appears to be some patio type hard surfacing within that space, it is immediately outside of the dwelling, thus with a degree of separation from the proposed dwelling (approx. 6m). Furthermore, there is a small formal private garden area to the rear of that property for amenity purposes.

The separation distance between the proposed dwelling and the neighbouring dwelling's western elevation is approximately 9.4m.

In assessing overshadowing and overbearing impact, the proposed dwelling is sited to the west of the closest neighbouring property which means that there is the potential for a degree of shadow to be cast towards the end of the day and towards the rear of the neighbour's space to the side of their dwelling.

However, this would be limited due to the small scale of the proposed dwelling (outlined above). Furthermore, the existing 1.8m close boarded timber fence and conifer hedge, possibly reaching 2.5m high, which is on the neighbour's land, would currently cast a shadow to some degree over this area.

On the basis of the above, it is not considered that the proximity of the proposed dwelling to the shared boundary with the neighbouring property would cause a significant impact on residential amenity by way of the limited overshadowing likely to arise and due to the fact that the space in which it will impact upon is mostly driveway.

Similarly, it is not considered that there would be a significant overbearing impact to the neighbouring property due to the small scale of the proposed dwelling together with the use of the space to the side and the separation distance between the proposed dwelling and the neighbour's westerly facing windows.

Additionally, it is considered that by virtue of the modest height of the proposed bungalow and the distance between the proposed and the neighbour's west and south facing elevations would be such that the development would not result in a material loss of light to those resident's windows.

In terms of overlooking, there are no windows proposed on the eastern elevation of the new bungalow, other than a small en-suite window but this is likely to be obscurely glazed.

Notwithstanding this, given the relatively even ground levels, together with the small scale of the proposed bungalow and the provision of screening from the 1.8m close board fence, any potential loss of privacy would be mitigated against to both the east and west.

Therefore, it is considered that there are no overlooking concerns that would arise from the proposed development.

In regard to the proposed garage / cartlodge, it would be located towards the north-western corner of the application site, abutting the shared boundary. It would be sited in close proximity to the neighbour's garage, slightly overlapping one another. The garage measures approx. 5m in height and is approx. 34 square metres in footprint.

Although the proposed garage abuts the shared boundary with the neighbour to the west, any subsequent resulting impact is considered to be limited due to its overall scale and its relationship with the immediate area of garden adjoining the neighbour's existing garage.

The westerly neighbour has a reasonably sized, usable amenity space that would be unaffected by the development, thus any overbearing impact is not considered to be significant to warrant refusal of the application.

The relationship between the proposed garage and garden of the neighbouring property is not uncommon in the area.

Taking the above into account, it is considered that the proposed development would not result in a significant impact upon the amenities of the neighbouring residents, particularly those to the east, in terms of overlooking, overshadowing, loss of light and overbearing for the reasons given above.

Therefore the proposal accords with the general aims and objectives of the Neighbourhood Plan; Local Plan Policies CS08 and DM15 and the provisions of the NPPF.

Highway Safety:

The application proposes to utilise an existing access at the south-western corner of the site. On-site parking provision for a minimum of two cars and turning area are proposed.

The Local Highway Authority has raised no objection to the proposed development on highway safety grounds, subject to conditions relating to the construction of the vehicular / pedestrian access; and on-site parking and turning.

The proposal would therefore comply with Policy CS11 of the CS 2011 and Policies DM15 and DM17 of the SADMPP 2016.

Other Material Considerations:

Archaeology:

Previous archaeological investigations immediately to the west (2019) and north (2014) of the proposed development site have produced significant evidence of medieval occupation which may extend to within the current application site.

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.

Norfolk Historic Environment Service has raised no objection to the proposal but has requested conditions relating to a programme of archaeological mitigatory work in accordance with National Planning Policy Framework para. 199 and Policy CS12 of the CS 2011.

Flood Risk and Drainage:

The site is located within Flood Zone 1 according to the Councils Strategic Flood Risk Maps.

The foul water drainage for the site will be connected to the mains sewer and the Surface water will be disposed of via an existing water course (the drain to the north). Whilst the applicant owns the part of the drain that is immediately adjacent to the application site boundary, it is unknown who has rights over the remainder of the ditch.

This watercourse drains into a culverted ditch further to the west of the site.

The wider development is serviced by a site-specific drainage system, comprising attenuated storage for surface water runoff within the individual plot curtilages and a hydrobrake system incorporated to control the discharge from the site into the ditch equivalent to the natural greenfield run off rate. This was considered acceptable within the outline and RM applications to avoid any localised surface water drainage / flooding issues.

Due to historic concerns over drainage on the wider site and the little information submitted with the current application in relation to the impact of additional surface water drainage into the adjacent drain, a pre-commencement condition is recommended to ensure that the development would not give rise to significant drainage issues in the locality.

