

AGENDA ITEM NO: 9/2(c)

Parish:	Ringstead	
Proposal:	Variation of conditions 2, 3 and 10 attached to planning permission 24/01813/F: SELFBUILD : Demolition of existing bungalow and replacement with a new 1.5 storey property.	
Location:	Mary-Lyn 9 Burnham Road Ringstead Hunstanton PE36 5LB	
Applicant:	Mr R Hutchinson	
Case No:	25/02119/F (Full Application)	
Case Officer:	Clare Harpham	Date for Determination: 2 March 2026

Reason for Referral to Planning Committee – Councillor de Winton has requested that the application be determined by Members on the Planning Committee. The Parish Council and Conservation Team object to the proposal which is at odds with the officer recommendation.

Neighbourhood Plan: Yes

Case Summary

Planning permission was granted on 4th March 2025 (Committee decision) for the demolition of an existing bungalow that stood on site and its replacement with a new 1.5 storey dwelling (24/01813/F).

This application seeks to vary the design of the proposed dwelling (Condition 2). The applicant has discharged conditions 3 (materials) and 10 (foul and surface water drainage) of the original planning consent (24/01813/F) and wishes these conditions to be amended in line with the details which have already been agreed within the discharge of conditions applications.

The application site is within the development boundary of Ringstead, approximately 0.08ha in size, and located along the north side of Burnham Road. The site is approximately 51.6m to the east of Ringstead's Conservation Area and within the National Landscape.

Key Issues

Principle of development
Form and Character and Impact on the Conservation Area and National Landscape
Impact on Neighbour Amenity
Flood Risk and Drainage
Any other matters requiring consideration prior to determination of the application

Recommendation:

APPROVE

THE APPLICATION

The application site is within the development boundary of Ringstead and approximately 0.08ha in size. It is located along the northern side of Burnham Road just as you enter the village from the east and is within the Norfolk Coast National Landscape. The site is approximately 51m to the east of Ringstead's Conservation Area and within an area characterised within Ringstead's Neighbourhood Plan as an area of Post WW1 development which is predominantly detached and semi-detached housing with single and two storey dwellings.

This application seeks some alterations to the design of the dwelling which was approved at Planning Committee in March 2025. A 1.5 storey dwelling was approved to replace a bungalow which stood on site. The approved dwelling would be an 'L' shaped, traditionally proportioned chalet dwelling, similar in appearance to other dwellings in the locality, with similar features such as intersecting catslide dormer windows on the front elevation, and finished in vernacular materials such as knapped flint, brick, and clay pantiles.

This application seeks to amend the plans which would result in the dwelling being pushed back very slightly within the plot (approx. 0.3m) and would be slightly closer to the bungalow to the west (approx. 0.3m). The overall appearance to the front would be similar to that approved but would be slightly lower (0.15m) and narrower (0.4m). The L-shape previously approved would be essentially the same, however this variation proposes a large single storey addition which fills the 'L' at the side/rear and would provide a large open plan kitchen/diner/lounge. There are other changes to the fenestration which will be discussed in the report below.

Ringstead is classified as a Smaller Village and Hamlet (Tier 6) within Local Plan Policy LP01. The principle of a replacement dwelling has already been established, and this application seeks changes to the design.

APPLICANT/AGENT SUPPORTING CASE

Not available at the time of writing the report.

PLANNING HISTORY

24/01813/DISC_B: Discharge of Condition final letter: 10/02/26 - DISCHARGE OF CONDITION 10 (Retrospective) FROM PLANNING PERMISSION 24/01813/F - Demolition of existing bungalow and replacement with a new 1.5 storey property - Mary-Lyn 9 Burnham Road Ringstead

25/01451/F: Application Refused: 26/11/25 - VARIATION OF CONDITIONS 2, 3 AND 10 FROM PLANNING PERMISSION 24/01813/F - Demolition of existing bungalow and replacement with a new 1.5 storey property - Mary-Lyn 9 Burnham Road Ringstead

