

## AGENDA ITEM NO: 8/3(c)

<b>Parish:</b>	<b>Dersingham</b>	
<b>Proposal:</b>	<b>Renovation and loft conversion of dwelling</b>	
<b>Location:</b>	<b>Tit Willow 16 Park Hill Dersingham King's Lynn</b>	
<b>Applicant:</b>	<b>Mr And Mrs Judd</b>	
<b>Case No:</b>	<b>16/00913/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Mr M Broughton</b>	<b>Date for Determination:</b> <b>14 July 2016</b> <b>Extension of Time Expiry Date:</b> <b>9 September 2016</b>

**Reason for Referral to Planning Committee** – The application has been called in by Borough Councillor T Bubb.

### Case Summary

The land is situated on the eastern side of B1440 Hunstanton Road, Dersingham; approximately 360m north of the village centre, in an area designated Built Environment Type D in the 1998 Local Plan

The application seeks to renovate and re-roof the existing detached bungalow at Tit Willow, 16 Park Hill, and Dersingham with an extension to the rear north-east elevation in conjunction with loft conversion.

The National Planning Policy Framework 2012, the King's Lynn and West Norfolk Core Strategy 2011, the King's Lynn and West Norfolk Local Plan 1998 and the King's Lynn and West Norfolk Development Management Policies 2014 are particularly relevant to this application

### Key Issues

Principle of development  
Form and character  
Residential and visual amenity  
Trees  
Ecology  
Other considerations

### Recommendation

**APPROVE**

### THE APPLICATION

The land is situated on the eastern side of B1440 Hunstanton Road, Dersingham, with access into Park Hill Road approximately 360m north of the 'centre' of the village (Station 16/00913/F

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Road / Chapel Road junction), in an area designated Built Environment Type D in the 1998 Local Plan.

The site (approximately 0.283ha) comprises a dilapidated, detached bungalow at 'Tit Willow', 16 Park Hill, Dersingham, with mixed hedge and trees forming the boundaries, agricultural land beyond (north and east) and prominent trees within the site. The applicants currently reside in a mobile home temporarily sited on the northern side of the site.

The bungalow is of full-hipped, traditional design with a flat roofed extension on the south-east elevation and conservatory on the north-east elevation.

The application seeks to create a chalet style bungalow with renovation including internal alterations and the following works:

- removal of the conservatory
- an extension to the rear north-east elevation
- raising and re-roofing the original bungalow incorporating the aforementioned extension, creating bedrooms in the roof space (loft conversion)
- a pitched roof configuration, creating a gable ended format to the development, including to the proposed extended single storey projection (garden room) attached to the south-east elevation. A ½ hip arrangement is applied to the roof planes of both the north-east and south-west elevations
- two first floor windows in the proposed north-east (rear) elevation
- a 'French door' style window to the first floor south-west (front) elevation - with Juliet style balcony rail
- cream render to the main structure with the proposed garden room finished in grey-green Cedral weatherboard
- flat concrete roof tiles throughout with grey upvc openings

#### **SUPPORTING CASE** Comments of the applicant:

The application provides a modest family home, increasing the footprint by 12.4 m sq. with an extension to the rear of the plot. An attic truss roof will then provide rooms within the roof void.

This project has been 'called-in' due to unjustified neighbour objections i.e. 'Not in keeping, sets a precedence, overlooking, reduction in light, likely damage to the service road and bats and newts will be disturbed.'

The proposal sets no precedence as the adjacent property No.5 to the west was significantly extended and attic trusses for 'rooms-in-roof' provided in 2000. A further property 12A to the south was extended and refurbished in 2008 with new gable elevations and a painted render finish.

Objectors call this a 'house' and believe this should be registered as a 'new build'. Building Control has confirmed this is a rear extension and loft conversion to form a 'Chalet Bungalow'.

The property sits central to a one (1) acre elevated plot. There is only one additional window to the front first floor gable serving a bedroom. Directly in front are two large mature Beech Trees (to be retained) and extensive hedgerows to the boundaries forming a natural screen.

