

AGENDA ITEM NO 9/3 (b)

Parish:	Feltwell	
Proposal:	Proposed one detached two storey dwelling	
Location:	Former Coal Yard And Dwellings At 28 And 30 Long Lane Feltwell Thetford IP26 4BJ	
Applicant:	Hemingford Construction Limited	
Case No:	22/02127/F (Full Application)	
Case Officer:	Mrs C Dorgan	Date for Determination: 26 January 2023 Extension of Time Expiry Date: 9 March 2023

Reason for Referral to Planning Committee – Parish Council objection contrary to officer recommendation and referred by sifting panel.

Neighbourhood Plan: No

Case Summary

The application site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The site is located to the north of Long Lane, to the rear of an existing Chinese Takeaway. It is proposed the application site shares an existing access off Long Lane to the land immediately adjacent.

This planning application seeks consent for the conversion of, and extensions to, an existing chalk barn to form a single detached two storey dwelling within a wider development site.

The application site is within a larger development site which was granted consent for 19 dwellings under planning consents 18/01320/OM and 21/00066/RMM (and 22/00116/F). The construction of the 19 dwellings is underway and all 19 dwellings will be social housing. The proposed development would take the total number of dwellings on site to 20.

Key Issues

Principle of Development (including Planning History)
Highways/ Access
Form & Character
Residential Amenity
Ecology
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

The application site lies wholly within the development boundary of Feltwell, a Joint Key Rural Service Centre (with Hockwold). The site is located to the north of Long Lane, to the rear of an existing Chinese Takeaway. It is proposed the application site shares an existing access off Long Lane to the land immediately adjacent.

This planning application seeks consent for the conversion of and extensions to an existing chalk barn to form a single detached two storey dwelling within a wider development site.

The application site is within a larger development site which was granted consent for 19 dwellings under planning consents 18/01320/OM and 21/00066/RMM (and 22/00116/F). The construction of the 19 dwellings is underway and all 19 dwellings will be social housing. The proposed development would take the total number of dwellings on site to 20.

The chalk barn will form the kitchen, dining and living area, and the new build extension will house the bedrooms, office and storage. The dwelling has a double projecting gable on the front and rear elevations, with a recessed front door. The materials proposed are M.Surrey blend brick with old English dark red tiles. The existing external barn walls and materials are to be retained. The front elevation of the new build projecting gable will also include stone/brick detailing to match the colour and finish of the barn. The ridge heights at the highest point are 6.5m on each of the projecting gables. This is in comparison to the permitted dwelling on plot 1 with a ridge height of approximately 8.5m.

The site layout proposes three parking spaces to the front of the dwelling with a private garden to the rear. The boundary treatments include the retention of the boundary wall and the installation of a 1.8m fence to enclose the rear garden. Open landscaping is proposed to the front of the dwelling.

SUPPORTING CASE

The application seeks full permission for the construction of a detached two storey dwelling situated between 19 affordable dwellings under construction by Flagship Housing, and two existing dwellings at 36 and 38 Long Lane, Feltwell.

The proposed dwelling would be constructed on a similar building line to the new housing approved to the north, and the dwelling would incorporate an existing chalk and flint barn as part of the residential accommodation.

The previous approval for the affordable housing showed the chalk barn to be retained and used as a possible future workshop/outbuilding ancillary to the closest affordable unit (Plot 1).

Instead, the application proposes to incorporate the underused building to form a wing to the new detached house. The chalk and flint barn, although not listed or situated within a conservation area, is still considered to represent an important heritage asset, both in its own right and also for the contribution it makes to the character and appearance of the area.

The design of the remainder of the house is sensitive to the barn and the local area and includes a roof and eaves line which reflect the proportions of the retained barn and which do not dominate the historic structure.

By incorporating the chalk barn structure within a suitably complimentary designed dwelling, it is envisaged this non-designated heritage asset will be retained and maintained in perpetuity as part of the overall residential property.

The indicated plot size, including space to the side and rear of the proposed single dwelling, and appropriate parking provision, is fully commensurate with other development in the locality and does not result in overdevelopment of the application site.

The Parish Council has objected to the proposal, stating that the developer already has permission to build 19 dwellings and any additional housing will over-intensify this site.