The proposed development would therefore accord with Policy CS08 of the CS 2011; Policy DM15 of the SADMPP 2016; and the general provisions of the NPPF.

Ecology:

It is noted that the adjoining watercourse is a feature that could have potential ecological impacts resulting from the proposed development.

However, from previous surveys on the wider site (2019), it was concluded that the drain is unsuitable for water vole and otter species due to the low water level and heavy shading from vegetation. The conditions of the ditch and lack of ponds in the locality means that there is no potential to support great crested newts.

Whilst the previous surveys are typically 'out of date', taking the above into account and given that the proposal involves the construction of only one additional bungalow, on a site closely linked to a recent development site and surrounded by residential property, it would not be proportionate to request an Ecology Survey to support the application.

An informative will be attached to the decision should the application be approved advising the applicant to have consideration for the Wildlife and Countryside Act 1981 and The Conservation of Habitats and Species Regulations 2017, stating that if protected species are found during construction, works shall stop immediately and advice should be sought from a qualified ecologist.

The proposal would therefore comply with Policy CS12 of the CS 2011; Policy DM15 of the SADMPP 2016; and the provisions of the NPPF.

Third Party Representations:

All Third Party comments have been taken into consideration in reaching a recommendation for the proposed development, most of which have been addressed above in the report.

In regard to noise and disturbance associated with contractors on site, the current proposal involves the construction of only one dwelling, in which case the construction period will be shorter than that of the adjacent wider site. As those works would take place for a temporary period of time, it is not considered that they would result in significant harm to the long-term living conditions of neighbouring residents and as such would not warrant refusal of the application.

If any unacceptable levels of noise and disturbance should arise from the development site, Environmental Health could pursue this as a statutory nuisance under the Environmental Protection Act 1990.

An informative will be attached to the decision notice to make the applicant aware.

With reference to the gas pipeline running through the site, this is not reason itself to refuse an application for development purposes. The easement zone has been shown on the submitted plans and the layout of the development avoids this area. Further consideration of this matter would go beyond the scope of Planning Control and is covered under separate legislation.

CONCLUSION

It is considered that the proposed bungalow and garage relates appropriately to the character and context of the surrounding development and wider area, in terms of its scale, layout, form, design and appearance, and thus would cause no visual harm to the street scene.

It is considered that the proposed development would not cause a significant impact on the amenities of neighbouring residents, in terms of overlooking, overshadowing, loss of light and overbearing, due to its small scale and relationship with those adjacent dwellings and their amenity space.

There are no outstanding highway safety, ecological or drainage concerns (the latter of which can be controlled by condition).

Overall, it is considered that the proposal accords with Neighbourhood Plan policies NP02, NP05, NP06, NP07 and NP08; Core Strategy Policies CS01, CS02, CS06, CS08, CS11 and CS12; SADMP Policies DM1, DM2, DM15 and DM17; and the general provisions of the NPPF.

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: 210886/10/50 and 210886/10/51.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the vehicular/pedestrian/cyclist access/ over the footway shall be constructed in accordance with the highways specification (TRAD 4) 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.
- 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, in accordance with Neighbourhood Plan Policies NP07 and NP10; Local Plan Policies CS08, CS11, DM15 and DM17; and the general provisions of the NPPF.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access/onsite 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.

- 4 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety, in accordance with Neighbourhood Plan Policies NP07 and NP10; Local Plan Policies CS08, CS11, DM15 and DM17; and the general provisions of the NPPF.
- 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: In the interests of potential archaeological remains within the site, in accordance with Neighbourhood Plan Policy NP08; Local Plan Policies CS01, CS12 and DM15; and the general provisions of the NPPF.
- 6 Condition: No development shall take place other than in accordance with the written scheme of investigation approved under condition 5.
- 6 Reason: In the interests of potential archaeological remains within the site, in accordance with Neighbourhood Plan Policy NP08; Local Plan Policies CS01, CS12 and DM15; and the general provisions 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: In the interests of potential archaeological remains within the site, in accordance with Neighbourhood Plan Policy NP08; Local Plan Policies CS01, CS12 and DM15; and the general provisions of the NPPF.
- 8 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B, C and D of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.
- 8 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 9 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class E of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the provision within the curtilage of the dwelling house of any building or enclosure, swimming or other pool shall not be allowed without the granting of specific planning permission.

- 9 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 10 Condition: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no new windows/dormer windows (other than those expressly authorised by this permission), shall be allowed without the granting of specific planning permission.
- 10 Reason: In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality if otherwise allowed by the mentioned Order.
- 11 Condition: No development shall commence on site until full details of the surface water drainage arrangements have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 11 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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