

## AGENDA ITEM NO. 9/2(a)

<b>Parish:</b>	<b>Burnham Market</b>	
<b>Proposal:</b>	<b>Conversion of Chapel to form Dwelling.</b>	
<b>Location:</b>	<b>Methodist Church Station Road Burnham Market Norfolk PE31 8HA</b>	
<b>Applicant:</b>	<b>Client of Landles. C/O Landles</b>	
<b>Case No:</b>	<b>23/00805/F (Full Application)</b>	
<b>Case Officer:</b>	<b>Connor Smalls</b>	<b>Date for Determination: 14 August 2023 Extension of Time Expiry Date: 8 December 2023</b>

**Reason for Referral to Planning Committee** – Referred by Sifting Panel following Parish Council objection contrary to officer recommendation.

**Neighbourhood Plan:** Yes

### Case Summary

This application relates to the existing and currently vacant Methodist Church on Station Road in central Burnham Market. The site is within both the Development Boundary and the Conservation Area.

This application itself seeks consent to convert the building into a single residential dwelling and associated works including changes to fenestration, the removal of the existing front boundary (wooden post and metal rail) and approximately 4m of hedge to form a parking space within the front of the plot.

### Key Issues

Principle of development  
Form and character  
Impact on neighbour amenity  
Highway safety and parking  
Flood risk  
Any other matters requiring consideration prior to determination of the application

### Recommendation

**A. APPROVE** subject to conditions and the satisfactory completion of a S106 Agreement to secure the new dwelling as a Principal Residence.

**B.** In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure the new dwelling as a Principal Residence.

## **THE APPLICATION**

This application relates to the existing and currently vacant Methodist Church on Station Road in central Burnham Market, constructed and then extended in the 1990's. A large village and Key Rural Service Centre, limited growth of a scale and nature appropriate to secure the sustainability of the settlement will be supported in Burnham Market. The site is within both the Development Boundary and the Conservation Area in a predominantly residential area. Neighbouring dwellings are located to the western boundary and across the road to the south with the park area, including children's play area and tennis courts alongside the field, to the north and east.

This application itself seeks consent to convert the building into a single residential dwelling with limited physical works including the removal of the existing front boundary consisting of a wooden post and metal rail fence and a section of hedge on the eastern boundary (approximately 4m) to form a parking space at the front of the plot as well as changes to the fenestration of the building.

As noted, the last use of the building was as a Methodist Church which has not been used and has therefore been vacant, according to supporting documentation, for around 2 years.

## **SUPPORTING CASE**

### **Applicants Statement.**

The applicant has provided the following statement:

It is almost 2 years since the Church was last used, and our comments are as follows: Burnham Market Methodist Church has sought to reach out into it's community over several years. Sadly this has not borne fruit in terms of increased support for the Chapel. There are no longer sufficient people to bear the load of responsibility of caring for the Chapel, hence the decision to close. Current members of Burnham Market Church will share in the life of other Churches in the Methodist Circuit and hopefully enhance their life and mission.

This demonstrates that the chapel has been proven not to be viable or feasible as a community facility (DM9.b.). And in fact, has not been a community facility for almost two years.

In accordance with CS13, the church has also ensured that current members and now served by other churches in the Methodist Circuit.

### *Alternative Facilities within the village.*

Whilst it is already proven that the Chapel no longer operates as a community facility, it should be appreciated that Burnham Market is well served by accessible and inclusive facilities. In addition to a wealth of shops, restaurants, pubs, sports clubs and recreation grounds, the most appropriate to the subject property is the village hall. This is an active community facility with 500m of the Methodist Chapel.

### *Conclusion.*

This statement demonstrates that the premises does no longer operate as a chapel due to insufficient demand and that the community is suitably serviced by alternative facilities.

## **PLANNING HISTORY**

2/97/1260/F: Application Permitted: 11/09/97 - Extension and alterations.

2/93/1665/F: Application Permitted: 24/12/93 - Construction of replacement chapel.

