

<b>Parish:</b>	<b>Dersingham</b>	
<b>Proposal:</b>	<b>Proposed new dwelling</b>	
<b>Location:</b>	<b>59A Manor Road Dersingham King's Lynn Norfolk PE31 6LH</b>	
<b>Applicant:</b>	<b>Bespoke Norfolk Group</b>	
<b>Case No:</b>	<b>24/00504/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mrs Jade Calton</b>	<b>Date for Determination: 7 June 2024 Extension of Time Expiry Date: 14 October 2024</b>

**Reason for Referral to Planning Committee** – Called-in by Cllr Collingham

**Neighbourhood Plan:** No

### **Case Summary**

The site is formed from part of a residential curtilage, the side garden of a chalet style bungalow set in a backland position off Manor Road, Dersingham.

Full planning permission is sought for a new dwelling to the existing dwelling, the host property. Vehicular access would be shared with the existing dwelling.

The site is within the Development Boundary of Dersingham, a Key Rural Service Centre as defined by the Local Plan, and within the Dersingham Conservation Area.

### **Key Issues**

Principle of Development and Planning History  
Impact on Form and Character / Heritage Assets  
Impact on Neighbour Amenities  
Impact on Highway Safety; and  
Other Material Considerations

### **Recommendation**

**APPROVE**

## THE APPLICATION

The application site is the side garden of a bungalow at 59a Manor Road. This property is set to the rear of a terrace of houses and a building in use as tea rooms, Petals Tea Room. The site would share an existing vehicular access with the existing property. The vehicular access is on the northern side of Manor Road almost opposite the junction with Sandringham Road.

Sandringham Road and a part of Manor Road which is to the east of the vehicular access form the B1440.

To the rear (north) of the site is a playing field, The Pastures.

The proposal is for a detached bungalow with a side gable roof. The bungalow would have a front roof light and four roof lights on the rear roof slope.

The proposed bungalow would have four bedrooms, two within the roof space and a bedroom and a bedroom/study on the ground floor.

Three parking spaces would be provided for the proposed bungalow and the plans show provision of three parking spaces for the host property.

The proposed bungalow would have a footprint some 12.6m wide by a depth, excluding a front canopy, of 9.2m. The bungalow would have a maximum height to its ridge of 5.8m, and 2.5m to the eaves.

External walls would be of carrstone panels with Norfolk red brickwork to the front and side elevations, brickwork to the rear elevation and the roof would be of red/orange clay pantiles. A flue on the rear roof slope would be of metal with a black finish.

An air source heat pump would be set on the ground by the rear elevation, by the north-western corner of the bungalow.

## SUPPORTING CASE

A Supporting Statement has been submitted, offering the following case: -

*'This application proposes a modest family chalet bungalow of traditional materials within the defined development boundary of the village, that would preserve the character and appearance of the Dersingham Conservation Area.*

*A previous application for a new dwelling was submitted back in 2021 but despite receiving an Officer recommendation to approve, it was subsequently refused at Planning Committee on the grounds the proposal would be detrimental to the amenities of neighbouring residents at no.61a to the south, by virtue of its southern gable-end being constructed on the shared boundary, causing an overbearing impact. This was the only reason for refusal. The application was not refused on the grounds of the site being unacceptable for the provision of a new dwelling. The principle of development is therefore considered acceptable.*

*In response to the previous reason for refusal, this current application seeks to prevent any undue impact on the neighbouring property to the south by setting the proposed dwelling deeper into the plot, away from the boundary of no.61a's garden, maintaining the existing fenced boundary. Additionally, no first-floor windows to habitable rooms are proposed on the*

Planning Committee  
7 October 2024

front elevation ensuring there would be no unacceptable overlooking of this neighbouring property.

A contemporary design was originally proposed, but in order to address Officer concerns the scheme was amended in July to revert back to a more traditional Carstone chalet bungalow with a red tiled roof. The revised proposal would be wholly in keeping the existing street scene of Manor Road, as recognised by the Council's Conservation Officer in her positive consultation response.

Vehicular access to the site will remain as existing with the proposed new dwelling being provided with 3 no. on site car parking spaces as well as 3 no. spaces being retained for the donor property. Norfolk County Highways have therefore raised no objection to the proposed development.