The measured distance from the front first floor window to the front boundary (approximately 20m) and the distance to the properties claiming overlooking (30m to the south-west boundary of No 7) is adequate to negate overlooking

The site dwelling, which sits lower than the adjacent bungalow No.14 to the south east, is an adequate distance (between 12m -17m) from No 14 boundary. The separation creates zero reduction in loss of light being claimed. The property currently sits lower means that the increased ridge height of the attic truss roof has minimum visual impact.

The private service road is negotiated twice a week by 15 ton refuse lorries. Furthermore No.12A and No 5 were significantly altered and extended with no previous damage to the private road having occurred.

Neighbours suggested bats and newts would be at risk. At great additional expense we commissioned an ecology report only to be told there were no endangered newts. Although bats are present in the locality, none were found entering or roosting in the property. Neighbours have done everything in their power to prevent and delay this project, including rallying additional support from properties which are clearly not affected by the proposed works in any way.

This is no 'Grand Design', purely a renovation of a tired run-down property to form a modest family home on a large corner plot.

## **PLANNING HISTORY**

2/TPO/547: Due to be determined at Planning Committee 5/09/16: To consider whether tree preservation order 2/TPO/00547 should be confirmed, modified or not confirmed in the light of objections (rescinded 2/TPO/542)

## **RESPONSE TO CONSULTATION**

### **Parish Council: NO OBJECTION**

**Arboricultural Officer: NO OBJECTION** – Condition applies to protection of Root Protection Areas of trees during works.

Comments: Protected trees (TPO 547 applies) - two beech trees beside the existing drive are an attractive feature at the front of the property. There are two other trees to the rear. Root protection areas shown on the plans extends over the drive, the front lawn of the property and a grassed area outside the garden at the head of the cul de sac.

Part of the drive has already been excavated with concern raised about probable storage of building materials, the installation of underground services and parking of any contractor's vehicles at the front of the building – thus a risk of damage to tree roots within the root protection area.

## **REPRESENTATIONS**

Letters in **SUPPORT (4)** from the public – comments:

- Renovation makes good use of the land and supports a village family
- No planning reasons to reject – people should embrace change

- Materials, raised roof and additional window do not exacerbate any existing perceived overlooking and creates a chalet bungalow not a 2 storey house
- Former resident No 5: refurbishment to No 5 included loft accommodation with no objecting neighbours or issues with damaging the road, bringing a tired and neglected 1945 bungalow to life

Letters of **OBJECTION** from (9) households of Park Hill – comments:

- Damage to private access road
- Loss of privacy: A gable end with first floor window and height increase approx. 1.8m will create overlooking to all surrounding properties and gardens.
- Impact on wildlife and trees – Norfolk bat Survey confirmed 2014/15 confirmed 7 species in the area
- No consultation by applicant with neighbours
- Red line requires amendment: includes a small section on the SE side not in ownership of the applicant
- Subsidence: Natural springs running under the hill to be taken into account.
- Precedent: This application amounts to a re-build, not a renovation, creating a 2 storey house which, along with materials, is not in keeping or sympathetic to other dwellings or its surroundings. Park Hill rises steeply from Hunstanton Road, with the bungalows in 4 tiers, the upper 3 tiers each having a unique view towards the Wash and the woodland at Wolferton but not themselves being dominant in the landscape when viewed from the west. Bungalows enjoy a high degree of privacy and are screened from each other by hedges and fences. Future conversions to houses would increase overlooking and more importantly would mean that two storey buildings would be visually intrusive when viewed from Wolferton Woods and the sea wall leading south from Snettisham.

Late correspondence (objection) - amended plans:

Slight alteration to the roof (small hip at both gable ends) does not alter our previous views and results in a down pipe on the front elevation considered detrimental to the appearance of the building.

Due to the differences in levels and orientation of the properties the impact of first floor doors on the back gardens and windows of the neighbouring bungalows is best assessed by visiting these properties. The beech trees do not prevent overlooking of back gardens and windows as views can be had beneath the canopies, this can be verified by looking back to No.16 from within No's 3 and 7.

The concerns raised are not to the size of footprint of the building but the proposed increase in height, the bulk of the proposed roof and the opportunities for overlooking from the first floor Juliet balcony.