24/01813/DISC_A: Discharge of Condition final letter: 03/11/25 - DISCHARGE OF CONDITIONS 3 FROM PLANNING PERMISSION 24/01813/F - Demolition of existing bungalow and replacement with a new 1.5 storey property - Mary-Lyn 9 Burnham Road Ringstead

24/01813/F: Application Permitted: - SELFBUILD : Demolition of existing bungalow and replacement with a new 1.5 storey property – Mary Lyn 9 Burnham Road Ringstead

RESPONSE TO CONSULTATION

Parish Council: OBJECT

- Parish Council have opposed the scale, height and massing of this development from the start. Considers the changes significant and material to the previously approved scheme.
- Considers it is contrary to the adopted Ringstead Neighbourhood Plan.
- Does not consider this a 1.5 storey dwelling.
- This application seeks to regularise retrospective development that has been carried out in breach of conditions.
- Consider the proposal is contrary to paras. 135, 139, 189, and 219 of the NPPF 2024. The PC consider it is not well designed, does not conserve and enhance the scenic beauty of the National Landscape and does not make a positive contribution to the Conservation Area.
- Considers the proposal is contrary to Local Plan Policies LP18 and LP21 with regard to design and the amenity of the neighbours.
- Consider it contrary to the Ringstead Neighbourhood Plan and should respect local vernacular, materials and ratio of building scale to plot size.
- Substantial redesign with the new dining lounge area increasing the visual massing contrary to NP Policy 5(n).
- The CIL submission shows the proposal will be 336.64m² where the original bungalow was 82.7m² (over 300% increase).
- The proposed Juliet balcony, given the previous applications, implies the intention to reinstate a large glass balcony over the proposed flat roof lounge/diner. This should be changed to a window rather than balcony doors.
- The amended drawing appears to shift the proposal further south and the proposed building appears taller, which will impact upon the neighbours kitchen window (overbearing/overshadowing) and therefore contrary to LP21.
- The PC fully concurs with the Conservation Officer's previous objections that the scheme is contrary to para. 219 of the NPPF and even larger than the approval and visible from the public domain.
- The size and massing would cause harm to the National Landscape.
- The proposed layout is different from the approved scheme and appears to be trying to maximise built area.
- The proposal is contrary to Neighbourhood Plan Policy 9 with regard to dark skies as it will cause unnecessary light pollution due to the amount of glazing. If approved request that permitted development rights with regard to NP Policy 9 are removed.
- Details of external materials have not been given and would usually require a sample panel.
- The drainage would not comply with Building Regulations with minimum separation distances, and no percolation data has been provided.
- A previous variation of condition application was partly refused due to the absence of a detailed drainage strategy.
- Out of character with the local street scene and character of the village due to its scale, height and massing.

Conservation Team: OBJECT

The Conservation Teams objections and comments on this development have been well documented in previous applications on this site, and for clarity are summarised below:

24/01813/F: The scale and size of the proposal is very dominating which would result in a complete change of character to the current approach to the historic village. The scale,

height and massing of this proposed building would therefore cause harm to the character and significance of the Ringstead Conservation Area and should be refused in its current form.

After working with the original Agents, an amended scheme for a smaller property was approved at committee as it was found acceptable in design and scale.

A new Planning Agent then submitted a different scheme for the plot and Conservation Team commented as below:

25/01451/F: It is disappointing that this amended scheme has been submitted, considering the lengthy negotiations involved in the previous application.

This amended proposal is very similar in design to the first submission of the previous application, which was rejected as it was considered to cause harm to the setting and character of the conservation area. This was subsequently reduced in scale with an amended design.

However, this proposal is even larger, as it includes an extra downstairs room and glazed balcony on the roof, which will be fully visible from the public domain as the village is entered from the east along Burnham Road. The large dormer window and doors out to the proposed balcony on this elevation are also out of proportion and add to the visual dominance of the building. It also appears that the roof height has been raised.

All of these amendments have a cumulative harmful effect on the views, setting and character of the rural conservation area which is contrary to Para 219 of the NPPF and also to the local Neighbourhood Plan. The Conservation Team therefore object to this application. This scheme was refused.