It is respectfully noted that the current application site is located adjacent to the 'build' area of the 19 dwelling site, and instead comprises land shown to be connected with the future use of the chalk barn as a workshop/home office to the tenants of Plot 1. The density of the approved scheme would not therefore change, just that a new dwelling would be constructed on a reasonably generous sized plot beyond the originally approved 'build zone' and on land not retained or controlled for any specific future use.

In conclusion, it is asserted that the site does not increase the density of the affordable housing development and would result in a practical reuse of a locally important historic structure within a plot of a suitable scale to accommodate the proposed development. Green space adjacent to the site, and rear of the Long Lane takeaway would be retained as such. The proposal would represent the appropriate development of vacant land in a sustainable location and protection of a heritage asset, in accordance with the NPPF and Policies CS01, CS02, CS06, CS08, CS12 of the adopted Core Strategy 2011 and Policies DM1, DM2, DM15 and DM17 of the SADMP Plan 2016

PLANNING HISTORY

22/00116/NMA_1: Application Permitted – Delegated decision: 18/10/22 - NON-MATERIAL AMENDMENT to Planning Permission 22/00116/F: Variation of condition 1 of planning permission 21/00066/RMM to amend drawings to add PV panels and air source heat pumps to all units - Long Lane Farm

22/01004/F: Application Refused – Delegated decision: 16/11/22 - Proposed two detached two storey dwellings - Former Coal Yard And Dwellings At 28 And 30 Long Lane

22/00116/F: Application Permitted – Delegated decision: 15/03/22 - Variation of condition 1 of planning permission 21/00066/RMM to amend drawings to add PV panels and air source heat pumps to all units - Long Lane Farm

18/01320/NMAM_1: Application Permitted – Delegated decision: 11/01/22 - NON-MATERIAL AMENDMENT for Planning Permission 18/01320/OM: Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing - Long Lane Farm

18/01320/VAR1A: Variation of Legal Agreement: 01/11/21 - Modification of S106 Agreement, ref: LC/S106/19/06 in respect of Planning Reference 18/01320/OM - Long Lane Farm

21/00066/RMM: Application Permitted – Delegated decision: 07/07/21 - RESERVED MATTERS: Residential development of 19 dwellings - Long Lane Farm

18/01320/OM: Application Permitted – Committee decision: 29/03/19 - Outline Application: Residential development for a maximum of 19 dwellings following demolition of existing - Long Lane Farm

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The developer already has planning permission to build 19 new and any additional housing will over-intensify this development site.

Highways Authority: NO OBJECTION subject to conditions

With reference to the application relating to the above development (as shown on drawing 870-P rev C), in relation to highways issues only, notice is hereby given that Norfolk County Council recommends that any permission which the Borough Council may give shall include conditions relating to the proposed access and the on-site car parking.

Internal Drainage Board: NO COMMENTS

Natural England: NO OBJECTION subject to appropriate mitigation being secured

Without appropriate mitigation the application would:

- Have an adverse effect on the integrity of designated sites listed within the Norfolk GIRAMS report.

In order to mitigate these adverse effects and make the development acceptable, the following mitigation measures are required / or the following mitigation options should be secured:

- A financial contribution of £185.93 per new dwelling is secured towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS), to mitigate for increased recreational disturbance. For further details please see the current Norfolk GIRAMS document.

An appropriate planning condition or obligation should be attached to any planning permission to secure these measures.

Housing Enabling Officer: NO OBJECTION

The conversion of existing buildings does not require an affordable housing contribution therefore no affordable housing will be sought here.

Environmental Quality: NO OBJECTION subject to conditions

The applicant has provided a screening assessment indicating the site has already been remediated under 21/00066/RMM and 18/01320/OM. The proposed plans are a change of design on the initial application which aims to convert the barn.

Due to the age of the property on site there is the potential for asbestos containing materials to be present. With this in mind an informative should be attached.

The information submitted does not indicate the presence of significant land contamination. However, the former use as coal yard means that it's possible that some unexpected contamination could be present. Therefore, recommend a condition is attached accordingly.