## **NATIONAL GUIDANCE**

National Planning Practice Guidance - Provides National Planning Practice Guidance, in support of and in addition to the NPPF

National Planning Policy Framework – sets out the Government's planning policies for England and how these are expected to be applied.

## **PLANNING POLICIES**

The King's Lynn and West Norfolk Local Plan (1998) contains the following saved policies that are relevant to the proposal:

**4/21** - indicates that in built-up areas of towns or villages identified on the Proposals Map as Built Environment Type C or D development will be permitted where it is in character with the locality.

## **LDF CORE STRATEGY POLICIES**

**CS02** - The Settlement Hierarchy

**CS01** - Spatial Strategy

**CS06** - Development in Rural Areas

**CS11** - Transport

**CS12** - Environmental Assets

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PRE-SUBMISSION DOCUMENT**

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

**DM15** – Environment, Design and Amenity

## **OTHER GUIDANCE**

Dersingham Parish Plan

## **PLANNING CONSIDERATIONS**

- Principle of development
- Form and character
- Residential and visual amenity
- Trees
- Ecology
- Other considerations

### **Principle of development:**

The application site lies to the north of the central area of Dersingham and comprises a cul-de-sac of detached dwellings on the eastern side of Hunstanton Road (formerly A149). The locality is designated Built Environment Type D in the King's Lynn and West Norfolk Local Plan (1998), where, in principle, new development will be permitted provided it has regard for and is harmony with its surroundings.

In terms of the KLWNBC Core Strategy 2011:

- Policies CS01 and CS02 identify Dersingham as a Key Rural Service Centre in the settlement hierarchy, where local scale development will be concentrated, including new housing, employment and retail development.
- Policy CS08 advises that good design is a key element of sustainable development

This application seeks to renovate, extend and create loft accommodation in the roof space of a detached bungalow. There are no other known restrictions affecting development in this cul-de-sac.

It is considered that the principle of the proposal is acceptable, as it accords with the provisions of the Core Strategy, Local and National Policy.

Nationally, the National Planning Policy Framework (NPPF) seeks a high standard of design that takes the opportunity to improve an area. Some of the key objectives referred to in the NPPF are for development which responds to the local context and creates or reinforces local distinctiveness, are visually attractive as a result of good architecture and appropriate landscaping.

Policy DM1 of the Development Management Policies 2015 supports the NPPF and states that when considering development proposals the Council will take a positive approach that reflects 'the presumption in favour of sustainable development' contained in the National Planning Policy Framework.

Policy DM15 (environment, design, amenity) states that development must protect and enhance the amenity of the wider environment including its heritage and cultural value and that proposals will be assessed against their impact on neighbouring uses and their occupants. Furthermore, proposals will be assessed against a number of factors including overbearing, overshadowing, noise and visual impact and development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused.

### **Form and character:**

Park Hill is a 3 tiered cul-de-sac comprising detached, 1940 era, bungalow style dwellings, with the lower level of dwellings fronting Hunstanton Road on both sides of the Park Hill access road (private, surfaced and unadopted by the Highway Authority). Thereafter Park Hill Road is uphill, in an easterly direction, with an access either side to serve the second tier dwellings, to subsequently reach the third tier at the highest level, which has a backdrop of trees on the eastern side.

At the third tier level the road bears north, serving the third tier dwellings No's 12, 12A and 14 and terminating at the existing gated access track into the proposal site (No 16), itself situated at the extreme north-east corner of Park Hill and comprising a 'larger than normal' plot (0.28ha) in this cul-de-sac.

The site comprises a dilapidated, detached bungalow with a fully hipped, traditional roof design with a flat roofed extension on the south-east elevation and conservatory on the north-east elevation.

The proposal includes an extension to the rear north-east elevation with the roof thereafter raised from that existing at 5.6m to a pitch height of 7.3m over the extension and main area of the dwelling. A ½ hip is applied to each gable end.

Bedroom accommodation is created in the accumulated roof space, with 2 rear facing windows with views towards agricultural land. A 'french' door style window is applied to the front (south-west) elevation, with inward opening panes and a Juliet balcony.

The existing flat roofed side extension is restructured and a pitched roof applied (approximately height 5.3m) to create a garden room. The works include installation of new windows.