Current proposal 25/02119/F:

This application has now been submitted for a slightly different scheme. However, the Conservation Team note that this proposal still has an increase in footprint making the building larger in width, length and height, giving the appearance of a disproportionately large building within the plot, compared with the previously approved scheme. This proposal also includes a large ground floor, flat roof extension and the introduction of Juliette balcony at first floor, which is inappropriate in scale and design in this rural location.

The Conservation Team therefore object to this latest proposal on this site as it is disproportionately larger than the approved design and its size and scale will cause harm to the setting and views of the Ringstead Conservation Area, and not enhance or better reveal their significance, contrary to NPPF Para 219 and the Ringstead Neighbourhood Plan.

Flood and Civil Drainage consultant:

The drainage strategy report and drainage details were submitted and agreed as a discharge of Condition 10 of the original consent 24/01813/DISC_B.

REPRESENTATIONS

TWO letters of OBJECTION:

- Neighbours' kitchen and utility window are only 1.0m from fence. Do not want building to block the light.

- The previous garden which had mature trees and established bushes has been destroyed.
- The internal layout has changed from what was approved.
- The double doors with Juliet balcony could lead to the large flat roof area becoming a balcony which could cause overlooking.
- The size of the replacement is not proportionate and sympathetic to the surroundings.
- Concerned regarding the drainage. No dwellings in this part of Ringstead are on mains drainage.

KING'S LYNN AND WEST NORFOLK LOCAL PLAN 2021-2040

LP31 - Custom and Self-Build Housing (Strategic Policy)

LP35 - Enlargement or Replacement of Dwellings in the Countryside

LP01 - Spatial Strategy and Settlement Hierarchy Policy (Strategic Policy)

LP06 - Climate Change (Strategic Policy)

LP13 - Transportation (Strategic Policy)

LP14 - Parking Provision in New Development

LP16 - Norfolk Coast National Landscape (Strategic Policy)

LP18 - Design & Sustainable Development (Strategic Policy)

LP19 - Environmental Assets - Green Infrastructure, Landscape Character, Biodiversity and Geodiversity (Strategic Policy)

LP20 - Environmental Assets- Historic Environment (Strategic Policy)

LP21 - Environment, Design and Amenity (Strategic Policy)

NEIGHBOURHOOD PLAN POLICIES

Policy 4: Principal Residence Housing

Policy 5: Design

Policy 9: Landscape Quality

Policy 10: Surface Water Management

Policy 14: Residential and Commercial Parking Provision

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations are:

- Principle of development
- Design, Form and Character
- Impact on Conservation Area and National Landscape
- Impact on Neighbour Amenity
- Flood Risk and Drainage
- Any other matters requiring consideration prior to determination of the application

Principle of Development:

The principle of replacing the modest bungalow which was originally on site with a 1.5 storey dwelling has already been established with the approval of planning application 24/01813/F in March 2025.

There are objections that the bungalow which was originally on site was demolished prior to the pre-commencement conditions being agreed and that the applicant is therefore in breach of conditions and therefore the development has not been lawfully commenced.

There is only one pre-commencement condition on decision 24/01813/F where the applicant has to agree further details with the LPA. Condition 10 relates to the proposed foul and surface water drainage. While demolition of the original bungalow does represent relevant demolition which would, under Section 56 of the Town and Country Planning Act 1990, as amended, constitute commencement of the development, the Whitley principle would consider that the drainage condition is not a true conditions precedent in this case of demolition, as the proposed drainage is not for the demolished bungalow but for the new dwelling and it is possible to agree the drainage prior to the new dwelling being started.

At the time of the site visit on 8th January 2026, it was evident that the bungalow had been demolished, and the site cleared, and that protective fencing had been erected around the site in accordance with condition 6 which related to a tree protection plan. At that time a discharge of conditions application (24/01813/DISC_B) had been submitted in order to agree the foul and surface water drainage condition, and while this could not technically be discharged due to the demolition having already taken place, the details were agreed as submitted and form part of this application.