In terms of trees, an Arboricultural Implications Assessment and Tree Protection Plan was submitted in support of the application and the Council's tree officer has confirmed he has no objection to the proposals. Approval for the removal of 4 no. trees was given on 26th October 2023 under application ref: 23/00183/TREECA, which remains valid for 2 years from the date of decision. One further tree is required to be removed for the purposes of this application, but all trees to be removed have been assessed as being of low quality and unsuitable for retention. As confirmed by the Council's tree officer, their removal would not be significantly detrimental to the amenity value of the Conservation Area. Two existing trees (1 x Plum and 1 x Bay) would also be retained as part of the development.

Although the application is not subject to mandatory biodiversity net gain, ecological enhancements are proposed as part of the development, as shown on the submitted Ecological Mitigation and Enhancement Plan. Measures include: a small bird nest box; swift nest box; bat shelter; bee bricks; and hedgehog fence holes.

The concerns of the Parish Council in relation to a potential underground watercourse beneath the site are noted but it is not a watercourse that is part of a main river and the area of Dersingham does not have Internal Drainage Board coverage. It would therefore be Norfolk County Council as lead local flood authority that would be the responsible authority. However, the water management team at NCC have advised they have not been able to find any information regarding such a watercourse on their systems. Notwithstanding this, there is a separate watercourse consenting regime under the Land Drainage Act 1991 that would need to be followed if planning permission is approved and any proposed works would affect the flow of the watercourse. As a result, the potential presence of an underground watercourse should not preclude development given it is covered by a separate process and legislation.

To conclude, the proposed development would provide an additional modest dwelling on an existing residential site within the development boundary of Dersingham. The proposal is acceptable in terms of highway safety, trees and ecology; is of a suitable size, scale and design that would preserve the character and appearance of the conservation area; it would provide a high-quality living environment for future occupiers; and would not result in any detrimental impact on neighbour amenity.

As a result, the development is considered to accord with all relevant planning policies of the adopted Local Plan, as well as national planning policies and guidance within the revised NPPF (2023). It is therefore respectfully requested that Members grant planning permission subject to conditions in accordance with the Officer recommendation'.

Planning Committee  
7 October 2024

## PLANNING HISTORY

21/00081/F: Application Refused (COMMITTEE): 15/07/21 - Proposed new Dwelling - 59A Manor Road, Dersingham

20/01420/F: Application Withdrawn: 16/11/20 - Proposed new dwelling - 59A Manor Road

## RESPONSE TO CONSULTATION

### Parish Council: OBJECT

- Inappropriate design within a Conservation Area and the proposed property is out of character with neighbouring properties.
- Loss of trees, especially the walnut tree which is clearly visible from Manor Road and the Sports Ground
- The proposed property will be visible to neighbouring properties and from Manor Road and the Sports Ground
- Over development of the site
- Concern that the proposed building is sited over a water course which could damage the flow of water from the surrounding hills to The Wash. A copy of the watercourse Information from Ordnance Survey PGSA water network overlays has been attached.

**Highways Authority: NO OBJECTION** conditionally

**Anglian Water:** The application falls outside the remit for comment by Anglian Water.

**Water Management Alliance: NO COMMENT TO MAKE.**

**Environmental Quality: NO OBJECTION**

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

**Conservation Officer: NO OBJECTION-** subject to conditions relating to details of materials and windows.

**Arboricultural Officer: NO OBJECTION** conditionally

**Ecology Officer: NO OBJECTION** conditionally

## REPRESENTATIONS

**FOUR** letters of **OBJECTION**, raising the following concerns: -

- Almost the same as proposed a few years ago.
- Large dwelling
- Overdevelopment
- Narrow driveway
- Impossible for a fire engine or other emergency vehicle to gain access to the plot.
- Garden location / garden grabbing.
- Impact upon the environment
- Local wildlife

Planning Committee  
7 October 2024

- Removal of significant green space
- Loss of trees
- The drawings are misleading.
- Incorrect boundaries
- No understanding of the historical architectural idiom
- Impact upon the conservation area
- Impact on residential amenity
- South end of car port intrudes on the neighbouring fence
- Noise and disturbance to a small garden
- pollution
- Additional congestion

**ONE NEUTRAL** representation requesting information on the application.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS12** - Environmental Assets

**CS06** - Development in Rural Areas

**CS11** - Transport

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

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

**DM2** – Development Boundaries

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

**DM19** - Green Infrastructure/Habitats Monitoring & Mitigation

## **NATIONAL GUIDANCE**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

## **OTHER GUIDANCE**

Conservation Area Character Statement.

