

Parish:	Dersingham	
Proposal:	Proposed new Dwelling	
Location:	59A Manor Road Dersingham King's Lynn Norfolk	
Applicant:	Bespoke Norfolk Group	
Case No:	21/00081/F (Full Application)	
Case Officer:	Mrs Jade Calton	Date for Determination: 2 April 2021 Extension of Time Expiry Date: 19 July 2021

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

Neighbourhood Plan: No

Case Summary

The application site comprises a parcel of land measuring approximately 996 square metres and was previously used as garden land to no. 59A Manor Road. It is situated on the northern side of Manor Road, Dersingham and is accessed via an access track between No. 59 and No. 61 (Petals Tea Room). The site lies behind Petals Tea Room and No. 61a.

The site lies within Dersingham’s Conservation Area.

Dersingham is classified as a Key Rural Service Centre within the Core Strategy’s Settlement Hierarchy.

The application seeks full planning permission for the construction of a bungalow to the east of No. 59a Manor Road.

Key Issues

- * Principle of Development;
- * Impact on Form and Character;
- * Impact on the Conservation Area / Heritage Assets;
- * Impact on Neighbour Amenities;
- * Impact on Highway Safety; and
- * Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site comprises a parcel of land measuring approximately 996 square metres and was previously used as garden land to no. 59A Manor Road. It is situated on the northern side of Manor Road, Dersingham and is accessed via an access track between No. 59 and No. 61 (Petals Tea Room). The site lies behind Petals Tea Room and No. 61a.

The site lies within Dersingham's Conservation Area.

The application seeks full planning permission for the construction of a bungalow to the east of No. 59a Manor Road.

SUPPORTING CASE

The Applicant's Agent has submitted a Planning Statement to support the application, stating the following: -

"The area identified within the redline is directly adjacent to a number of residential properties within the rural village settlement of Dersingham and currently the site has a two-storey chalet style dwelling (no. 59A) adjacent that would remain as existing, but with the provision of new boundaries placed to allow the development to proceed.

The site is located within the Dersingham Conservation Area.

The closest Listed Building is St Nicholas Church, some 450m to the north of the site, and this is not considered to be affected by the proposal.

The site is within the settlement boundary of the rural village of Dersingham, which is located approximately 8 miles north-east of King's Lynn and is a small village settlement as evidenced by the LPA's combined proposals map (extract adjacent). Dersingham contained some 2,110 households in the 2011 census.

Planning law requires that applications for planning permission are determined in accordance with the development plan unless material considerations indicate otherwise.

The building has been positioned to reflect the scale and massing of the outbuildings to the rear of no61 and 61a, almost as a continuation of the outbuildings. The form of the building continues the reduction in scale from the taller roadside former shop with gables reducing in size and scale to the rear. The proposal contains a return wing which has a slightly taller roof pitch to the main core of the construction, and this adds to the impression of randomness and variety of extensions over time which are apparent in no 61a.

The narrow gables have panels of rough-coursed carrstone which will be matched to the carrstone apparent on no61 and other adjacent buildings, to reinforce the impression of 'fitting-in' to the locality.

Where openings are proposed, these are grouped together in storey-height screens to suggest the infilling of larger openings, and these large openings are spanned by suitable timber lintels in traditional manner. Dark-stained timber door and window frames are proposed.

Utilitarian bathrooms and kitchen are arranged along the eastern boundary wall, and these are provided with daylight by rooflights arranged in pairs where possible, along the roof slope

and above eye-level to avoid overlooking. Flush eaves are proposed, with modest eaves brick detailing, and utilising black cast gutters and downpipes.

A shared driveway access with number 59a (existing) provides parking to both properties to accord with Norfolk County Council Standards. The proposed property is provided with amenity space to the north of the plot, screened by hedge planting from the access, and where many of the existing ornamental trees are retained.

In summary, the proposed dwelling has been designed to:

- reflect the scale and massing of the existing adjacent residential dwellings surrounding the site,
- provide privacy from overlooking of adjacent properties,
- avoid overcrowding/developing the existing residential setting, and
- enhance and complement the existing street scene.
- utilise materials and provide a form, scale and massing in keeping with the local vernacular and local distinctiveness.