Consequently, while the demolition of the bungalow has meant that application 24/01813/F has technically commenced, it is not considered that any conditions precedent were breached and that the commencement of development is lawful.

Section 73 of the Town and Country Planning Act 1990, as amended, allows for the determination of applications for the development of land without compliance with conditions previously attached. Within such an application the LPA shall consider only the question of conditions subject to which the permission should be granted. If planning permission can be granted subject to conditions differing from those to which the previous planning permission was granted, then an application made under Section 73 should be granted. If it is determined that permission should be granted under the same conditions as was previously applied, then the application should be refused.

Design, Form and Character:

Burnham Road is characterised by modern dwellings of mixed styles and designs. The western end of Burnham Road is in the Conservation Area. As such, dwellings are more

vernacular in design and appearance. Heading east on Burnham Road, out of Ringstead Village, are more modern bungalows to the northern side of the road and two-storey dwellings to the southern side. The two-storey dwellings imitate the design features and materials of the dwellings within the Conservation Area along Burnham Road and the farmstead buildings further east.

As already stated, consent was granted in March 2025 for the demolition of the modest bungalow that was on site and its replacement with a 1.5 storey dwelling with a considerably larger Gross Internal Area (GIA) which was 301.53m². The amended plans would increase this GIA by 35.11m² to 336.64m². The proposed changes to the approved design would result in some elements being slightly smaller, and some elements being slightly larger than that already approved.

The approved dwelling is one-and-a-half storey in height, comprising of two components: the 'main' dwelling and a north projecting section.

The proposed dwelling is very similar in design to the house already approved. It is still one-and-a-half storey in height, comprising of similar components: the 'main' element is actually slightly lower and narrower than the 'main' element already approved. The north projecting element is slightly higher than approved (0.3m), but slightly shorter.

The main difference between the approved dwelling and this proposed change is the additional single storey element which will infill the 'L' shape at ground floor level only and would project 7.8m from the rear of the 'main' element and be 5.4m wide.

It is worth noting at this stage that permitted development rights were not removed for extensions and alterations to the dwelling (Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015, as amended) and that it would be possible to build a substantial extension in this location once the dwelling was complete. It would not be as large as the proposal which is 7.8m in depth, but it would be possible to construct an extension which projects 4.0m in depth from the rear wall of the 'main' element without specific planning permission.

In addition to the additional flat-roof element there is a proposed change to the fenestration on the eastern elevation. The approved plans have five roof-lights in the rear projection however the proposal has removed these roof-lights and proposes two intersecting cat-slide dormers, one of which has double doors and a Juliet balcony. This is considered acceptable and the inclusion of cat-slide dormers into the side elevation would not be out of character in its context and considered preferable to the large number of roof-lights in the current approval.

Concerns are expressed from the Parish Council and a neighbour that the double doors will result in the roof of the flat-roofed extension being used as a large balcony. This would require planning permission, as it would represent a raised platform, and a condition will be placed on the decision to state that the roof shall not be used as a balcony as it would represent an incongruous feature as you enter the village, sitting above the boundary hedging to the east.

In addition, there are some minor changes proposed to the fenestration within the side and rear elevations, with additional ground floor windows being inserted within the eastern elevation at ground floor level and bifold doors within the proposed single storey element. The proposal also removes some rooflights and bifold doors to the rear, moves a rooflight in the eastern side and replaces a rooflight to the proposed bathroom with a window on the eastern elevation.

The proposed changes to the dwelling are considered acceptable and would not be out of character with other dwellings within the locality in accordance with para. 135 of the NPPF 2024, Local Plan Policies LP18 and LP21 and NP Policy 5.

Condition 3 of the original consent which this application seeks to vary related to the approval of the proposed materials. These materials were agreed in November 2025 and include clay pantiles, cobbled flint, timber windows with a red multi brick (Aldwick antique) as well as the rainwater goods and mortar details. These were all considered acceptable and will be conditioned as part of this decision.