Planning Committee  
7 October 2024

## **PLANNING CONSIDERATIONS**

### **The main considerations are:**

Principle of Development and Planning History  
Impact on Form and Character / Heritage Assets  
Impact on Neighbour Amenities  
Impact on Highway Safety; and  
Other Material Considerations

### **Principle of Development and Planning History:**

The application site lies within village of Dersingham which is classified as a Key Rural Service Centre within the Core Strategy's Settlement Hierarchy. Local Policy supports limited growth of a scale and nature appropriate to securing the sustainability of the settlement.

The principle of the development would therefore be acceptable in accordance with Development Plan Policies CS02 and CS06 of the Core Strategy (2011); and Policy DM2 of the SADMPP (2016).

A historic application (21/00081/F) for the construction of bungalow on the application site was refused by the planning committee in June 2021 on grounds of overbearing impact on the neighbouring residents. The reason for refusal reads as follows: -

*'The proposed development would be detrimental to the amenities of the neighbouring residents at No. 61a to the south of the application site, by virtue of its southern gable-end being constructed on the boundary, causing an overbearing impact'.*

The current application aims to address this issue through amending the layout of the development and moving the proposed dwelling away from the southern boundary of the site.

### **Form and Character and Impact on Heritage Assets:**

The site of the proposal is situated within the Dersingham Conservation Area and behind a number of properties that are marked within the appraisal as being important unlisted buildings. These are buildings which contribute positively to the character and significance of the conservation area.

61 and 61a are now called Petals Tea Room which is a late 19th early 20th century building with a pleasing traditional shop front constructed from brick and car stone; 51-59 Manor Road is a traditionally proportioned terrace of car stone cottages, with good sized front gardens that are architecturally pleasing and make a positive contribution to the character of the street scene. These cottages are present on the tithe map of the area (1836-1850) and both the cottages and the Petals tearoom are certainly visible on the first edition OS mapping (1879-1886).

The first edition OS mapping shows the space behind these important unlisted buildings as being open space, probably paddocks or productive land associated with the villagers.

Planning Committee  
7 October 2024

The site is visible set behind the car park of Petals Tea Room. The context of the street scene at this point is one of traditional buildings, notwithstanding the modern bungalow which has been built adjacent to the application site.

Being situated within a historic street scene in the centre of historic Dersingham, negotiations have taken place during the course of this application where the initial contemporary design was omitted, and it now incorporates more of the historic form and materials which could be expected in this location. Whilst the footprint and form of the proposed dwelling is simple, the proposed Norfolk red bricks, carrstone and red/orange pantiles would be in keeping with the street scene at this point.

Although this is a part of the conservation area which requires sensitive development, this does not mean pastiche, it is therefore considered that the amended scheme adequately assimilates the design of a new property into the historic environment. And thus, the proposal would cause less than substantial harm to the setting of the Conservation Area (designated heritage asset) and to the significance of the adjacent non-designated heritage assets. This low-level impact is considered to be outweighed by the public benefits of providing an additional dwelling to the local housing stock, in accordance with paragraphs 208 and 209 of the NPPF.

On the basis of the above, it is considered that the proposal accords with Local Plan Policies CS06, CS08, CS12 and DM15; and paragraphs 135, 195, 200, 201, 203, 205, 206 and 209 of the NPPF.

#### **Impact on Neighbour Amenity:**

The application site is surrounded by residential development to its west (the donor dwelling), east and south. The properties to the south include a dwelling at No.61a and an adjoining café / tea rooms; No.61. The tea rooms car park directly adjoins the application site and is divided by a 1.8m timber boundary fence. It is therefore not considered that the proposed development would cause any disamenity issues to No.61 (tea rooms).

The applicant has sought to address the previous reason for refusal, and the impact upon No.61a, by removing the built form away from the southern boundary and siting the dwelling more centrally within the application site. Whilst the proposed dwelling is to be located within proximity to the eastern site boundary, it would not 'abut' it in the same way as the previous proposal did.