## **RESPONSE TO CONSULTATION**

### **Parish Council: OBJECT:**

**OBJECTION:** Based on AECOM Design Codes which form part of the Neighbourhood Plan the objections are as follows:

- Parking provided on driveways directly in front of dwellings should be restricted due to the visual impact that cars have on the street. Front gardens should be a minimum depth of 6m to allow movement around parked vehicles and also be well screened with hedgerows when providing parking space to the front of a dwelling; and
- Parking being provided on a driveway to the side of a dwelling should be of sufficient length (5m minimum) so that a car can park behind the frontage line of the dwelling. This will reduce the visual impact that cars will have on the street scene. When parking is provided to the side of a dwelling a minimum front garden depth of 3m should be provided. The hall is located within the conservation area, so the visual impact is very important. The parking provision relies on the removal of railings at the front of the property so in theory a very large vehicle could be parked there, encroaching on the street and impeding traffic flow.

If the Borough is minded to approve the application, I would again invoke the provisions of our NDP, specifically the PRP, and ask that any permission be conditioned to allow permanent residents only to live at the property, thereby prohibiting its use as an FHL or second home.

### **Highways Authority: No objection:**

Thank you for the consultation received recently relating to the above development proposal, for the conversion of the chapel to residential use. With consideration of the congregational nature of the current use, I would be unable to raise any highway objection to the reuse as residential.

I am able to comment that in relation to highways issues only, as this proposal does not affect the current traffic patterns or the free flow of traffic, that Norfolk County Council does not wish to restrict the grant of consent.

### **Conservation Officer: No objection:**

No objection to the conversion of this modern Methodist Church. It will have minimal impact on the setting of the conservation area and will bring an empty building back into use.

Please condition window and door details.

### **Environmental Quality: No objection.**

### **Natural England:** (summarised)

It has been identified that this development falls within the 'Zone of Influence' (Zoi) for one or more of the European designated sites scoped into the Norfolk Green Infrastructure and Recreational disturbance Avoidance and Mitigation Strategy ('GIRAMS'). It is anticipated that certain types of new development (including new tourist accommodation) in this area is 'likely to have a significant effect' on the sensitive interest features of these European designated sites, through increased recreational pressure when considered either alone or 'in combination' with other plans and projects...

Natural England advises that it is a matter for your Authority to decide whether an appropriate assessment of this proposal is necessary in light of this ruling. In accordance with the Conservation of Habitats & Species Regulations 2017 (as amended), Natural England must be consulted on any appropriate assessment your Authority may decide to make or the decision recorded as per an agreed approach.

### **Ecologist:**

I believe that the proposed development would be exempt from Biodiversity Net Gain (BNG). BNG will not become mandatory until January 2024, or April 2024 for small sites such as this proposed development, so this assessment is based on the regulations that will become mandatory in January.

The metric gives existing sealed surfaces (such as tarmac or existing buildings) a zero score, meaning that these surfaces are effectively exempted from the percentage gain requirement (10% of 0 is 0). The proposal is for internal alterations only to the building so none of this `habitat` would be lost or gained since the footprint of the building will remain unchanged. I would consider therefore that this habitat is not being impacted in terms of the metric.

The regulations will make exceptions for:

- development impacting habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5m for linear habitats such as hedgerows
- householder applications
- biodiversity gain sites (where habitats are being enhanced for wildlife)

Part of a non-native laurel hedgerow will be removed as part of the proposal to allow for access/visibility. I believe that less than 5m of this habitat will be removed and the habitat is not protected, irreplaceable or likely to provide habitat for protected species. The development would therefore fit the criteria for the de minimis and be exempt.

I would suggest that we ask the applicant to confirm that this is the case regarding length of hedgerow being removed and then securing this by condition. If we condition the proposed plan, then we should ask that the length of hedgerow to be removed is marked on that plan to ensure the amount of removal is secured. If it is identified that 5m or more of the hedgerow is removed, then the development will not meet the criteria for de minimis and will require net gain. As discussed, this is likely to be quite difficult on this site but could potentially be done by enhancing hedgerows bounding the site.

## **REPRESENTATIONS**

**ONE** public **NEUTRAL** comment and **TWO** public **OBJECTION** comments (from one objector) (summarised for clarity):

- The proposal must include parking. Station Rd is a "Rat run" used to by-pass the busy marketplace and is next door to the children's play area and playing field, so safety is paramount.
- Conversion of community facility to dwelling.
- Station Road and Burnham Market has enough houses sitting empty
- This property by law should have been marketed for sale on the open market in accordance with charity laws it has not been.
- Parking: When the works are carried out where will the considerable number of contractors vehicles park- no where for them to do so. Where will the intended residents park? There is no space for parking at the property and all on street parking is on the opposite side of the road and fully utilised if not overly so by the current households. It would be dangerous for them to park outside the property and would block the highway. This makes it completely unsuitable as a residential dwelling.