REPRESENTATIONS

THREE OBJECTIONS have been received to the application; the issues are summarised below:

- The proposed detached two storey dwelling will overlook our courtyard and we will lose our privacy.
- 19 dwellings are already too many for the site. The limit was already agreed at 19 dwellings.
- The area of land should be used as parking.
- 22/01004/F for two dwellings was refused due to one of the units being likely to suffer residential amenity issues from the noise and odour from the adjacent hot food takeaway. The applicant has still been unable to provide any mitigation to address the potential impacts of this neighbouring use on proposed unit. Living at 40, Long Lane, I can vouch for the fact that we are subject to the odours from the Takeaway. This unit will have a greater problem, with the added factor of noise from the unit and its customers.
- Feltwell Parish Council and BCKLWN have failed to address the danger posed by the traffic entering Long Lane from the site. Should measures be put in place to restrict traffic from making right turns from the Development exit road, as visibility is restricted by the Fast Food Outlet and is made even more dangerous during trading hours by customers parking on Long Lane whilst waiting to be served. Further consideration should be made by the developers to allow parking on the space planned for the development for parking for these customers, to reduce the chance of an accident on this blind exit onto a very busy road.

LDF CORE STRATEGY POLICIES

CS06 - Development in Rural Areas

CS08 - Sustainable Development

CS11 – Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM17 - Parking Provision in New Development

DM2 – Development Boundaries

DM8 – Delivering Affordable Housing on Phased Development

DM15 – Environment, Design and Amenity

DM16 – Provision of Recreational Open Space for Residential Developments

NATIONAL GUIDANCE

National Planning Policy Framework (NPPF)
Planning Practice Guidance (PPG)
National Design Guide 2021

PLANNING CONSIDERATIONS

The main considerations in the determination of this application are:

- Principle of Development (including Planning History)
- Highways/ Access
- Form & Character
- Residential Amenity
- Ecology
- Other Material Considerations

Principle of Development (including Planning History)

The site lies wholly within the development boundary for Feltwell and in accordance with policy DM2 of the Site Allocations and Development Management Policies Plan (SADMPP) new development is permitted provided it is in accordance with the other policies in the Local Plan. The principle of development is therefore supported subject to compliance with other relevant national and local planning policy and guidance.

The application site is situated within a larger site currently under construction for 19 dwellings. Within this site was an existing chalk barn and the outline consent (18/01320/OM) included a condition to specifically retain and incorporate the chalk barn into any reserved matters application. This would secure its retention in the interests of the amenity of the locality.

When the reserved matters application (21/00066/RMM) was submitted the barn was included within the red line. The application, on behalf of Flagship Housing, stated the proposed use of the barn as a home office/ workshop. The social housing provider did not want to encompass the barn into one of the 19 dwellings because it would not meet their required standards of space, design etc. The use of the Chalk Barn was discussed and amended throughout the application process to ensure this fell within the conditions of the outline consent and met the requirements of the applicant. Therefore, it was proposed that the barn could be utilised as a home office/ workshop in conjunction with Plot 1 and was conditioned accordingly (Condition 7).

Highways/ Access

The application seeks to utilise the shared access approved under the previous applications on site and there are no changes proposed to the existing site access/ road. The Local Highway Authority has no objections to the proposal. A local resident has raised concerns regarding the safety of the access junction, and the parking issues created as a result of the neighbouring takeaway business. These issues were raised and discussed as part of previous applications. Given there are no highways objections it is not considered that one additional dwelling would cause harm/ highway safety issues as a result of this development. The new dwelling will have three parking spaces, so is adequately catered for in that regard. The development proposed, subject to a condition regarding the parking/ turning arrangements, is in accordance with the NPPF and policy CS11 of the Core Strategy (2011) and policy DM15 of the SADMPP (2016).

Planning Committee
6 March 2023

Form & Character

The scheme centres around the redevelopment of an existing chalk barn with alterations and extensions to this building to form a detached two storey dwelling. The design of the dwelling is described previously in this report. Given the nature of the site and the location there would be minimal impact on the street scene of Long Lane or the wider locality as a result of the development. The development would be viewed against the surrounding new residential development. The design proposed is considered acceptable and would secure the undesignated heritage asset which previous consents have sought to retain.

A previous scheme was submitted for two dwellings within the application site (22/01004/F), proposing an extra dwelling on the area to be retained now as open space, in addition to the current scheme submitted as part of this application. Car parking was proposed for both dwellings alongside the access road and the application was refused on the grounds that this area of on street parking for two dwellings would collectively have a detrimental impact on the street scene and represent a poor form of design. In this case given there is now a single unit proposed, the number of parking spaces required is a lesser number, and the open space is to be retained, therefore this would no longer warrant refusal of the application.

