

AGENDA ITEM NO: 9/2(c)

Parish:	King's Lynn	
Proposal:	Construction of new dwelling	
Location:	1 Newlands Avenue King's Lynn Norfolk PE30 2NJ	
Applicant:	White Feather Projects Ltd	
Case No:	23/01248/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 4 September 2023 Extension of Time Expiry Date: 10 November 2023

Reason for Referral to Planning Committee – Called in by Councillor Bartrum.

Neighbourhood Plan: No

Case Summary

Full planning permission is sought for the erection of a new dwelling.

The site occupies a corner plot between Newlands Avenue and St Edmundsbury Road in the North Lynn residential area of King's Lynn. A 'village green' lies to the southwest of the site. Development to the immediate north, east and south of the green is largely characterised by two storey, semi-detached dwellings as is the case with the donor dwelling.

The site is located within Flood Zones 2 and 3 as depicted on the Local Authority's Strategic Flood Risk Assessment Maps and the Environment Agency's Tidal Breach area.

Key Issues

Principle of Development
Form and Character
Impact on Neighbour Amenity
Highway Impacts
Flood Risk and Drainage
Habitat Mitigation
Crime and Disorder
Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for the erection of a new, 2-bed dwelling.

The dwelling would be attached the donor dwelling (No.1 Newlands Avenue) which is a semi-detached dwelling, thus resulting in a terrace of three.

Rear pedestrian access would be provided to the donor dwelling via a ground floor archway between the new and donor dwellings.

The site is located within Flood Zones 2 and 3 as depicted on the Local Authority's Strategic Flood Risk Assessment Maps and the Environment Agency's Tidal Breach area.

The site is located within the development boundary of King's Lynn.

SUPPORTING CASE

The dwelling proposed by this application has been considered through both Pre-app and Application stages to ensure that it can be achieved with minimal impact on the surrounding area yet also provide a high-quality unit of accommodation in a manner that has been successfully achieved elsewhere in the town with similar developments.

Being a corner plot, the garden to No 1 is disproportionately large and can be comfortably subdivided to provide adequate space for both the new dwelling and the donor. This provision is not just limited to amenity space but also parking which can be achieved to the satisfaction of NCC Highways.

The nature of the existing building's design is one that can be comfortably continued in both practical and visual terms. Levels on the site mean that the raised floor level prescribed with the Flood Risk assessment can be achieved whilst the roof, eaves, brickwork and rhythm of openings along its elevations can all be emulated. This ensures that the appearance of the existing dwellings can be carried across into the proposal without negative visual impact on the street scene that could otherwise occur.

The scale of the proposed dwelling has been considered through the design process and the product has been achieved in consultation with the Planning Department to ensure that it does not overdevelop the plot and remains subservient to the donor house visually and in the accommodation it provides.

Approval of the dwelling will provide an affordable, modest dwelling without detriment to the immediate neighbours nor the wider community.

PLANNING HISTORY

22/00754/F: Application Withdrawn: 15/05/23 - New attached 3-bedroom dwelling to existing property.

20/00113/PREAPP: PreApp - Possible Approval with Amendment: 20/10/20 - Pre-application enquiry (Full with consultations, no meeting): New attached 3/4 bedroom dwelling to existing dwelling.

RESPONSE TO CONSULTATION

Parish Council: N/A

Highways Authority (NCC): NO OBJECTION Following the submission of amended plans, the access and parking would now accord with adopted recommendations. No objection subject to a condition ensuring parking is provided prior to first occupation.

Natural England: NO OBJECTION subject to securing appropriate mitigation.

Natural England advises that the specific measures (including financial contributions) identified in the strategic solution can prevent harmful effects from increased recreational pressure on those European Site within the ZOI.

Natural England is of the view that if these measures are implemented, they will be effective and sufficiently certain to prevent an adverse impact on the integrity of those European Site(s) within the ZOI for the duration of the proposed development.

The appropriate assessment concludes that the proposal will not result in adverse effects on the integrity of any of the sites as highlighted above (in view of its conservation objectives) with regards to recreational disturbance, on the basis that the strategic solution will be implemented by way of mitigation (payment of GIRAMS fee.)

Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects likely to occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. If all mitigation measures are appropriately secured, we are satisfied that there will be no adverse impact on the sites from recreational pressure.

If the Habitats Regulations Assessment (HRA) has not been produced by your authority, but by the applicant, it is your responsibility (as the competent authority) to produce the HRA and be accountable for its conclusions. We provide the advice enclosed on the assumption that your authority intends to adopt this HRA to fulfil your duty as competent authority.

Senior Ecologist (BCKLWN): NO OBJECTION I can confirm that the conclusions [of the appropriate assessment] are acceptable.

Internal Drainage Board: NO OBJECTION subject to compliance with the Board's Byelaws where necessary.

Environmental Health & Housing – Environmental Quality (BCKLWN): NO OBJECTION
The application is for a new dwelling following demolition of the existing garage.

The applicant has provided a screening assessment indicating no known contamination other than the presence of asbestos which is outlined in the asbestos and demolition report by WEARR LTD dated 26th February 2021.

We have reviewed our files and the site is on land first seen developed in historic maps dated 1945-1970. The surrounding landscape is largely residential.

Due to the confirmed presence of asbestos containing materials on site we recommend the following condition: *Prior to first occupation of the development hereby approved evidence of the treatment or safe removal and disposal of the asbestos containing materials at a suitably licensed waste disposal site shall be submitted to and approved by the local planning authority.*

Emergency Planning Officer (BCKLWN): NO OBJECTION: Because of its location in an area at risk of flooding I would suggest that the occupiers:

- Should sign up to the Environment Agency flood warning system (0345 988 1188 or www.gov.uk/flood)
- A flood evacuation plan should be prepared (more details at www.gov.uk/flood):
- This will include actions to take on receipt of the different warning levels.
- Evacuation procedures e.g., isolating services and taking valuables etc.
- Evacuation routes.

REPRESENTATIONS Two letters of objection from the occupiers of the property to the immediate east (No.3 Newland Avenue) were received, one prior to the amendments and one after. The reasons for objection can be summarised as:

- The proposed development would result in the only terrace property on the street which would change the overall character of the area,
- The new dwelling would increase surface water flooding during heavy rainfall. My garden already floods in heavy rain,
- The application states that the site is not within an area of flooding; however, the site is within flood zone 3,
- Loss of light to garden
- What does market housing mean?
- The planning application states there are no trees or hedge on the proposed site when in fact there are,
- The dwelling will block my garden from the view of the CCTV camera located on the corner of the street which would reduce the security of my property,
- I work from home and prolonged noise from construction would significantly impact on my ability to work.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS03 - King's Lynn Area

CS08 - Sustainable Development

CS09 - Housing Distribution

CS11 - Transport

CS12 - Environmental Assets

SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016

DM1 – Presumption in Favour of Sustainable Development

DM2 – Development Boundaries

DM15 – Environment, Design and Amenity

DM17 - Parking Provision in New Development

23/01248/F

Planning Committee
6 November 2023

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:

Key Issues

- Principle of Development
- Form and Character
- Impact on Neighbour Amenity
- Highway Impacts
- Flood Risk and Drainage
- Habitat Mitigation
- Crime and Disorder
- Other Material Considerations

Principle of Development:

The site lies within the development boundary of King's Lynn, the borough's main town and administrative centre and an area where residential development is generally sought consistent with the site's location within the borough's main growth area.

The application also follows preapplication advice which considered that an additional dwelling, taking the form of a terrace dwelling, could be considered acceptable subject to the size of the proposed dwelling and neighbour impacts.

It is therefore considered that the principle of development is acceptable subject to compliance with other relevant planning policy and guidance.