Conclusion

The proposed development:

1. Is located within the settlement boundary,
2. Is an appropriate infill within a previously-developed location, and is sympathetic to the special qualities and character of the Conservation Area,
3. Is located within a residential setting whilst protecting the setting of the Conservation Area,
4. Is in a sustainable location benefitting from excellent transport links, amenities, and very low flood risk”.

PLANNING HISTORY

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

13/00115/PREAPP: INFORMAL - Likely to refuse: 30/08/13 - Pre-application enquiry: Construction of dwelling with demolition of existing workshop and partial change of use - Adjacent To 59A, Manor Road, Dersingham

RESPONSE TO CONSULTATION

Parish Council: OBJECT –

The Parish Council feels that the application is over development of the site and it is not in keeping being in a dedicated Conservation Area. There will be a loss of open view and loss of trees, which are important but especially in a Conservation Area. The Council feels that even moving to a four-meter gap the roots of the trees especially with the work eg Kitchen/Bathroom in the area the tree roots will be affected.

The Council also have concerns regarding access in an area this is densely populated with cars with neighbouring businesses, especially during the build process if permission was granted.

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Highways Authority: NO OBJECTION conditionally.

As parts of the new dwelling are more than 45 metres from the highway it will require consultation with Norfolk Fire and Rescue.

Conservation Team: NO CONSERVATION OBJECTIONS - please condition materials including sample panel and joinery.

Natural England: NO COMMENTS TO MAKE.

Environmental Health & Housing – Environmental Quality: NO OBJECTION subject to conditions and an informative as there could be some unexpected contamination or asbestos materials present.

Arboricultural Officer: NO OBJECTION subject to tree retention condition.

Water management Alliance: NO COMMENTS TO MAKE.

REPRESENTATIONS

TWO representations received from local residents **OBJECTING** to the AMENDED plans, on the following grounds: -

- Contrary to local and national policies;
- Impact on Conservation Area;
- 1990 Planning (Listed Buildings & Conservation Areas) Act;
- Increase in housing density;
- Cramped;
- Overdevelopment;
- Negative impact on views from and into Conservation Area;
- Loss of mature garden trees;
- Overshadowing;
- Loss of light;
- Loss of amenity;
- Overbearing;
- Loss of privacy;
- Important unlisted buildings;
- The proposal brings no benefits to the conservation Area;
- Affect sense of openness from Manor Road;
- Dwelling will be clearly visible from the road;
- No screening;
- Affect character and appearance;
- * Impact on tree roots on adjoining land;
- Position of trees are incorrectly placed on the Arboricultural assessment;
- Noise and disturbance;
- Uncertainty over how drainage is going to be dealt with;
- Inaccurate and unclear information within application;
- Inappropriate development in residential gardens;
- Highway safety;
- Limited width and visibility;
- Little off-road parking for residents;
- Risk to pedestrians;
- Amendments do not overcome issues;

- Dominate and enclose garden to No.61a;
- Only green area remaining in the area;
- 5ft fence panels not 6ft to southern boundary of the site;
- Overlooks small garden;
- Request for a site visit to be carried out.

NINETEEN letters of **OBJECTION** in total (various submissions from the same neighbouring residents) received prior to the final amendments raising the issues as listed above.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

NEIGHBOURHOOD PLAN POLICIES

N/A

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

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

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

National Design Guide 2019

OTHER GUIDANCE

Dersingham Conservation Area Character Statement

PLANNING CONSIDERATIONS

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

- Principle of Development;

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- Impact on Form and Character;
- Impact on the Conservation Area and Heritage Assets;
- Impact on Neighbour Amenities;
- Impact on Highway Safety; and
- Other Material Considerations

Principle of Development:

The application site lies within the development boundary of Dersingham, which is classified as a Key Rural Service Centre within the Core Strategy's Settlement Hierarchy. Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported in such centres.

The principle of development in this location is therefore acceptable subject to other relevant local and national planning policies and material considerations.

Form and Character:

The built form and character in this part of Manor Road is mixed, there are detached, semi-detached and terraced properties fronting the road with small front gardens, No.61 and 61a abuts the footpath and adjacent to the east are large detached properties which are set back within their plots. No. 59a, the donor property (which is a chalet style bungalow) is set behind the road frontage development. The proposal seeks to continue this pattern of development and construct a new dwelling behind Nos. 61 and 61a.