Mixed hedge and trees form the boundaries with agricultural land beyond the site (north and east). There is 2m fencing on the western boundary (with No 5) and mixed hedge to the drive on the south-west boundary (with Nos 7 and 3). The south-eastern side borders No 14 with approximate 1.5m hedge and some trees towards the rear (north-east) on the site boundary.

The access into the site from Park Hill Road lies on the south-west boundary and leads to a small detached garage on the north-west side of the site and to the rear to an industrial / agricultural outbuilding on the north-east boundary.

There are 4 prominent trees within the site, along with remnants of hedge and shrubs and evidence of a formerly unkempt surround to the dwelling. Two of the trees are adjacent to the access drive on the south-west side of the front of the bungalow

Overall plots in Park Hill are generous and there is a good level of tree, hedge and shrub planting across the gardens of the bungalow dwellings from the lowest level on Hunstanton Road and throughout the cul-de-sac.

A red weave brick and brown concrete tile is common to most dwellings and outbuildings, with some, since original construction, now partially rendered or horizontally boarded, with full render noticeable on some lower level bungalows.

Several dwellings in the cul-de-sac have had single storey extensions with a pitched roof applied, whilst others with an existing flat roofed element have been updated to that of pitched roof design.

The proposed works are considered to be a relatively common form of development where a householder seeks to extend a bungalow, by increasing the roof height, to gain accommodation in the roof space, thus creating the 'chalet style' effect. The extended ground floor area is considered minimal.

In this case the format includes glazing to gable ends as opposed to dormer style windows, often viewed on a chalet style, but which are not common in this cul de sac. The use of render for the walls and dark interlocking roof tiles is considered acceptable to the overall area.

Policy DM1 of the Development Management Policies 2015 supports the NPPF and states that when considering development proposals the Council will take a positive approach that reflects 'the presumption in favour of sustainable development' contained in the National Planning Policy Framework.

Notwithstanding the alterations to the style of roof, overall in terms of scale and design, the proposal is considered acceptable in this location

### **Residential and visual amenity:**

This is a residential cul-de-sac of bungalows in a sustainable location, considered appropriate for development.

Policy DM15 states that proposals will be assessed against their impact on neighbouring uses and their occupants including overbearing, overshadowing, noise and visual impact

and development that has a significant adverse impact on the amenity of others or which is of a poor design.

Objections raised relate generally to setting a precedent, the proposed increase in height, the bulk of the roof and its impact, both at close quarter and from further afield, and overlooking from the first floor Juliet balcony.

Sited at an approximate 45 degree angle in comparison to the layout of other dwellings, No 16 sits well back in the site, at a lower level to its nearest neighbour No 14 (adjacent south-east) but at a higher level to the 2nd tier of dwellings Nos 1, 3, 5 and 7 (west and south-west).

Thus the bulk of the proposed roof leads off in a north-westerly direction, directionally away from, and not considered in the direct site line of, neighbouring development.

Thus, the impact created by the 1.7m rise in overall roof height creates minimal impact on neighbouring sites. Likewise, with the back-drop of trees north and west, notwithstanding a rise in height and taking account of a ½ hip front gable, the development is unlikely to be seen from a distance or by users of the agricultural land beyond. In addition, given levels and the degree of foliage, it is unlikely the proposal will be on view to the passer-by from the Hunstanton Road (west) or further afield.

The two main trees fronting the dwelling afford a degree of screening and are currently subject of an interim 'tree preservation order'. In addition there is 2m fencing (west boundary) and approximate 1.5m hedge to the south-west and south-east boundaries.

It is proposed to install a bedroom window (maximum height from ground level of 5.2m) with a Juliet balcony rail to the first floor front elevation. The front elevation of No 16 is positioned such that it is south-west facing and is approximately:

- 22m from the western boundary fence with No 5
- 21m from the south-western boundary hedge with No 3 and 38m to the rear western elevation of that dwelling
- 14m from the gated access into the site (south-west) from the road
- 31m from the north-west corner of the grounds of No 7 (beyond the line of Park Hill Road) and approximately 44m to the rear northern elevation of that dwelling
- 17m to the southern boundary tip of the site of No 16
- 12m to the south-eastern boundary where No 14 (adjacent site) and an area of what has been described as 'common land' meet
- 6m from the single storey projection of No 16 to the boundary with No 14

Given separation distances, with screening, the angle of view and favourable orientation overlooking will be minimal and overshadowing considered negligible.