Impact on the Conservation Area and National Landscape:

The Parish Council and Conservation Team consider that the scale, height, and massing of the proposed dwelling in its amended form would be out of keeping with the neighbouring bungalows and when approaching from the east into Ringstead from Burnham Road. This was already considered within the previous approval which considered that while the now approved dwelling was much larger than the original bungalow it would be appreciated within the setting of the surrounding two-storey dwellings along Burnham Road and Goldpightle (to the north), not just by the immediate neighbouring bungalows. It was considered that the approved replacement dwelling would meet Policy 5 in this regard.

The proposed changes to the proposal as viewed when approaching from the east would result in a slightly higher rear projection (0.3m), changes to the fenestration with intersecting cat-slide dormers (one with a Juliet balcony) rather than five roof-lights, and the single storey 'infill' extension. It is not considered that these changes to the previously approved design would have a detrimental impact upon the character and appearance of the locality over and above what has already been approved on site and that they would meet Policy 5 of the Neighbourhood Plan.

The application is within the Norfolk Coast National Landscape, and the LPA has a legal duty under S245 (Protected Landscapes) of the Levelling-up and Regeneration Act, 2023 (LURA) to seek to further the statutory purposes of Protected Landscapes. In essence this means, as far as is reasonably practical, the LPA should seek to avoid harm and contribute to the conservation and enhancement of the natural beauty, special qualities, and key characteristics of Protected Landscapes. The proposed changes to the design of the replacement dwelling are not considered to materially harm the National Landscape and the removal of a large number of rooflights and their replacement with two catslide dormer windows is considered more traditional in appearance.

There are objections relating to additional glazing within the proposal; however, the approved plans also have significant glazing and a comparison between the two proposals shows there would actually be a similar amount of glazing within this proposal and the approved dwelling (the submitted glazing calculation shows a very slight reduction in glazing in the proposed plans). Overall, the proposed alterations to the fenestration are considered acceptable and would not have a material impact with regard to 'dark skies' policy over and above what has already been approved. The assessment of these changes with regard to neighbour amenity is assessed below.

The amendments have also been considered with respect to their impact upon the Conservation Area to the west. There is an objection from the Conservation Team, who also objected to the previously approved replacement dwelling and consider the amendments have a cumulative harmful effect on the views, setting and character of the rural conservation area. The original replacement dwelling was considered to cause less than substantial harm to the Conservation Area, on the lower end of the scale. Paragraph 215 of the NPPF states: "Where a development proposal will lead to less than substantial harm to

the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use." The replacement dwelling would be for a self-build dwelling which is considered to be a public benefit by contributing to the Council's delivery of self-build and custom dwellings. Furthermore, it is thought that the proposed dwelling including the amendments in this application would have a neutral impact on the Conservation Area as it shares design similarities to the modern dwellings and traditional farmstead along the south of Burnham Road.

For the reasons set out above, the proposal is considered to meet the principles of the NPPF 2024, in particular paras. 135, 189 and 215, Local Plan Policies LP02, LP18, LP20 and LP21 with regard to design and Policies 5 and 9 of the Neighbourhood Plan.

Impact on Neighbour Amenity:

The impact upon the amenity of the neighbours to the west and north was considered during the original application 24/01813/F and the proposed changes to the proposal have also been considered.

The position of the proposed dwelling has moved back approximately 0.3m within the site and slightly west making the proposal 1.0m from the boundary with the neighbouring bungalow (original approval 1.3m). By pushing the proposal slightly further back, the proposal would have less impact upon the side windows within the neighbouring bungalow, even though it is now 0.3m closer to the boundary. Due to the scale and orientation, the proposal would not impact upon this neighbour with regard to loss of light. The subservient side projection of the western elevation is not considered to be of a scale that could be considered overbearing on this neighbour and the proposed side windows with the exception of one rooflight would all serve bathroom/en-suite rooms which are obscure glazed. A section has been submitted which demonstrates that the proposed rooflight within the master bedroom would be above head height (2.2m) and would therefore not cause any material overlooking.

The neighbour to the rear has been considered. While the proposal has been pushed back by approximately 0.3m, the first-floor rear window serving bedroom 3 would still be in excess of 21m from the shared boundary. The proposal would therefore not cause any material overlooking of this neighbour. In addition, the distance between the proposal and this neighbour means that there is not considered to be any material overshadowing or overbearing impact upon this neighbour.