Form and Character:

Paragraph 130a), b) and c) of the NPPF require planning policies and decision to ensure that developments:

- *will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development*
- *are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- *are sympathetic to local character and history including the surrounding built environment and landscape setting...*

This is reiterated in Development Plan Policies CS08 and DM15 which respectively require development to:

- *respond to the context and character of places in West Norfolk by ensuring that the scale, density, layout and access will enhance the quality of the environment*

- *respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between building through high quality design and use of materials.*

There is a strong form and character in the locality of semi-detached dwellings, and it is true that the proposed development would result in a terrace dwelling that is not characteristic of the immediate locality. However, being sympathetic to local character does not necessarily mean that development must mirror it. In this instance it is not considered that a terrace property, the rhythm and size of fenestration of which is in keeping with the other two properties, would result in a form of development that would be discordant with the existing built form, and the reduced size of the dwelling, amended at the request of the local planning authority from a 3-bed dwelling to a 2-bed dwelling, reducing its width and therefore mass, is considered to accord with the preapplication advice given.

It is assumed that materials are to match the donor dwelling. However, this has not been confirmed and will therefore be controlled by condition.

It is therefore considered, on balance, that the proposed development would result in a development that is sympathetic to existing built form and character of the locality and therefore accords with the NPPF in general, but specifically to paragraph 130 of the NPPF and Development Plan Policies CS08 and DM15.

Impact on Neighbour Amenity:

Paragraph 130f) of the NPPF requires planning decision to ensure that developments: *create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users, and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.*

Development Plan Policy DM15 requires development to be acceptable to both future occupiers and existing neighbours taking into account overlooking, overbearing, overshadowing and noise impact.

The only first floor windows serving habitable rooms (bedrooms 1 and 2) are on the principal elevation which overlooks the road. The windows at first floor level on the western and northern elevations serve the landing, an ensuite and a bathroom. These windows will be conditioned to be obscurely glazed and non-opening if permission is granted. There would therefore not be any material overlooking impacts. There would be no material overbearing impacts to the property to the northwest (No.89 St Edmundsbury Rd) largely due to the degree of separation and the presence of No.89's garage between the two. Whilst some overshadowing would occur to No.89, the donor dwelling and No.3 Newlands Avenue, this would be for limited periods of the day and would not be sufficient to warrant refusal.

Whilst it is acknowledged that there would be some noise and other disamenity during the construction stage, this is not a reason to prohibit development. Going forward, it is not considered that a residential use can be considered a 'nuisance neighbour' that would result in unacceptable noise.

It is considered that both the donor and proposed dwelling would have sufficient amenity space to accommodate the size of the dwellings they would serve.

It is therefore considered that the proposed development accords with the NPPF in general, but specifically to paragraph 130f) of the NPPF and Development Plan Policy DM15 in terms of neighbour amenity.

Highway Impacts:

Paragraph 110c) requires consideration of parking areas in new development and Development Management Policy DM17 requires onsite parking provision of 2 spaces for every 2-bed and 3-bed dwelling.

Amended plans have shown that appropriate parking provision can be provided on site to serve both the donor (3-bed) and proposed dwellings (2-bed). Whilst the parking appears tight it is nevertheless policy compliant. Therefore, the Local Highway Authority raise no objection to the proposed development on the grounds of highway safety.

It is therefore considered that the proposed development accords with the NPPF in general, but specifically to paragraph 110c) of the NPPF and Development Plan Policy DM17 in terms of parking provision.

Flood Risk and Drainage:

Flood Risk: In relation to the location of development, the NPPF states, at paragraph 159 *Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas [to meet wider sustainability objectives], the development should be made safe for its lifetime without increasing flood risk elsewhere.*

If development is considered necessary, to meet wider sustainability objectives, both the sequential and exception tests need to be passed.

The aim of the sequential test is to consider whether there are reasonably available sites in an area at lower risk of flooding. If the sequential test is passed then the exception test must also be passed.

Paragraphs 164 and 165 state *To pass the exception test it should be demonstrated that:*

- a) *the development would provide wider sustainability benefits to the community that outweigh the flood risk; and*
- b) *the development will be safe for its lifetime taking account of the vulnerability of its users, without increasing flood risk elsewhere, and, where possible, will reduce flood risk overall.*

Both elements of the exception test should be satisfied for development to be allocated or permitted.