In terms of creating a precedent, each case is considered on its own merits. Noise and movement of trade vehicles and building supplies is temporary and expected in any development. Matters of subsidence and the upkeep of the private road are not issues to be addressed in this application.

### **Trees:**

Existing boundary treatment, comprising mixed hedge and trees, is identified to be retained. The site was purchased in May 2016 in a dilapidated state and some clearance of the site has taken place, with the intention to renovate the dwelling and site as a whole



Existing mature trees within the garden area are identified on the block plan marked T1, T2 & T3 (Oak and Beech) and T4, with the Root Protection Areas (RPA) marked accordingly for each tree (drawing 0811-16/02 REV C).

Effectively the RPA's are identified as 'out of range' in relation to the actual construction works and do not overlay the bungalow fabric itself.

Tree T1 is situated to the rear north-east of the bungalow and adds to the area both visually and from a wildlife perspective.

Trees T2 & T3 to the front south-west side of the dwelling are sited along the north-eastern edge of the existing access drive. They are visible on the approach to the site. The two Beech trees (T2 & T3) are partially visible to the passer-by on the Hunstanton Road (west), but more so to the residents of 'Park Hill'.

Trees T1, T2 and T3 are considered to contribute to the local landscape and, in the interests of amenity, are subject to a Tree Preservation Order, presented in application 2/TPO/547 for confirmation to the Planning Committee this date (5/09/16).

The scheme at present submitted provides for the erection of fencing for the protection of the trees (excluding the existing driveway) before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

Should the TPO be confirmed, Conditional approval of this application would require:

- the fencing to be retained intact in accordance with the scheme, for the full duration of the development, until all equipment, materials and surplus materials have been removed from the site
- if damaged, all operations to cease until the fence is repaired.
- nothing to be stored or placed in any fenced area 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.

It would be unreasonable to enforce a 'fenced-off' drive to an already existing access into the site, leading to the temporary home of the family, but this can be dealt with in a suitably worded condition.

### **Ecology:**

The European Habitats Directive (the Directive) prohibits activities such as the deliberate capturing, killing or disturbance of protected species, subject to derogation in specific and limited circumstances. These requirements are enforced in England and Wales by the Conservation of Habitats and Species Regulations 2010 (the Regulations) and any derogation is regulated and overseen by a system of licensing administered by Natural England (NE).

In exercising its functions, including determining planning applications, a Local Planning Authority (LPA) is required to have regard to the requirements of the Habitats Directive in so far as they may be affected by the exercise of those functions. It is not the role or responsibility of the LPA to monitor or enforce Natural England obligations under the Regulations. However, if a development proposal could potentially result in a breach of the Directive, the LPA is required to form a view on the likelihood of a licence being granted under the Regulations by Natural England in order to fulfil its own obligation to have regard to the Directive requirements.

In this case a physical Ecological survey of 16 Park Hill, Dersingham was undertaken 11/07/16 by Parker Associates. On the basis of the survey (physical and emergence), the bat use of the property (entering or roosting) was considered to fall within the lowest category.

C35 brown-long eared type droppings were identified in the loft space. These were of mixed age suggesting that the loft had been utilised to a low level by a small number of bats, but over a long period of time. Given that there were also cavities under some of the roof tiles, the building was considered to have a high potential as a bat roost (BCT 2016)

A subsequent emergence survey 12/08/16 for bats found evidence of 5 species foraging or passing in the vicinity of the property, making it of some interest for local bat populations, but there was no evidence of bats emerging from the property or roosting therein.

The proposed development works allows for a small ground floor extension to the north east and a loft conversion. This will remove any bat roosting potential that currently exists within the property.

A final bat activity survey is planned for 2/09/16. The Ecologist has identified to the case officer that, based on the aforementioned findings, it is most unlikely that any evidence of entering or roosting by bats will be found and therefore actually unnecessary in this case. Nevertheless the results of this survey will be reported to Committee either verbally or in late correspondence.