The scale, appearance and materials and site plan (including the landscaping and boundary treatments) are appropriate and in accordance with the NPPF, policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Residential Amenity

Land to the north and east of the application site is currently under construction for 19 dwellings. To the west and south of the application site are existing residential dwellings and an existing Chinese Takeaway.

The previous scheme for two dwellings within the application site (22/01004/F) was refused due to the proximity of unit 20 to the takeaway, and the fact that as a result the resident would likely suffer residential amenity issues from the noise and odour of the adjacent use. The adjacent business is not within the same ownership as the application site and as a result cannot be controlled/ managed, and the applicant is unable to provide sufficient mitigation to address the potential impacts of this neighbouring use. However, the second unit (previously unit 21 and now referred to as unit 20), was considered of sufficient distance away that this relationship was acceptable. Therefore, the revised scheme proposes one additional dwelling. The CSNN officer did query the details/ location of the ASHP and a condition has been attached for this information to be submitted and agreed.

The currently proposed dwelling is designed as such that the first-floor windows on the front elevation face the access, front garden and open space, and so there are no neighbour amenity impacts to the east as a result of the development. A neighbouring dwelling to the west (no. 42) has raised objections on the grounds that the dwelling would overlook their private courtyard area. There is a single first floor window proposed on the rear elevation of the dwelling which serves a bedroom. The distance between the bedroom window to the shared boundary is 11.7 m in distance. This separation distance and the slight angle to the neighbours courtyard are such that officers consider that this relationship is acceptable. There are no first-floor windows on the side elevations of the dwelling, and the landing window between the ground and first floor is considered to be acceptable, spanning a non-habitable room/ area of the house.

The development is therefore in accordance with the NPPF, Policy CS08 of the Core Strategy and Policy DM15 of the SADMPP.

Ecology

Natural England has no objection to the proposed development in terms of its impact on the nearby Breckland Farmland SSSI / Breckland SPA subject to appropriate mitigation in the form of a financial contribution of £185.93 per new dwelling towards the Norfolk Green Infrastructure and Recreational Impact Avoidance and Mitigation Strategy (GIRAMS), to mitigate for increased recreational disturbance. The applicant has already made the GIRAMS payment for the dwelling and as a result a condition or Section 106 agreement is not required.

The Ecology report submitted and conditioned as part of extant consents (18/01320/OM and 21/00066/RMM) described the barn as having potential roost features in the form of cracks in the walls, with limited opportunities apparent in the roof timbers and structures itself. In terms of recorded activity at that time this was in the form of some passing common pipstrelle bats and foraging bats outside and briefly inside the barn. Bat roosts were considered absent at that time.

The Ecology report does state that it is not considered that additional surveys are required for the ecological assessment of the site. However, if a delay of more than two years elapses between the bat surveys and the start of works then re-surveys are recommended. Work is well underway on site and so there are extant consents in place, although little works have been undertaken on the barn itself to date. That said two years has passed since the last surveys and given there was potential for bat roosts in the barn it is suggested that a 'worst case scenario' is applied, that one could potentially be present.

Changes have been made to the Conservation of Habitats and Species Regulations 2017 (as amended). The changes are made by the Conservation of Habitats and Species (Amendment) (EU Exit) Regulations 2019. The 2017 Regulations are one of the pieces of domestic law that transposed the land and marine aspects of the Habitats Directive (Council Directive 92/43/EEC) and certain elements of the Wild Birds Directive (Directive 2009/147/EC) (known as the Nature Directives). Protected Species (PS) have full protection under the 2017 Regulations. It's an offence to deliberately capture, injure or kill, or deliberately disturb PS. These requirements are enforced in the 2017 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 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 of responsibility of the LPA to monitor or enforce NE's 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 NE in order to fulfil its own obligation to have regard to the Directive requirements.

NE will only grant a licence if satisfied that the three statutory tests prescribed under the directive and regulations have all been met. The tests are:

1. There are imperative reasons of overriding public interest (IROPI);
2. There are no satisfactory alternatives; and
3. It would not be detrimental to the maintenance of the population of the species at favourable conservation status

The obligation on the LPA is to consider the likelihood of a licence being granted by NE, not to determine definitively whether or not the licence will, in fact, be granted. It therefore has to

review the three tests, in the context of a planning application, to then form a view on the likelihood of NE granting a derogation licence under the Regulations.