The proposed dwelling will therefore be in line with the donor property and the adjacent development to the east.

Given the established layout and pattern of development in the vicinity, it is considered that the proposed development responds to the context and character, in terms of scale, layout and access and will cause no harm to the quality of the local environment.

Concerns have been raised with regards to the proposal resulting in overdevelopment of the site and appearing cramped in the area. As explained above, the locality is very mixed in character, in terms of form and layout, plot sizes and dwelling types.

The terraced dwellings to the south-west of the site have very small, narrow plots, whereas No.49 (to the west) and from No.63 eastwards, have large, deeper plots. The donor dwelling, No.59a has an uncommonly wide plot which spans across the back of the terraced properties and Nos. 61 and 61a. It is therefore considered that the overall size of No.59a is capable of being subdivided to create two plots (No.59a and the application site) that are comparable to the mixed form and layout of the area without appearing cramped.

Furthermore, the depth of the rear amenity space within the application site measures approximately 19m and the depth of the resulting private amenity space to No.59a measures approximately 34m. Whilst we do not have a local policy covering space standards, these are considered to be adequately sized private gardens.

Conservation Area and Heritage Assets:

The site lies within the Dersingham Conservation Area and immediately behind buildings that have been identified as making a positive contribution to the significance of the conservation area.

The Dersingham Conservation Area Character Statement describes the surrounding buildings as 'varying in age but are predominantly 19th and 20th Century, with the older buildings being constructed predominantly of brick and carrstone and often pantiles. Heights of buildings are generally two storey, with a few single-storey buildings such as barns and bungalows'...

It describes the 'row of five small 18th Century cottages (Nos. 51-59 Manor Road) set back behind small front gardens. They are of coursed rubble with nice brick arches to the ground floor and brick dressings to the first floor windows. Next is a white painted post war bungalow (donor dwelling) set back from the road and with garages in front.

The space between this and No. 61 is shingled and (formerly) occupied by a garden shed company in a temporary wooden building (now demolished). The building line finishes with Nos. 61 & 61a, probably early 19th and 18th Century respectively but much altered on the façades. No. 61 is a striking three storey building with stuck-on timbers on the gable, but its sides and rear are of un-coursed carrstone with brick decoration. It has a good shopfront in timber with large decorative brackets and narrow iron pillars. The rear has been used as a warehouse and has a loading platform on modern square brick pillars.

No. 61a is lower, two stories and three bays with two bay windows inserted. Behind is an attached wing, projecting north of carrstone and pantile'.

The Applicant's Planning Statement has analysed the impact of the proposed development on the Conservation Area and on important unlisted buildings surrounding the site, in line with section 16 of the NPPF.

The proposal has been designed to draw on the contribution made by the historic buildings, particularly the rear projection of No.61a (historically outbuildings), in terms of its scale, proportions, appearance and use of local vernacular materials, such as carrstone.

It has also been set as low level as possible and carefully positioned within the site so not to project beyond the side (west) elevation of the Tea Room (No.61) to minimise any views of the dwelling from the public domain, and in turn avoid causing harm to the character and appearance of the Conservation Area.

It is therefore considered that the new development will sustain and conserve the character and local distinctiveness of the Conservation Area and surrounding important buildings, in accordance with local Policy CS12 and paragraph 192 of the NPPF.

The proposed development will cause only less than substantial harm to the significance of the heritage assets (in terms of the NPPF), and any perceived impact is considered to be outweighed by the public benefit of providing an additional dwelling to the local community, in accordance with section 16 of the NPPF.

The Conservation Officer raises no objection to the proposal and believes that it is an improvement from the previously withdrawn scheme.

Neighbour Amenities:

No. 61 is a Team Room and therefore will not be affected by the proposal in terms of residential amenity.

No.61a to the south and No. 63 to the east are the most directly affected neighbouring properties to the application site. However, the proposed dwelling is single storey and has no windows to the southern gable projection nor to the eastern elevation.

There are windows proposed to the eastern elevation which runs parallel with the shared boundary to the south. The existing 1.5m close boarded fence will provide a level of screening but will not completely prevent overlooking or loss of privacy to the residents of No. 61a. Therefore a condition will be imposed requesting details of the boundary treatment to the southern boundary of the site, such as trellis on top of the existing fence, to ensure that the privacy of the neighbouring residents is properly protected.