## **LDF CORE STRATEGY POLICIES**

**CS01** - Spatial Strategy

**CS02** - The Settlement Hierarchy

**CS06** - Development in Rural Areas

**CS08** - Sustainable Development

**CS09** - Housing Distribution

**CS11** – Transport

**CS12** - Environmental Assets

**CS13** - Community and Culture

## **SITE ALLOCATIONS AND DEVELOPMENT MANAGEMENT POLICIES PLAN 2016**

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

**DM2** – Development Boundaries

**DM9** - Community Facilities

**DM15** – Environment, Design and Amenity

**DM17** - Parking Provision in New Development

## **NEIGHBOURHOOD PLAN POLICIES**

**Policy 1:** Housing Mix

**Policy 3:** 2nd Homes and Furn Hol Lets

**Policy 6:** Design

**Policy 7:** Residential Parking Standards

**Policy 8:** Biodiversity and Green Corrido

**Policy 11:** Dark Skies

**Policy 12:** Surface Water Management

**Policy 13:** Protection of Comm Facilities

**Policy 15:** Burnham Market CA

## **NATIONAL GUIDANCE**

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

## **OTHER GUIDANCE**

Conservation Area Character Statement.

## **PLANNING CONSIDERATIONS**

### **The main considerations are:**

Principle of development  
Form and character  
Impact on neighbour amenity  
Highway safety and parking  
Flood risk  
Any other matters requiring consideration prior to determination of the application

### **Principle of Development:**

This application seeks consent to convert the existing Methodist Church building into a two-bedroom residential dwelling. The application site is within the Development Boundary for Burnham Market where development will be permitted provided it is in accordance with the other policies in the Development Plan in accordance with policy DM2 of the Site Allocations and Development Management Policies Plan 2016.

Burnham Market is identified as a Key Rural Service Centre within Policy CS02 of the Core Strategy 2011. Limited growth of a scale and nature appropriate to secure the sustainability of each settlement, will be supported within the Development Limits of the Key Rural Service Centres. Policy 1 of the Neighbourhood Plan supports new residential development of three-bedrooms or fewer which this proposal would meet.

The building forming part of this application is identified within Policy 13: Protection of Community Facilities of the Neighbourhood Plan as a community facility for the protection provided by Policy DM9 of the Site Allocations and Development Management Policies Plan. Policy DM9 states:

“The Council will encourage the retention of existing community facilities and the provision of new facilities, particularly in areas with poor levels of provision and in areas of major growth. Development leading to the loss of an existing community facility will not be permitted unless it is demonstrated that either:

- a) the area currently served by it would remain suitably provided following the loss, or if not
- b) it is no longer viable or feasible to retain the premises in a community facility use.”

Within Policy 13 of the Neighbourhood Plan a total of 15 community assets are identified within Burnham Market including the village hall, several churches, areas of allotments, bowls club, dentist, doctors surgery, garage, playing field pavilion, playground, post office, tennis club pavilion and vets.

Policy CS13 of the Core Strategy 2011 states: “Development will not be permitted in cases where it would result in a loss of existing cultural facilities, unless equivalent new or improved facilities, where need justifies, can be provided within the same settlement boundary or in close proximity of the existing facility.”

It is clear from this policy that there are ample community facilities within the village, including the village hall of a greater size, plot and with parking. No evidence is available of a bid for the Methodist Church as a Community Asset (asset of community value) and supporting information states that the building has been vacant for 2 years. The current building is small, on a narrow residential street with a very limited plot and no current parking. It is on this basis and the above assessment that this application is assessed. Any other community facility within the village would be subject to a separate assessment based on the individual merits of that case.

Therefore, it is considered that on balance, the proposal would bring into use a currently vacant building with residential use in a sustainable location. As such, the principle of development in this case is acceptable and in accordance with Policies CS02, CS09 and CS13 of the Core Strategy 2011, DM2 and DM9 of the Site Allocations and Development Management Polies Plan 2016, Policy 13 of the Burnham Market Neighbourhood Plan and the NPPF 2023.

