

AGENDA ITEM NO: 9/1(a)

Parish:	Sedgeford	
Proposal:	Construction of 2 residential dwellings on land adjacent Conifer Lodge	
Location:	Conifer Lodge Ringstead Road Sedgeford Hunstanton PE36 5NQ	
Applicant:	Norfolk Flint Ltd	
Case No:	22/00267/F (Full Application)	
Case Officer:	Mrs N Osler	Date for Determination: 1 May 2023 Extension of Time Expiry Date: 8 March 2024

Reason for Referral to Planning Committee – Officer Recommendation is Contrary to Parish Council. Recommendation and Referred by Sifting Panel.

Neighbourhood Plan: Yes

Case Summary

Full planning permission is sought for the erection of 2no. dwellings on land adjacent to Conifer Lodge in Sedgeford.

The site lies within the development boundary for Sedgeford which is designated as a rural Village in the settlement hierarchy of the Development Plan (CS02.)

The site is largely overgrown and once benefitted from planning permission for the erection of two dwellings. That permission, granted under application 15/00913/F, has since expired (on 03.02.2020.)

The site lies within the North Norfolk Coast Landscape Designation (formally Area of Outstanding Natural Beauty) and is located within Flood Zone 1.

The site lies within 30 metres from the Conservation Area.

Key Issues

Principle of Development

Principal Residence

Form and Character and Impact on National Landscape and Setting of the Conservation Area

Impact on Neighbour Amenity

Highway Impacts

Trees

Ecology

Crime and Disorder

Other Material Considerations

Recommendation

APPROVE

THE APPLICATION

Full planning permission is sought for the erection of 2no. dwellings on land adjacent to Conifer Lodge in Sedgeford.

The dwellings are 3-bed, 1.5 storey dwellings (7m to ridge; 3.75m to eaves) with accommodation in the roof. Catslide dormers are proposed front and rear and a front gable projection, accommodating an entrance and W/C at ground floor and bathroom at first floor, is also proposed. The plans do not specify the materials, but the applicant has suggested they will be multi-red bricks and flint work.

Access to the dwellings will be to the north of Conifer Lodge onto Ringstead Road to the east.

The site is largely overgrown and once benefitted from planning permission for the erection of two dwellings. That permission, granted under application 15/00913/F, has since expired (on 03.02.2020.)

The site is largely overgrown and once benefitted from planning permission for the erection of two dwellings, but that has since expired.

The site lies with the North Norfolk Coast Landscape Designation (formally Area of Outstanding Natural Beauty) and is located within Flood Zone 1.

The site lies within 30 metres from the Conservation Area.

SUPPORTING CASE

The agent for the application submitted the following supporting statement: *I am writing to present the planning proposal for Application 22/00267/F for the construction of two residential dwellings on the land adjacent to Conifer Lodge in Sedgeford. As part of the planning committee, it is essential to consider the following points in the decision-making process:*

- 1. Previous Approval: It is important to note that the site in question has previously received approval under planning reference 15/00913/F for the construction of two residential dwellings. This previous approval was deemed appropriate by the planners and locals, indicating that the site is suitable for residential development.*
- 2. Adherence to Sedgeford Town Plan: The current application has been carefully developed to align with the now relevant Sedgeford Town Plan, which has been adopted into policy by the Borough Council of King's Lynn & West Norfolk. The proposal takes into account the specific guidelines and policies outlined in the Sedgeford Town Plan, demonstrating a commitment to meeting the local planning requirements and contributing to the sustainable development of the area.*
- 3. Local Family Development: It should be noted that the proposed development is being undertaken by a local family with the intention of building and living in the new*

residential dwellings. This aligns with the goal of supporting local people and addressing the influence of the second home market in the area. The development will contribute to the local housing supply and provide opportunities for local families to reside within the community.

In light of the above points, I recommend that the planning committee considers the previous approval, the alignment with the Sedgeford Town Plan, and the local nature of the development when evaluating Application 22/00267/F. The proposal reflects a commitment to responsible and sustainable development, and it is in line with the local planning framework and the needs of the community.

PLANNING HISTORY

15/00913/F: Application Permitted: 03/02/17 - Refurbishment of dwelling and provision of 2 no additional dwellings (Delegated).