There are also rooflights proposed on the eastern roofslope but as the new dwelling is only single storey these will be high level to provide light internally and so will cause no overlooking or loss of privacy to the residents of No.63.

Windows are proposed on the western elevation which will face the donor dwelling but they will serve an entrance hall. Furthermore, the proposed car parking is located between this elevation and the donor property so it is unlikely that there will be any disamenity issues.

Given that the proposed dwelling is single storey and the immediate neighbouring properties are located to the south and east, there will be no material overshadowing or overbearing impact to those residents.

Concerns have been raised regarding the impact of the proposed southern gable-end being within close proximity of the shared boundary with No.61a. Whilst the gable abuts the shared boundary, this elevation is relatively low level, measuring approximately 2.2 – 2.8m to the eaves (slightly asymmetric roof) and 4.6m to the ridge. The width of the gable is also relatively narrow, measuring approx. 4.7m. A 1.5 – 1.8m close boarded timber fence forms the southern boundary of the site.

Permitted development Rights allow for householders to build within 2m of a boundary and up to 2.5m in height. This has to be taken into account in weighing up the impact of the proposal. Whilst the height of the ridge is clearly taller than PD allows, it is only a small proportion of that elevation, the apex, which is over and above the limitations.

This together with the depth of the garden of No.61a, measuring approximately 13m, means that it is considered that there is sufficient private amenity space for the neighbouring occupants to enjoy without any significant harm to their residential amenity or to the detriment of their living conditions.

As explained above, there are no windows to the southern gable elevation and its small scale together with the direction of the sun means that no overshadowing or overbearing impact will occur.

Following the submission of amended plans, the proposed dwelling has been moved approximately 4m away from the eastern boundary, which together with its small scale, it is considered that there will be no material impact on the amenities of the occupants of No.63.

It is therefore considered that the proposed development has regard for neighbour amenities, in accordance with local Policy DM15 and paragraph 127 of the NPPF.

Third party representations raised concerns regarding noise and disturbance. In regards to noise during construction, this will be a temporary situation and given that only one dwelling is proposed, the construction phase will be a relatively short period of time. As such this would not warrant refusal of the application.

In terms of additional noise from the occupants of the new property, this would not be considered to be material to the detriment of neighbouring living conditions, given that the proposal includes only one additional dwelling within an established residential area.

Additional vehicular movements along the access track to the application site beside No. 59 is not considered to cause a material impact on the amenities of neighbouring residents given that the proposal is for only one additional dwelling and the increase from the current use is negligible.

Highway Safety:

The site is accessed via an existing driveway / track from Manor Road which currently serves No.59a. It is proposed to provide three parking spaces on site for the new dwelling and three spaces for the donor dwelling.

The Local Highway Authority (LHA) has raised no objection to the proposed development subject to conditions being imposed.

The Highway officer stated that there is improved and adequate visibility onto Manor Road in both directions and there is 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. 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.

This is not a reasonable request, therefore a condition will be imposed to improve the access for the first 5 metres only.

In regards to the LHA's request for consultation with Norfolk Fire and Rescue as parts of the new dwelling are more than 45 metres from the highway, this is not standard procedure. The scale of the proposal, for only one new dwelling, does not meet the threshold for such bodies to be consulted. Furthermore, access for fire appliances is covered by Building Regulations 2010 (amended 2019) under requirement B5: Access and facilities for the fire service.

The LHA raises no concerns over the proposed development with regards to highway safety, pedestrian safety, additional traffic or potential on-street parking.

Other Material Considerations:

Trees:

The site layout has been carefully designed so not to cause any harm to the established trees and their root protection zones that are located towards the north of the application site and to the east on third party land. These trees offer amenity value to the vicinity and are protected by virtue of being located within a Conservation Area. No trees are proposed to be removed to enable the development.

During the course of the application, the dwelling has been moved away from the eastern boundary so not to put pressure on the mature trees which are outside the control of the applicant.

The Council's Arboricultural officer has raised no objections to the amended scheme subject to a condition retaining the trees and for their protection during construction.