As the southern boundary of the site tappers, the proposed dwelling would be approximately between 13.9m and 14.9m from it, with parking and turning and some garden space to the front of the new dwelling. There would be approx. 19m - 27.6m separation distance between the front (southern) elevation of the proposed dwelling and the rear (north) elevation of the neighbouring dwelling at No.61a. There are no windows to the north projecting elevation of No.61a closest to the application site.

It is considered therefore that there would be sufficient separation distance so not to cause a material impact in terms of overshadowing, overbearing or overlooking.

The proposed dwelling would be approximately 3.5m from the western boundary and approx. 3.8m between the proposed and the host property. There are two windows proposed within the western elevation of the new dwelling at ground floor level serving a bedroom / study and a kitchen. There are also ground floor windows within the eastern side elevation of the host dwelling. However, a form of boundary treatment is proposed as shown on the

submitted plans in order to screen any outlook from those respective windows. Full details of such can be conditioned.

Furthermore, the ground levels remain relatively even across the application site and the host site and it is intended to maintain those as such.

It is considered that there is adequate separation distance between the proposed and donor dwellings, together with their orientation and relationship with one another so not to cause overshadowing or overbearing impact.

In terms of the relationship with the neighbouring property to the east, there would be a separation distance of between 4m and 6.1 to eastern site boundary and approx. 10.6m between the side elevation of both dwellings. There are no ground floor windows proposed within the eastern elevation of the proposed dwelling. Neither does it appear that there are any windows to the side elevation of the neighbouring property that could be affected by the proposed development.

The existing 1.5 – 1.8m brick wall to the eastern boundary is proposed to be retained, as are some of the trees. Additionally, there are two mature trees in close proximity of the shared boundary within the neighbour's site which offer screening.

Given the separation distances involved, together with the modest scale of the proposed dwelling, it is considered that the proposal would not cause a material impact to the neighbouring residents to the east in terms of overshadowing, overlooking or overbearing impact.

The proposed dwelling would be 1.5 storeys in height and therefore rooflights are proposed within front (south) and rear (north) roof slopes of the proposal. The southern rooflight would serve a landing, which is a non-habitable space and would therefore cause no material overlooking. The rooflights to the northern roof slope would serve bedrooms and ensuites but would cause no material overlooking due to the shallow pitch of the roof and the angle of outlook. Notwithstanding this, there are no residential dwellings neighbouring the site to the north.

In summary, it is considered that the proposed development would have regard for the amenities of the neighbouring residents in accordance with Development Plan Policies CS08 and DM15; and the general provisions of the NPPF, but in particular section 12.

### **Highway Safety:**

The proposed dwelling would utilise an extant means of access onto Manor Road. The Local Highway Authority raises no objection to the proposed development as there would be an improved and adequate visibility onto Manor Road in both directions. Further, there would be adequate space for both dwellings to have parking and turning provision to enable a vehicle to exit the site in a forward gear.

The site access has had a dropped kerb constructed to Manor Road to improve access, but the site access road is made of loose gravel that can spill out onto the highway. It is therefore recommended that a short section is replaced with a solution that is permeable for at least 5 metres back from the highway of gravel in plastic grid or paving. This will be conditioned.



It could be beneficial for the residents if the entire length of the site access road and the parking/turning area was treated in the same way to make it more resilient to vehicular use and ease of dragging bins to the kerbside.

The Local Highway Authority comments on the fact that parts of the new dwelling would be more than 45 metres from the highway and therefore Norfolk Fire and Rescue should be consulted.

This would be covered by separate legislation.

It is considered that the proposed development accords with development Plan Policies CS08, CS11 DM15 and DM17; and the provisions of the NPPF, in particular section 9.

### **Other Material Considerations:**

#### **Trees:**

This proposal requires the removal of 5 trees, all assessed as being of low quality and unsuitable for retention in new development. Approval for the removal of 4 of the trees was approved under a Section 211 notification decision 23/00183/TREECA, on the grounds that the trees were not of any particular importance to the area and their removal would not be significantly detrimental to the amenity value of the area or to the Conservation Area in this part of Dersingham.