Finally, in relation to flood risk, paragraph 167 of the NPPF states *When determining any planning applications, local planning authorities should ensure that flood risk is not increased elsewhere. Where appropriate, applications should be supported by a site-specific flood-risk assessment. Development should only be allowed in areas at risk of flooding where, in the light of this assessment (and the sequential and exception tests, as applicable) it can be demonstrated that:*

- a) *within the site, the most vulnerable development is located in areas of lowest flood risk, unless there are overriding reasons to prefer a different location;*
- b) *the development is appropriately flood resistant and resilient such that, in the event of a flood, it could be quickly brought back into use without significant refurbishment;*
- c) *it incorporates sustainable drainage systems, unless there is clear evidence that this would be inappropriate;*
- d) *any residual risk can be safely managed; and*

- e) *safe access and escape routes are included where appropriate, as part of an agreed emergency plan.*

This stance is reflected in Core Strategy Policy CS01 which states *...new development should be guided away from areas at risk of flooding now or in the future, however recognising development may be required within flood risk areas to deliver regeneration objectives within King's Lynn and maintain the sustainability of local communities in rural areas...* This is reiterated and expanded upon by Development Plan Policy CS08 which states *Policy CS01 acknowledges that some development may be required in flood risk areas to meet regeneration objectives and maintain the sustainability of local communities. Development proposals in high flood risk areas will need to demonstrate that:*

- *the type of development is appropriate to the level of flood risk identified in the Strategic Flood Risk Assessment, or*
- *if the development vulnerability type is not compatible with the flood zone as set out in PPS25 [now the PPG], proposals will need to demonstrate that the development contributes to the regeneration objectives of King's Lynn or the wider sustainability needs of rural communities;*
- *the development is on previously developed land, or, where proposals are for development of greenfield sites, the development must demonstrate a contribution to the regeneration objectives of Kings Lynn or the wider sustainability needs of rural communities;*
- *flood risk is fully mitigated through appropriate design and engineering solutions.*

The Environment Agency's Standing Advice in relation to this type of development (more vulnerable in flood zone 3a) is: *The design should be appropriately flood resistant and resilient by:*

- *using flood resistant materials that have low permeability to at least 600mm above the estimated flood level*
- *making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level*
- *using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level*
- *by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level*
- *making it easy for water to drain away after flooding such as installing a sump and a pump*
- *making sure there is access to all spaces to enable drying and cleaning*
- *ensuring that soil pipes are protected from back-flow such as by using non-return valves.*

The site lies within Flood Zones 2 and 3a and within the Environment Agency's tidal breach area. The Flood Risk Assessment concludes that in a breach event the site could flood to a maximum depth of 1.2m.

The type of development (residential dwellinghouse) is classified as 'More Vulnerable' in Annex 3 of the NPPF. Such development (more vulnerable) is considered to be 'compatible' when considering Table 2 of Planning Policy Practice. The proposal is therefore considered to represent appropriate development in an area at risk of flooding (as required by para 159 of the NPPF and Development Plan Policy CS08.)

It is therefore necessary for the development to pass the sequential and exception tests.

To pass the sequential test it must be shown that there are no reasonably available sites at a lower risk of flooding. Information contained within the Flood Risk Assessment that accompanied the application has satisfied the Local Planning Authority that this is the case and that there are no reasonably available sites in an area at lower risk of flooding within the development boundary of King's Lynn.

In relation to the exception test it is considered that meeting the regeneration needs of King's Lynn provides a wider sustainability benefit to the community that outweighs the flood risk; and conditions ensuring flood resilient and resistant measures are incorporated into the proposed development and that surface water drainage details are submitted and agreed, will ensure that the development is safe for its lifetime and would not increase flood risk elsewhere.

It is therefore considered that the exception test is passed.

Drainage: The application form suggests that both surface water and foul drainage will be disposed of via main sewer. Whilst this is satisfactory in terms of foul drainage, surface water drainage via main sewer should be the 'last resort' if one is to follow the drainage hierarchy. Without any justification, surface water drainage will therefore need to be conditioned to ensure that, in this instance, there is no alternative.