There has been an objection regarding the potential use of the flat roof element which could be used as a balcony which would have the potential to cause overlooking of the neighbour to the rear. This element would be approx. 14m from the rear boundary and a condition will be placed on the decision to ensure that the proposed flat roof is not used as a raised platform/balcony.

Overall, the proposal would comply with para. 135 of the NPPF 2024 and Local Plan Policy LP21.

Flood Risk and Drainage:

The proposal seeks to vary condition 10 of 24/01813/F which related to the submission of foul and surface water drainage arrangements prior to the commencement of development.

These details have been agreed within 24/01813/Disc_B and this condition will be amended to reflect the agreed details.

As discussed within the 'Principle of Development' section above, the condition was not technically agreed prior to the commencement of development as the bungalow was demolished prior to the drainage details being agreed. This was not a conditions precedent in this case, and the drainage details have been agreed prior to the commencement of the new dwelling being constructed.

The Parish Council have objected to the absence of a drainage strategy; however this strategy was submitted with the associated discharge of conditions application 24/01813/Disc_B and will be conditioned as part of this application to vary the conditions.

Other matters requiring consideration prior to the determination of this application:

Highways:

There are no proposed changes to the access or parking and turning areas and the previous conditions can be reapplied.

The proposal would still comply with para. 115 of the NPPF 2024 and Local Plan Policies LP13, LP14 and LP21.

Ecology - Biodiversity Net Gain:

Whilst Policy 7 (Biodiversity) of the Neighbourhood Plan states that 'all development proposals will need to demonstrate 10% net gain in biodiversity', the application is for a self-build and custom dwellinghouse, which is exempt from BNG. The relevant condition will be reimposed which is related to this.

Neighbours have commented about the removal of some landscaping on site and it was noted during a site visit that the hedging to the front (southern) boundary had been removed. Condition 7 of the original consent states that the existing hedges on the east and south boundary shall be retained. This condition will be amended to include the reinstatement of the hedging to the front of the site.

Climate Change:

Policy LP06 of the Local Plan 2021-2040 requires development to recognise and contribute to the importance of, and future proofing against climate change and to support the Government target of becoming a net zero economy by 2050. Given the scale and nature of the proposal, and having to accord with Building Regulations, the proposal would generally be compliant with Policy LP06.

Specific comments and issues:

Application 24/01813/F has commenced development with the demolition of the original bungalow and therefore condition 1 of the original consent will be removed. This will have the effect of renumbering the other conditions.

The condition relating to the fact that the proposal is for a self-build dwelling (condition 4 of 24/01813/F) will be reimposed and is acceptable to use rather than a unilateral undertaking as it is enforceable.

CONCLUSION:

This application is for a variation of condition to an already approved self-build replacement dwelling at 9 Burnham Road in Ringstead, which falls outside of Ringstead's Conservation Area, but within the National Landscape.

The Parish Council and Conservation Team have raised objection to the scheme due to the size, scale and height of the proposed dwelling.

Although significantly larger than the original bungalow, that stood on site it is important to consider the changes in light of what has already been approved at the application site under planning permission 24/01813/F. The proposed alterations to the design are not thought to harm the setting of the National Landscape, Ringstead Conservation Area, and the wider street scene, being in keeping with the form and design of nearby dwellings. Subject to conditions, the proposal is considered to comply with the policies within the Neighbourhood Plan.

It is thereby recommended that Members approve the development, which is in accordance with local plan policies LP02, LP06, LP13, LP14, LP16, LP18, LP19, LP20, LP21 and LP31; Policies 5, 9, 10 and 14 of the Neighbourhood Plan; and the provisions of the NPPF 2024 and there are no material considerations that indicate it should be approved otherwise than in accordance with the plan.