The same can be said of the one other tree proposed for removal T9 a moderate Walnut tree. Although tree removal is undesirable, the trees are not of sufficient value to justify a Tree Preservation Order. One other tree is proposed for retention and there are two trees in the neighbouring garden that could be affected by this proposal. The applicant has submitted a supporting Arboricultural Implications Assessment, and Tree Protection Plan/Method Statement by plandescil, which will be conditioned in order to protect those retained trees.

The Council's Arboricultural Officer raises no objection to the proposed development on the basis of the above. The proposal therefore complies with Core Strategy Policy CS12; SADMPP Policy DM15 and the general provisions of the NPPF.

#### **Ecology:**

All development has a duty to provide measurable net gain biodiversity under the NPPF. The proposal will result in the loss of trees and garden habitat and as such appropriate ecological enhancement measures have been proposed, including the following measures: -

- A bat shelter
- A swift nesting box
- Small bird nest box
- A bee brick
- Pollinator friendly planting
- Hedgehog holes within boundary fencing

The Council's Ecologist raises no objection to the proposed development on the basis of the above. The enhancement measures will be secured through condition.

The application will result an increase in overnight accommodation which triggers GIRAMS. A Shadow Habitats Regulations Assessment has been submitted in support of the application and the GIRAMS fee has been paid to compensate for any impact.

**Flood Risk:**

The site falls within Flood Zone 1 and therefore the risk of flooding is low and no such Flood Risk Assessment is required for the proposed development.

**Drainage:**

In regard to the unknown water course which is said to run through the centre of the site underground, the LPA and the Planning Agent have endeavoured to investigate this by contacting Anglian Water and the LLFA but to no avail. Furthermore, the application site lies outside of the Internal Drainage Board jurisdiction.

The architect has suggested that it could potentially be a culvert that carries a watercourse, and from the map submitted by the Parish Council, it seems to already go under other buildings in the vicinity.

It therefore does not preclude development, or planning permission being granted. Given it is definitely not a watercourse that is part of a main river and the area of Dersingham does not appear to have an Internal Drainage Board coverage, it would be NCC as lead local flood authority would likely be responsible for it, although it has not been possible to confirm this.

There is a separate watercourse consenting regime under the Land Drainage Act 1991 that would need to be followed if planning permission is approved and it turns becomes apparent that the proposed works would affect the flow of the watercourse.

Whilst the concerns raised regarding the underground watercourse are noted, this is covered by separate legislation outside of the scope of planning control.

Notwithstanding this, a condition is recommended requesting full details of foul and surface water drainage.

**Contamination:**

The applicant has provided a screening assessment indicating no known contamination. The Council's records of the site indicates that there are structures on the proposed access. The portion of site with the proposed dwelling has not been developed for the duration of our records. The surrounding landscape is largely residential. The applicant should be aware that property is in an area where 10-30% of homes could be above the action level for radon. The Council's Environmental Quality Team recommends that the applicant seeks advice from Building Control.

No potential sources of contamination are identified in our records, or in the information provided by the applicant.

**Third Party Representations:**

All Third Party concerns have been taken into consideration in making a recommendation for this application, most of which have been addressed above in the report.

Any concerns raised in regard to incorrect boundaries is a civil matter, outside the scope of planning control.

## **CONCLUSION:**

The NPPF (2023) (Paragraph 2) states that Planning Law requires that application for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise, as set out in Section 38(6) of the Planning and Compulsory Purchase Act 2004 and section 70(2) of the Town and Country Planning Act 1990.

The overriding objective of the NPPF is a presumption in favour of sustainable development in accordance with an up-to-date plan.

The principle of residential development on the site would be acceptable in accordance with the Development Plan.

The proposed development is considered to be of an acceptable scale, design, appearance and layout for the reasons set out above within this report. It is not considered that the proposal would have a detrimental impact upon the amenities of neighbouring properties due to adequate separation distances together with screening from existing and proposed boundary treatments.

As such it is considered that the current proposal addresses the previous reason for refusal under application 21/00081/F relating to overbearing impact to the south.

Access, parking and turning accords with adopted standards and as such, the Local Highway Authority raises no objection to the proposal.