This will also ensure compliance with the second part of the exception test as outlined above.

It is therefore considered that the proposed development accords with the NPPF in general, but specifically to paragraphs 159, 164, 165 and 167 of the NPPF and Development Plan Policies CS01 and CS08 in terms of flood risk and drainage.

Habitat Mitigation:

Paragraph 174 of the NPPF requires planning decisions to as a minimum protect sites of biodiversity (such as [European] protected sites.) This is reiterated in paragraph 179b) of the NPPF which requires, as a minimum, conservation of priority habitats. Finally, paragraph 180a) states *if significant harm to biodiversity resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused.*

This is reiterated in Development Plan Policies CS12 and DM19 the latter of which seeks to secure appropriate mitigation in relation to protected sites by virtue of securing a GIRAMS payment (Green Infrastructure and Recreational Avoidance Mitigation Scheme.) This fee is a countywide fee that is considered to mitigate against cumulative recreational impacts from development. Direct impacts may require further mitigation.

Following the submission of a Habitats Regulations Assessment the Local Planning Authority undertook an appropriate assessment that concluded that there would be no direct impacts and that the cumulative impact could be mitigated by payment of the GIRAMS fee (appropriate mitigation.) The GIRAMS fee was paid on submission of the application.

It is therefore considered that the proposed development would not result in a likely significant impact on protected sites and therefore accords with the NPPF in general, but specifically to paragraphs 174 and 179b) of the NPPF and Development Plan Policies CS12 and DM19.

Crime and Disorder:

There are no specific crime and disorder issues arising from the proposed development.

Other Material Considerations:

A third party suggests that there are trees and hedges on the site. This is true; there is a garden tree in the southwest corner of the site that will need to be removed to accommodate the development and hedges represent the frontage boundary as well as the boundary between the site and No.3 Newlands Avenue.

The garden tree is not protected and does not offer any material amenity value and therefore would not be worthy of protection via a Tree Preservation Order. As such this tree could be removed at any time and is therefore not a reason to prevent the proposed development.

There is a tree to the front of the application site within the highway verge. This tree offers amenity and is one of many that line Newlands Avenue is a clearly planned way. However, this tree is outside of the site boundary and on land not in the applicant's ownership being highway land. Additionally, neither the plans nor application form show a new or upgraded access and therefore this tree will not be affected by the proposed development.

No landscaping plan has been submitted with the application and it is therefore unknown what boundary treatments are to be retained. This however can be suitably conditioned if permission is granted by virtue of submission of a landscaping plan.

In relation to third party comments the local planning authority comments as follows:

- The proposed development would result in the only terrace property on the street which would change the overall character of the area – *covered in main body of report*
- The new dwelling would increase surface water flooding during heavy rain – *this would be addressed by condition*
- The application states that the site is not within an area of flooding; however, the site is within flood zone 3 – *the applicant submitted a flood risk assessment that:*
- *Confirmed the site is located within an area at risk of flooding*
- *Contained information to enable the local planning authority to undertake the sequential test, and*
- *Proposed appropriate mitigation to ensure that the development would be safe for its lifetime*
- Loss of light to garden – *covered in main body of the report*
- What does market housing mean – *it means any dwelling that is not defined as affordable in the NPPF*
- The planning application states there are no trees or hedge on the proposed site when in fact there are – *covered in main body of the report*
- The dwelling will block my garden from the view of the CCTV camera located on the corner of the street which would reduce the security of my property – *this is not a material planning consideration. Furthermore, the camera is not in the objector's ownership and could be removed at any time*
- I work from home and prolonged noise from construction would significantly impact on my ability to work – *covered in main body of the report.*

Specific Comments and Issues:

The Environmental Quality Team have requested a condition relating to asbestos removal. However, this is covered under separation legislation and therefore does not to conditioned. An informative will however be appended to any permission granted.

CONCLUSION:

The proposed development is for one additional dwelling within the development boundary for King's Lynn where residential development is sought if it complies with other relevant planning policy and guidance.