RECOMMENDATION:

APPROVE subject to the imposition of the following condition(s):

- 1 Condition The development hereby permitted shall be carried out using only the following approved plans:
 - PL07 'Location Plan' received by the LPA on 9th October 2024.
 - 25110-02RevC 'Proposed Floorplans, Elevations, & Site Plan' received by the LPA on 13th January 2026; and
 - 'Master Bedroom Section' received by the LPA on 2nd February 2026.
- 1 Reason For the avoidance of doubt and in the interests of proper planning.
- 2 Condition The development hereby approved shall be carried out in accordance with the discharge of conditions letter (24/01813/DISC_A) dated 11th November 2025 with regard to the agreed materials.
- 2 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF, Local Plan Policies LP16, LP18, LP20 and LP21 and NP Policy 5.
- 3 Condition Notwithstanding The Town and Country Planning (Use Classes) Order 1987 and The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and/or reenacting those orders with or without modification), the development shall not be constructed other than as a self-build or custom build dwelling as defined under the Self-build and Custom Housebuilding Act 2015 (as amended by the Housing and Planning Act 2016) and shall not be used for any other purpose without express planning permission.

- 3 Reason To ensure the satisfactory development of the site as a genuine self-build and/or custom dwelling, in accordance with the NPPF (2024).
- 4 Condition Before the first occupation of the dwelling hereby permitted the ground floor shower room window, first floor ensembles and bathroom windows, shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.
- 4 Reason To protect the residential amenities of the occupiers of nearby property in accordance with para. 135 of the NPPF 2024 and Local Plan Policy LP21.
- 5 Condition The development hereby approved shall be constructed in strict accordance with the recommendations of the Tree Report Survey prepared by RGA Arboricultural Consultants carried out September 2024, and the Tree Protection Plan (Proposed) shown on Appendix 3 of this Report dated September 2024. The protective fencing shall be retained intact for the full duration of the development until all equipment, materials, surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.
- 5 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF, Policy 5 of the Neighbourhood Plan, and Local Plan Policy LP19.
- 6 Condition The existing hedge on the eastern boundary, shall be retained and protected as shown within drawing 'Tree Protection Plan (Proposed) Appendix 3 of the Tree Report Survey prepared by RGA Arboricultural Consultants.

No part of the hedge on the eastern boundary shall be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval or that die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees, shrubs or 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.

- 6 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF, Local Plan policies LP16, LP18 and LP21 as well as NP Policy 5 and 9.
- 7 Condition Prior to the first occupation of the development hereby permitted, full details of the hard and soft landscape works shall be submitted to and approved in writing by the Local Planning Authority.

These details shall include full planting details of the replacement hedge/planting on the front (southern) boundary as well as finished levels or contours and hard surface materials. The development shall be carried out in accordance with the agreed details and maintained in perpetuity unless agreed in writing by the Local Planning Authority.

- 7 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 8 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/turning area shall be laid out in accordance with the approved plan and retained thereafter available for that specific use.
- 8 Reason To ensure the permanent availability of the parking/maneuvering areas, in the interests of satisfactory development and highway safety in accordance with Policy DM15 of the SADMPP 2016 and the NPPF.
- 9 Condition The development hereby permitted shall be carried out in full accordance with the drainage details agreed within discharge of conditions letter (24/01813/DISC_B) dated 13th February 2026.
- 9 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF, Local Plan Policy LP18 and NP Policy 10.
- 10 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes B and C 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), additions etc to the roof of a dwellinghouse and other alterations to the roof of a dwellinghouse, shall not 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 The glazing of the roof lights of the development hereby permitted shall have a Visible Light Transmission (VLT) of no more than 0.65 VLT, details of which shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
- 11 Reason To minimise light pollution in accordance with the Ringstead Neighbourhood Plan, ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and to limit the impact of the replacement dwelling in the wider landscape.
- 12 Condition The flat roof projection on the eastern/rear elevation and which incorporates a dining/lounge area on the approved plans, shall at no time be used to provide a raised platform/balcony area on its roof.
- 12 Reason In the interests of the visual amenities of the locality and the protection of the protected North Coast National Landscape in accordance with the NPPF and Local Plan Policies LP16 and LP21.