In this case, the previous survey work submitted concluded that the barn had potential roost features in the form of cracks in the walls, with limited opportunities apparent in the roof timbers and structures itself. Therefore, potentially the development could result in the loss of an area of bat roost potential within the barns, and that if the development were to proceed there is the possibility of a breach of the Directive. Additional survey work is required between the months of May to September prior to commencement of development, and it may be necessary that an EPS licence is required from Natural England prior to commencing works on site.

LPA's consideration of the tests:

1. IROPI – NE's guidance advises that IROPI can potentially include developments that are required to meet or provide a contribution to meeting a specific need such as complying with planning policies and guidance at a national, regional and local level. In this case, the site is located within the development boundary for Feltwell and thus contributes to the Council's deliverable supply of housing.
2. No satisfactory alternatives – The conversion of this barn would retain a non-designated heritage asset in an existing built up location surrounded by residential development. The conversion could not be moved elsewhere and it is therefore considered to be reasonable to conclude that there are no satisfactory alternatives.
3. Population maintenance – it appears unlikely that the conversion of this barn, subject to the appropriate mitigation measures, will affect the conservation status of the protected species.

The LPA can therefore reasonably form the view, from the information submitted to it for this planning application, that should a licence be required that NE would be likely to grant a derogation licence under the Regulations in relation to this development.

As a result, the additional survey work which will inform the appropriate mitigation measures and the EPS licence, in addition to the mitigation measures outlined in the Ecology Assessment can be conditioned accordingly.

Subject to the relevant conditions attached, the proposal is compliant with the NPPF and adopted plan, specifically policy CS12 Environmental Assets.

Other Material Considerations

Contamination – The site has already been remediated under 21/00066/RMM and 18/01320/OM. However, due to the age of the property on site there is the potential for asbestos containing materials to be present and therefore an informative is attached accordingly.

The information submitted does not indicate the presence of significant land contamination. However, the former use as coal yard means that it's possible that some unexpected contamination could be present and therefore a condition is attached.

Flood Risk - The footprint of the proposed dwelling lies within Flood Zone 1 and is therefore at lowest risk of flooding. The wider site does include an area at risk of flooding but this is from a drainage channel. The New Cut Drain is a Board maintained drain and the chance therefore of this intensely maintained drain flooding is slight. Furthermore, much of this area at a higher risk provides the access and landscaping.

Affordable Housing contribution – The conversion of existing buildings does not require an affordable housing contribution. However, this conversion has included a sizeable extension to create an additional dwelling. That said an additional dwelling would not require any additional units and the adjacent site has secured 19 affordable dwellings for Flagship Housing Group, as a result no additional affordable units are required.

Public Open Space – As part of the reserved matters application for the wider development site (21/00066/RMM), there was an area of open space to be provided which has been carried forward into this application. There was not a policy requirement for this open space as part of the reserved matters application. It was stated at that time that this area of open space was to be maintained by the affordable housing provider. However, the provision of an additional dwelling on this site triggers the need to consider Policy DM16 of the SADMPP.

Policy DM16 requires the provision of open space for schemes of 20 units or more, and for 20 dwellings this would equate to approximately 340 square metres (17 square metres per dwelling). Policy DM16 requires that the open space should comprise of approximately 70% for amenity, outdoor sport etc and 30% for equipped children's play space, with arrangements for the management and future maintenance of that open space.

However, policy DM16 refers to where the townscape or other context of the development is such that the provision of open space is not desirable, a flexible approach can be taken with regard to this provision. Firstly, the open space is located immediately adjacent to the rear of a Chinese takeaway and is not a favourable position for an equipped play space. Furthermore, the scheme has secured the retention of an undesignated heritage asset. It is not considered that equipped play space at this minimal scale (for 20 dwellings) would be beneficial. There is an existing park with a range of play equipment at Paynes Lane approximately 350m away in distance, which is within 5 minutes walking distance of the site. Fields in Trust refer to a general walking distance of 10 minutes to open space provision however for Local Areas of Play (LAPs) they recommend a 100 m distance. Balancing out these issues alongside the fact that the applicant has proposed approximately 650 square metres of open space, which is far in excess of the policy requirement of 340 square metres, it is suggested that a flexible approach should be taken. It is recommended that a condition is attached to the consent to secure a scheme for the maintenance and management of the open space to be submitted and agreed prior to the occupation of the dwelling. With the condition in place the scheme is in accordance with DM16 of the SADMPP.