Whilst the proposed development would introduce a new form of development (a terrace of dwellings) into an area otherwise strongly characterised by semi-detached dwellings, it is not considered that such a development would result in an obtrusive form of development that would be detrimental to the visual amenity of the locality.

Whilst the development falls within an area at risk of flooding, the vulnerability of the proposed development is compatible with the flood risks and the sequential and exception tests are past.

No objections have been received from statutory consultees and only one objection has been received from a third-party representative.

It is therefore considered, on balance, that the proposed development is acceptable and accords with the NPPF in general but specifically to paragraphs 110c, 130, 159, 164, 165, 167, 174 and 179b of the NPPF and Development Plan Policies CS01, CS08, CS12, DM15, DM17 and DM19 and should be approved subject to the following 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 in accordance with the following approved plan drawing no: 3/341/2G.
- 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 proposed access, on-site car parking area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use.
- 3 Reason To ensure the permanent availability of the parking / maneuvering areas, in the interests of satisfactory development and highway safety in accordance with the NPPF and Development Plan Policies CS11 and DM17.

- 4 Condition Prior to the first occupation of the dwelling hereby permitted occupiers shall:
- sign up to the Environment Agency flood warning system (0345 988 118 or www.gov.uk/flood)
 - Prepare a flood evacuation plan to include:
 - Actions to take on receipt of the different warning levels.
 - Evacuation procedures e.g., isolating services and taking valuables etc.
 - Evacuation routes.

The Flood Evacuation Plan shall be submitted to and agreed in writing by the Local Planning Authority prior to the first occupation of the dwelling hereby permitted. The Flood Evacuation Plan shall be adhered to in a flood event.

- 4 Reason To reduce the risks of flooding in accordance with the NPPF and Development Plan Policies CS01 and CS08.

- 5 Condition Prior to any development above slab level full details of the design, that should be appropriately flood resistant and resilient, shall be submitted to and agreed in writing by the Local Planning Authority. The details shall include:

- finished floor levels to be set no lower than 0.6m above surrounding ground level
- using flood resistant materials that have low permeability to at least 600mm above the estimated flood level
- making sure any doors, windows or other openings are flood resistant to at least 600mm above the estimated flood level
- using flood resilient materials (for example lime plaster) to at least 600mm above the estimated flood level
- by raising all sensitive electrical equipment, wiring and sockets to at least 600mm above the estimated flood level
- making it easy for water to drain away after flooding such as installing a sump and a pump
- making sure there is access to all spaces to enable drying and cleaning
- ensuring that soil pipes are protected from back-flow such as by using non-return valves.

The development shall be carried out in full accordance with the agreed details.

- 5 Reason To reduce the risks of flooding in accordance with the NPPF and Development Plan Policies CS01 and CS08.

- 6 Condition Prior to any development above slab level full details of the surface water drainage arrangements 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.

- 6 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Development Plan.

- 7 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 dwelling hereby permitted 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.

- 7 Reason To ensure a satisfactory external appearance and grouping of materials in accordance with the principles of the NPPF and Development Plan Policy DM15.
- 8 Condition Prior to the first use or occupation of the development hereby approved, full details of both hard and soft landscape works shall have been submitted to and approved in writing by the Local Planning Authority. These details shall include finished levels or contours, hard surface materials, refuse or other storage units, street furniture, structures and other minor artefacts. Soft landscape works shall include planting plans, written specifications (including cultivation and other operations associated with plant and grass establishment) schedules of plants noting species, plant sizes and proposed numbers and densities where appropriate.
- 8 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF and Development Plan Policies CS08 and DM15.
- 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 Prior to the first occupation of the dwelling hereby permitted the first floor windows on the western and northern elevations of the dwelling, shown on the approved plans to serve the landing, ensuite and bathroom, shall be fitted with obscured glazing and any part of the windows that is less than 1.7 metres above the floor of the room in which it is installed shall be non-opening. The windows shall thereafter be permanently retained in that condition.
- 10 Reason In the interests of the amenity of occupiers of neighbouring dwellings in accordance with the NPPF and Development Plan Policy DM15.