#### **Form and Character:**

This application itself seeks consent to covert the building into a single residential dwelling with limited physical works. External works would involve the removal of the front boundary (currently a wooden post and metal railing fence) and a section of hedge (approx. 4m) to form a parking space. The front of the dwelling forming the new parking area would be laid to porous block paving. Policy 6 of the Neighbourhood Plan states: “Where cars need to be parked at the front ensure at least 50% of the frontage is landscaped with a relevant property boundary treatment respecting the character area”.

However, whilst the proposal includes the removal of a small area of hedge (around 4m) and introduces a parking space to the front replacing a wooden post and rail fence, it is not considered that this would be overly harmful as to warrant refusal of the application. The existing front boundary railing is not of significantly high quality and the majority of the eastern side hedge is to be retained and would be secured by condition notwithstanding approved plans.

The application site includes a more modern building within a very constrained plot, so limited improvements are available; the loss of the front boundary would remove the need for on street parking associated for the dwelling as explored below in the highways section of the report. The overall building and site would see very limited changes compared to the

existing situation. It is important to note that the Conservation Team do not object and this proposal would bring back into use a currently vacant building.

As well as this, there would be changes to the fenestration of the building. This would include an increased window opening to the rear, bricking up existing window openings to the west (to the rear section) two new doors in place of windows to the west as well as replacement windows and doors in painted timber. These changes and alterations to fenestration are considered to be of a generally small scale and would have an acceptable visual impact. The Conservation Team do not object and a condition for fenestration details would be included on any approval.

In regard to Policy 11: Dark Skies, it is not considered reasonable to control lighting for this limited scale of development. However, the requirements for Policy 11 relevant to this application are included as an informative for any approval. This also takes into account the limited change in fenestration and village centre location.

Overall, based on the limited works proposed and constrained nature of the plot the proposal as presented is considered acceptable and in accordance with Policy CS08 and 12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016, Policy 6 and 15 of the Burnham Market Neighbourhood Plan as well as the NPPF 2023 and the National Design Guide.

#### **Impact on Neighbour Amenity:**

It is not considered the works to the front boundary, hedge and new parking space would create any unacceptable amenity impacts. Changes to fenestration include an increased window opening to the rear, bricking up existing window openings to the west (to the rear section) two new doors in place of windows to the west as well as replacement windows and doors in painted timber.

To the north, the elevation faces the tennis court and park, to the east the play park and hedge. The site is open to the south to the road and proposed new parking space. To the west, the boundary consists of planting/hedge and neighbouring garage wall. As such, it is not considered that there would be any overlooking, overbearing or overshadowing as a result of these works that would unacceptably harm neighbour amenity. The development is therefore considered to be in accordance with Policy CS08 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Policies Plan 2016 and the NPPF 2023.

#### **Highway Safety and parking:**

The current use of the building as a place of worship, according to NCC Parking Standards would require 1 space per 10m<sup>2</sup> gfa or 1 space per 10 seats. This would equate to approximately at least 14 car parking spaces (based on the gfa calculation), there is currently no parking provision on site due to its constrained nature.

Policy 7: Residential Parking Standards requires that all parking areas and driveways should be designed to improve impervious surfaces such as permeable paving. All parking areas and driveways should provide opportunities for electric vehicle charging points.

For all new residential developments, where practicable and feasible, the following minimum standards shall apply for the provision of off-road vehicle parking: 1 bed dwelling: 1 off-road car parking space, 2 bed dwelling: 2 off-road car parking spaces, • 3 bed dwelling: 2 off-road car parking spaces, • 4+ bed dwelling: 3 off-road car parking spaces.



On-street parking should be avoided in future development wherever possible particularly in character area CA1.

The policy states this is wherever practicable and feasible. The policy further states that if front parking is used, then its presence should be minimised with thorough soft landscaping. A sufficient depth should be allocated to the length of on-plot parking to allow movement around parked vehicles and the screening of hedgerows or other boundary treatment features when parking is provided to the front of a dwelling.