Parish Council and Third Party Comments:

Most of the concerns raised by the Parish Council and Third Parties have been addressed above in the report. Other issues raised will be considered as follows: -

With regards to noise and disturbance, given the scale of the proposed development, for one additional dwelling only, this is not considered to hold weight to warrant refusal of the application. In terms of noise and disturbance during the construction phase, this will be a temporary issue and for a relatively short period of time.

In respect of noise and disturbance from the occupiers of the new dwelling, again given that the proposal involves only one additional dwelling, in an existing residential area, it is not considered that any material harm will be caused to the amenities of neighbouring residents.

Regarding drainage, the agent has suggested that the proposed dwelling is likely to be connected to mains drains for sewage treatment and there is sufficient space on site for soakaways to for surface water drainage. A condition will be imposed requesting specific details in order to control the drainage at the site.

The agent has agreed the pre-commencement drainage condition.

It was requested that a site visit is made; the case officer carried out a site visit early on in the application process and fully assessed the proposal and its impact on its surroundings and residential amenity.

Crime and Disorder:

Section 17 of the Crime and Disorder Act 1998 requires Local Authorities to consider the implications for crime and disorder in the carrying out of their duties. The application before the Committee will not have a material impact upon crime and disorder.

CONCLUSION

The application site lies within the development boundary of Dersingham and so the principle of development is acceptable.

The key issues for consideration by members of the Committee are the impact of the proposed development on the form and character of the area; the Conservation Area and other Heritage Assets such as the important buildings in front of the site, lining Manor Road; and the impact of the proposal upon the amenities of the adjoining neighbours.

When considering the issues set out in the report above, it is your officer's opinion that the subdivision of the site is acceptable, creating an adequately sized plot which can accommodate a dwelling, appropriate private amenity space and on-site parking and turning that is comparable to its surroundings. Furthermore, the proposal continues the established development to the rear which is evident adjacent to the site. As such, it is considered that the proposed development will cause no harm to the form and character of the area.

The dwelling has been designed to reflect the local vernacular by using materials such as carrstone and pantile, and the height has been kept to a minimum in order to minimise any potential impacts on the character and appearance of the Conservation Area when viewed from the public domain. The design and proportions have also been carefully considered to be in keeping with the important historic buildings to the south and south-west.

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It is your officer's opinion that the scale of the proposed dwelling, being a relatively small single storey building, will cause no material harm to the amenities of any neighbouring residents.

In light of local and national planning policy and other material considerations, it is recommended that the application is approved subject to conditions.

RECOMMENDATION:

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

- 1 Condition: The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
- 1 Reason: To comply with Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act, 2004.
- 2 Condition: The development hereby permitted shall be carried out using only the following approved plans, as amended; 1086.02 Rev. C.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 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.
- 3 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 4 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.
- 4 Reason: To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF.
- 5 Condition: Prior to the installation of any doors or windows within the development hereby approved, full details of the doors and windows 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.
- 5 Reason: In order to protect the character and appearance of the Conservation Area in accordance with the provisions of the NPPF.
- 6 Condition: Prior to the first use of the development 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.

- 6 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.
- 7 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.
- 7 Reason: In the interests of highway safety in accordance with the principles of the NPPF.
- 8 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.
- 8 Reason: To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety.
- 9 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.
- 9 Reason: To ensure that there is a satisfactory means of drainage in accordance with the NPPF.

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

- 10 Condition: All trees on site and shown on the approved plan shall be retained and protected prior to the commencement of development, in full accordance with BS:5837. The protective fencing shall be erected to safeguard the retained trees 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 BS:5837. 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.
- 10 Reason: To ensure that existing trees are properly protected in accordance with the NPPF.
- 11 Condition: In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with current best practice, and where remediation is necessary a remediation scheme must be prepared, which is subject to the approval in

writing of the Local Planning Authority. Following completion of measures in the approved remediation scheme, a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.

- 11 Reason: In the interests of protecting the environment and the future occupants of the development in accordance with the NPPF.
- 12 Condition: Prior to first occupation 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 to the southern boundary of the site. The boundary treatment shall be completed before the first occupation of the dwelling hereby permitted or in accordance with a timetable to be approved in writing by the Local Planning Authority. The development shall be carried out and retained in accordance with the approved details.
- 12 Reason: To ensure that the development causes no harm to the amenities of the neighbouring residents, in accordance with the NPPF.