Despite the Council's best intentions, it has not been possible to obtain any further information regarding the potential underground watercourse within the site. Notwithstanding this, there is separate legislation which controls development within easement zones of watercourses which falls outside of the scope of planning control, and thus would not warrant refusal of the application.

Overall, the proposed development is considered acceptable and complies with Local Plan Policies CS01, CS02, CS06, CS08, CS11 and CS12 of the Core Strategy (2011); Policies DM1, DM2, DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023).

## **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.

Planning Committee  
7 October 2024

- 2 Condition: The development hereby permitted shall be carried out in accordance with the following approved drawings and documents:
- 1086.05: Plans as Proposed
  - 1086.06: Ecological Mitigation and Enhancement Plan
  - Tree Protection Plan by Plandescil Consulting Engineers: Job No. 27141
- 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 shall be upgraded with a permeable surface (other than loose gravel) for the first 5 metres as measured back from the near channel edge of the adjacent carriageway/constructed in accordance with details to be agreed in writing by the Local Planning Authority. 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, in accordance with Policies CS08 and CS11 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023), in particular section 9.
- 4 Condition: Prior to the first occupation of the development hereby permitted, the visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway by lowering of walls.
- 4 Reason: In the interests of highway safety, in accordance with Policies CS08 and CS11 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023), in particular section 9.
- 5 Condition: Prior to the first occupation of the development hereby permitted the proposed access/on-site car parking/turning/waiting area shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 5 Reason: To ensure the permanent availability of the parking/maneuvering areas, in the interests of satisfactory development and highway safety, in accordance with Policies CS08 and CS11 of the Core Strategy (2011); Policies DM15 and DM17 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF (2023), in particular section 9.
- 6 Condition: Prior to the commencement of the development hereby permitted all Tree Protection Measures shall be implemented in strict accordance with the approved Tree Protection Plan Drawing No. 27141/901A and Method Statement at part 5 dated February 2024 by plandescil.
- 6 Reason: To avoid damage to existing trees on and adjacent to the site, in accordance with Policy CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the provisions of the NPPF.

- 7 Condition: No trees other than the tree shown to be removed on the approved Tree Protection Plan and detailed in the Method Statement by S Case dated June 2023, shall be felled without the prior written agreement of the Local Planning Authority.
- 7 Reason: In the interests of the amenities of the locality, in accordance with Policy CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the provisions of the NPPF.
- 8 Condition: No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for 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.
- 8 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies CS06, CS08 and CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general principles of the NPPF.
- 9 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.
- 9 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with Policies CS06, CS08 and CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general principles of the NPPF.
- 10 Condition: Prior to their installation, full details of the doors and windows, including the rooflights, within the development hereby approved shall be submitted to and approved in writing by the Local Planning Authority. The details shall include 1:20 drawings, showing joinery details, cross-sections and the opening arrangements. The development shall be implemented and retained in accordance with the approved details.
- 10 Reason: In order to protect the character and appearance of the Conservation Area in accordance with Policies CS08 and CS12 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general principles of the NPPF.
- 11 Condition: No development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 11 Reason: To ensure that there is a satisfactory means of drainage at the site and in order to further investigate the issue raised by the Parish Council in regard to an unknown underground watercourse, in accordance with Policy CS08 of the Core Strategy (2011) and the general principles of the NPPF.

- 12 Condition: Prior to the first occupation of the development hereby approved, all proposed Ecological Enhancement Measures shall be installed in accordance with the approved Ecology Plan: 1086.06 and maintained thereafter as such. The enhancements shall include a minimum of the following measures: -
- A bat shelter
  - A swift nesting box
  - A small bird nest box
  - A bee brick
  - Pollinator friendly planting
  - Hedgehog holes within boundary fencing
- 12 Reason: In the interests of Biodiversity Net Gain, in accordance with Policy CS12 of the Core Strategy (2011) and section 15 of the NPPF.
- 13 Condition: Prior to first occupation/use of the development hereby permitted, a plan shall be submitted to and approved in writing by the Local Planning Authority indicating the positions, heights, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the occupation/use hereby permitted is commenced or before the building(s) are 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.
- 13 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with Policy CS08 of the Core Strategy (2011); Policy DM15 of the Site Allocations and Development Management Policies Plan (2016); and the general provisions of the NPPF.