The survey included examining the surrounding garden and included a pond which scored below average on the great crested newt habitat suitability index. A further site visit and torch survey on the 31/07/16 found evidence of common toad, common frog and smooth newt using the pond. The pond and surrounding habitat will remain unaltered by the proposed development.

Suitable habitat for reptiles was noted at the edge of the garden and surrounding area. However, given the size of the plot and the fact that the development will not alter the existing reptile habitat it is unlikely that the proposed development will have any impact on reptiles, even if they were present. In that respect, no further surveys are proposed.

No evidence of breeding birds was identified in the property.

Given the nature of the development and distance from designated sites, the proposed development is highly unlikely to have any adverse impact on their designated features.

The Ecological Appraisal that accompanied the application concluded that there would be no significant impact (subject to mitigation) in relation to birds, reptiles, amphibians and small mammals.

The full scheme of mitigation for the site is included in the Ecological Report and subject to condition should approval be granted.(Paragraph 8 – Parker Associated Survey dated 8/08/16)

The scheme includes:

- Toolbox talk to the demolition contractor before roof removal works commence
- Check and block wall cavities (using an exclusion device if appropriate)
- Checking of roof void and supervised removal of roof tiles
- Provision of 4 no bat slates under the tiles on the new roof;

- Removal of any vegetation/ features which could support breeding birds outside the bird nesting season
- Careful removal of any potential reptile habitat and amphibian habitat
- Provision of swift and house sparrow boxes built into the new property.

#### **Other considerations:**

There are no other issues to be addressed in this application

#### **CONCLUSION:**

Policies CS01 and CS02 of the KLWNBC Core Strategy 2011 identify and promote Dersingham as a Key Service Centre in the Borough. The status of the locality provides a presumption in favour of development.

The proposal effectively creates a chalet style dwelling, by extending the north-east elevation and applying a new roof, with the overall ridge height increased by 1.7m, resulting in bedroom accommodation in the proposed roof space.

The site is contained within the built environment and the proposed layout, scale and appearance are considered to be acceptable, demonstrating good design in accordance with the principles of the National Planning Policy Framework.

In terms of visual and residential amenity, it is acknowledged there will be some view of the site from neighbouring dwellings. However, taking into account the site layout and separation distances, it is considered that the proposal is acceptable as any increase in adverse impact on the residential amenity of neighbours will be minimal.

The proposal to extend the dwelling is supported by Policies CS08 of the Core Strategy 2011, Policy DM15 of the Development Management Policies 2015 and is in accordance with the principles of the National Planning Policy Framework 2012, as it is considered to be sustainable development.

An Ecology appraisal has provided a mitigation scheme for management operation during construction. In the event that the TPO is confirmed, the tree root protection areas identified on the block plan are to be protected during works.

In the light of National Guidance, Development Plan Policies and other material considerations, it is recommended that this application be approved

#### **RECOMMENDATION:**

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

- 1 Condition The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition The development hereby permitted shall be carried out in accordance with the following approved plans:

- Elevations and layout– Block plan / tree protection plan – drawing 0811-16/02 REV C – receipt dated 22/08/16
- drawing 0811-16/03 REV A – receipt dated 28/07/16
- Roof plan / section through – drawing 0811-16/04 REV A – receipt dated 28/07/16

- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The development hereby permitted shall be carried out in accordance with the recommendations and mitigation measures detailed in the Ecological Assessment that accompanied the application, dated 8th August 2016, ref 2016-42 R1 and undertaken by Philip Parker Associates.
- 3 Reason To ensure that the impact of the development upon protected species is minimised in accordance with the NPPF and NPPG
- 4 Condition No development or other operations shall commence on site until the existing trees to be retained have been protected in accordance with the scheme that has been submitted to and approved in writing by the Local Planning Authority.

Fencing in accordance with BS5837:2012 shall be provided for the whole of the root protection areas for retained trees numbered T1 and T4 and, as detailed on the plan, for part of the root protection areas for retained trees T2 and T3 (Drawing 0811-16/02 REV C receipt dated 22/08/16, which excludes the existing driveway) before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations.

The fencing shall be retained intact for the full duration of the development until all equipment, materials and 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.

- 4 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.