However, as noted the site consists of a very constrained plot. NCC Highways state that with consideration of the congregational nature of the current use, they would be unable to raise any highway objection to the use as residential. It is considered that the use as residential reduces the number of required spaces compared to the current use and the development would provide an off-street space improving the parking situation. It is important to note that the current use (place of worship) would, when in use, generate more traffic movements with a much higher parking requirement, this would be forced onto the already constrained on street parking on Station Road.

Policy 7 also states that cycle parking and the opportunity for EV charging is required, these are both included as a condition on any approval.

Overall, it is considered that the proposal would represent an improvement compared to the current situation. Paragraph 111 of the NPPF states:

“Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.”

NCC Highways do not object to the application on highway safety grounds and note the improved parking situation, therefore a refusal on highways or parking grounds is not considered reasonable or substantiated. As such, the development is considered acceptable and in accordance with Policy CS11 of the Core Strategy 2011, DM17 of the SADMPP 2016 as well as, where practicable and feasible, Policy 7 of the Burnham Market Neighbourhood Plan and as well as the NPPF 2023.

### **Flood Risk:**

The application site is within Flood Zone 1, but as identified within the supporting submission documents, an area of the site is shown affected by possible surface water flooding. This states that “the site is reasonably level, that suggests if only part of the site could become flooded by surface water, the depth of this would be quite shallow. There is no recorded incidence of the Methodist Chapel ever flooding from surface water. The current floor level sits approx. 150mm above ground level. To mitigate the risk of any flooding from the indicated surface water, the finished floor level will either remain at its current level or be raised but will not be reduced.”

Mapping shows this to only intrude on the edges of the plot, not the whole footprint of the dwelling. Permeable surfacing is shown to the new front parking area and the majority of the hedge along the boundary is shown to be retained. Therefore, a refusal could not be substantiated, and the application is considered acceptable on flood risk grounds and in accordance with the NPPF 2023.

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

### Parish Council Objection

The Parish Council's objection regarding parking and visual impact is addressed within the above report. As a new dwelling, a Section 106 agreement is included within the recommendation for approval to allow permanent residents only to live at the property, thereby prohibiting its use as an FHL or second home.

### Burnham Market Neighbourhood Plan

#### Policy 3: Second Homes and Furnished Holiday Lets

This Policy requires that new dwellings will only be supported when it can be demonstrated that "a planning condition and supporting Section 106 legal agreement will be imposed to guarantee that such dwellings will be the occupants' sole or main residence (where the residents spend the majority of their time when not working away from home or living abroad).

This Section 106 Agreement will appear on the Register of Local Land Charges. Occupiers of homes with a Principal Residence condition will be required to maintain proof that they are meeting the condition and will be obliged to provide this proof as and when required by the Borough Council of King's Lynn and West Norfolk."

In this instance, in order to avoid duplication a Section 106 Agreement will be required for any approval as this would then appear on the Register of Local Land Charges rather than a condition or both. The recommendation of approval is therefore tied to a suitable Section 106 Agreement.

#### Policy 8: Biodiversity and Green Corridors (and Ecologist comments)

This policy requires that development proposals should demonstrate at least a 10% net gain in biodiversity. However, the Council Ecologist states, in accordance with Biodiversity Net Gain regulations, that the development would be exempt as the development would be impacting habitat of an area below a 'de minimis' threshold of 25 metres squared, or 5m for linear habitats such as hedgerows.

The area of hedge is shown on plan with approximately 4m removed. As such, this would be exempt from as outlined above and conditioned for the rest to be retained and replanted if it should die within 5 years.

#### Withdrawal of Permitted Development Rights

It is noted that permitted development rights are recommend to be withdrawn for Class A,AA,B,C,D and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification) regarding the enlargement, improvement or other alteration to the dwelling house, enlargement of a dwellinghouse by construction of additional storeys, additions to the roof of a dwellinghouse, porches and buildings incidental to the enjoyment of a dwellinghouse. This is to ensure that the form of the dwelling remains acceptable within the sensitive nature of the locality in regard to the Conservation Area, taking into account the limited and constrained plot. This would also ensure there are no adverse neighbour amenity impacts on the adjoining neighbours, again due to the constrained plot.

Natural England Comment.

The appropriate GIRAMS payment has been made and an Appropriate Assessment would be completed for any approval with the GIRAMS payment considered sufficient.