CONCLUSION

The application seeks full planning consent for the conversion of and extensions to an existing chalk barn to form a two-storey detached four-bedroom dwelling, with parking to the front and a private garden to the rear. The application site lies within the development boundary for Feltwell and as such is in accordance with the NPPF and the adopted Local Plan. It will also ensure the long-term retention of the former barn, a non-designated heritage asset. There are no statutory objections to the scheme subject to conditions, however the Parish Council do not agree an additional dwelling should be developed within the existing wider development site. However, the barn is capable of being converted and extended to create a dwelling which suitably fits into the overall character of the area. To conclude the discussions above, the proposed development is in accordance with the NPPF, Core Strategy (2011) Policies CS06, CS08, CS11 and CS12 and Policies DM2, DM15, DM16 and DM17 of the SADMPP (2016) and is duly recommended for approval.

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 Drawing Nos - 875-P A, 850-P C, 853-S A, 854-E C, and 870-P C
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Prior to the first occupation of the development hereby permitted the road(s) and footway(s) shall be constructed to binder course surfacing level from the dwelling to the adjoining County road in accordance with the details to be approved in writing by the Local Planning Authority.
- 3 Reason: To ensure satisfactory development of the site.
- 4 Condition: Prior to the first occupation of the development hereby permitted the proposed access and on-site car parking shall be laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 4 Reason: To ensure the permanent availability of the parking/ manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF.
- 5 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.
- 5 Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.
- 6 Condition: The development hereby permitted shall be carried out in full accordance with paragraphs 7.10, 7.12 and 7.13 of the Ecology Assessment that accompanied the application dated 04 August 2017 by Dr GW Hopkins CEnv MCIEEN that accompanied the application unless otherwise agreed in writing by the Local Planning Authority.
- 6 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.

- 7 Condition: Notwithstanding Condition 6, prior to the commencement of the development hereby permitted, including any site clearance works, further surveys to identify the extent of bat populations on or adjacent to the development site shall be undertaken in accordance with a written survey proposal, which shall have been submitted to, and approved in writing by, the Local Planning Authority prior to the survey taking place.
- 7 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 8 Condition: The results of the survey required under Condition 7 above shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of the development hereby permitted, including site clearance works. The results shall also provide for any mitigation/enhancement measures appropriate for any bat populations recorded in order to minimise the impact of the development upon the bats both during construction and upon completion. A timetable for the implementation/completion/maintenance of the mitigation/enhancement works shall also be submitted with the results. The mitigation/enhancement works shall be completed and maintained in accordance with the agreed details and timetable, other than with the prior written approval of the Local Planning Authority.
- 8 Reason: In the interests of protecting the environment and protected species in accordance with the NPPF and Core Strategy Policy CS12 of the LDF.
- 9 Condition: All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation or use of any part of the development or in accordance with a programme to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of similar size and species as those originally planted, unless the Local Planning Authority gives written approval to any variation.
- 9 Reason: To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 10 Condition: The boundary treatments hereby approved shall be completed before the 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 in accordance with the approved details and retained in perpetuity.
- 10 Reason: To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 11 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class B of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement of the dwelling house consisting of an addition or alteration to its roof shall not be allowed without the granting of specific planning permission.
- 11 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.

- 12 Condition: Notwithstanding the details shown on the approved plans, prior to the installation of any air source heat pump(s) a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the make, model and sound power levels of the proposed unit(s), the siting of the unit(s) and the distances from the proposed unit(s) to the boundaries with neighbouring dwellings, plus provide details of anti-vibration mounts, and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason: In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 13 Condition: Prior to the occupation of the dwelling hereby approved a scheme shall be submitted detailing the maintenance and management of the area of public open space shown on Drawing No 870-P C and identified as 'Area of Land Retained (Grassed Area)'. The scheme shall be implemented in accordance with the approved details and retained as such in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
- 13 Reason: In order to secure the management and maintenance of the public open space as required by Policy DM16 of the Site Allocations and Development Management Policies Plan 2016.