#### Third Party Comments

The principle of the conversion of the community facility to dwelling is addressed within the above report as is the parking provision of the proposed scheme. A principal residency Section 106 Agreement would also be required as a result of any approval. It is not considered reasonable to control construction parking for this level of development.

#### **CONCLUSION:**

This application proposes to provide a new residential unit, which would provide a principal residence within the village, in place of a currently unused and vacant cultural facility where there is ample alternative provision in the village. It is considered that the wider visual impact would be acceptable including on the Conservation Area and there would be no unacceptable neighbour amenity impacts. Highway safety is considered acceptable and the parking provision, in the context of the constrained plot, would provide an improvement on the current use and situation. It is also considered that the development would be acceptable based on flood risk.

Therefore, the application is duly recommended, on balance, for approval and is considered to be in accordance with Policies CS02, CS08, CS09, CS11, CS12 and CS13 of the Core Strategy 2011, DM2, DM9, DM15 and DM17 of the Site Allocations and Development Management Policies Plan 2016, Policy 3,6,7,8,13 and 15 of the Burnham Market Neighbourhood Plan as well as the NPPF 2023 and the National Design Guide.

#### **RECOMMENDATION:**

**A. APPROVE** subject to conditions and the satisfactory completion of a S106 Agreement to secure the new dwelling as a Principal Residence.

- 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: PROPOSED: PLANS AND ELEVATIONS, Drawing Number: 1608-02 c.
- 2 Reason: For the avoidance of doubt and in the interests of proper planning.
- 3 Condition: Notwithstanding approved plans, prior to occupation an appropriate scheme for the storage of waste and recycling along with details for presentation/collection has been submitted and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained thereafter for this purpose

- 3 Reason: In the interests of the amenity of the locality and in order to protect the appearance and setting of the Conservation Area in accordance with Policy CS12 of the Core Strategy 2011, DM15 of the Site Allocations and Development Management Polices Plan 2016 as well as Policy 6 and 15 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- 4 Condition: Prior to occupation, a scheme for covered and secured cycle parking shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained as permitted in perpetuity.
- 4 Reason: To ensure the provision of suitable covered and secured cycle parking for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 as well as Policy 7 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- 5 Condition: The hedge to be removed on the eastern boundary shall be limited to that show on PROPOSED: PLANS AND ELEVATIONS, Drawing Number: 1608-02 c and the remaining hedge retained as detailed. Should any part of the hedge within a period of 5 years from the completion of the development die, be removed or become seriously damaged or diseased, it shall be replaced in the next planting season with a replacement of similar size and species as originally planted, unless otherwise agreed in writing by the Local Planning Authority.
- 5 Reason: To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with Policy 6 and Policy 8 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- 6 Condition: Prior to occupation, a scheme for electric vehicle charging point(s) shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be fully implemented prior to occupation and retained as permitted in perpetuity.
- 6 Reason: To ensure the opportunities for electric vehicle charging points for future occupiers and in the interests of encouraging sustainable forms of transportation in accordance with Policy CS08 of the Core Strategy 2011 as well as Policy 7 of the Burnham Market Neighbourhood Plan and the NPPF 2023.
- 7 Condition: Notwithstanding the provisions of Schedule 2, Part 1, Class A,AA,B,C,D and E of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the enlargement, improvement or other alteration to the dwelling house, enlargement of a dwellinghouse by construction of additional storeys, additions to the roof of a dwellinghouse, porches and buildings incidental to the enjoyment of a dwellinghouse shall not be allowed without the granting of specific planning permission.
- 7 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
- 8 Condition: No development over or above foundations shall take place on site until 1:20 drawings of all new and/or replacement windows and doors have been submitted to and approved in writing by the Local Planning Authority. The plans shall include joinery details, cross sections and the opening arrangements as well as

window style, reveal, cill and header treatment. The development shall be implemented in accordance with the approved details.

- 8 Reason: To ensure that the design and appearance of the development is appropriate in accordance with the principles of the NPPF as well as Policy CS08 and CS12 of the Core Strategy 2011 and DM15 of the Site Allocations and Development Management Polices Plan 2016 alongside Policy 6 and 15 of the Burnham Market Neighbourhood Plan.

**B.** In the event that the S106 Agreement is not completed within 4 months of the date of this Committee meeting, the application shall be **REFUSED** due to the failure to secure the new dwelling as a Principal Residence.