RESPONSE TO CONSULTATION

Parish Council: OBJECT

The Parish Council continues to object to this application for the following reason:

Although the height of the proposed properties has reduced to 1.5 storeys high, with dormer windows, the revised plans do not appear to show any reduction in the overall footprint of the properties. These two houses will take up far more than 40% of the available plot and therefore contravene Policy H3 of Sedgeford's Neighbourhood Plan (NP)

Taking account of these points, the Parish Council would consider supporting the construction of a single 2/3 bedroomed property on this site with the following conditions:

- The property should be conditioned as a principal/ permanent residence - Policy H8 NP
- The property should be in keeping with surrounding properties – i.e., height and scale - 1.5 storeys high, with dormer windows. Materials and finishes should also be in keeping -brick and pantiles - Policy H3 NP
- The driveway should be constructed of a solid permeable material to prevent dispersed shingle becoming a hazard to pedestrians and vehicles on the adjacent footpath and road.
- The trees and hedges to the north of the site should be retained - Policy H3 NP.

Highways Authority: NO OBJECTION subject to conditions relating to parking provision, access upgrading, gradient of access, removal of pd rights for gates, bollards, etc, and visibility splays being appended to any permission granted.

Environmental Health & Housing – Environmental Quality: NO OBJECTION Recommends that an informative relating to wood burning stoves be appended to any permission granted.

Community Safety and Neighbourhood Nuisance: NO OBJECTION I have assessed the above application and due to the fact that it is surrounded by residential properties I request conditions relating to site hours and the submission of a construction management plan.

Norfolk Coast Partnership: None received at time of writing report.

Conservation Officer: NO OBJECTION The proposed development would not affect the setting or character of the nearby Conservation Area.

Senior Ecologist: NO OBJECTION Please condition that development is carried out in accordance with the method statement.

Arboricultural Officer: NO OBJECTION I have no objection to the proposal; it is tight, but the Arb supporting information demonstrates that the existing trees can be adequately protected through construction work and the buildings themselves are outside the minimum root protection areas.

Some facilitation pruning will be required to the ash tree, this is an acceptable level of pruning work.

There is only one issue and that is the tree protection plan on the last page, doesn't have any dimensions for the accurate setting out of the tree protection barriers, everything else is fine.

If we can get dimensions added to the tree protection plan to show where the fencing is to be set out then we can attach a condition for all tree protection measures to be in strict accordance with the Arb report, if not then we'll need a notwithstanding condition requiring a dimensioned tree protection plan.

REPRESENTATIONS

Four third parties **OBJECT** to the proposed development. The reasons for objection can be summarised as:

- Materials are not clear but render and / or cladding is not appropriate.
- Overdevelopment of the site
- The development affects the setting of the conservation area and school.
- Inaccurate plans
- Dwellings should not be 4-bed.
- The design of the dwellings is not reflective of the locality.
- Details of the refurbishment of Conifer Lodge have not been included.
- 'Flat top' dormers are not appropriate.
- Whilst dormers have been provided there has been no reduction in the ridge height and therefore the dwellings are not 1.5 storey dwellings.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

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

DM19 - Green Infrastructure/Habitats Monitoring & Mitigation

NEIGHBOURHOOD PLAN POLICIES

Policy H3: Infill development within the Development Boundary

Policy H5: Housing Mix

Policy H8: New Housing as Permanent Dwellings

Policy E6: Dark Skies

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
- Principal Residence
- Form and Character and Impact on National Landscape and Setting of the Conservation Area
- Impact on Neighbour Amenity
- Highway Impacts
- Trees
- Ecology
- Crime and Disorder
- Other Material Considerations

Principle of Development:

Paragraph 123 of the NPPF states that *Planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.*

The site lies within the development boundary of Sedgeford, a Rural Village as classified in the Settlement Hierarchy of the Development Plan (CS02) and where the principle of

residential, of an appropriate scale, can be supported subject to compliance with other relevant planning policy and guidance.

Furthermore, a previous approval for development of the site is a material consideration. However, this can only be given limited weight considering that since that approval in February 2017 policy and guidance has been updated by virtue of adoption of the National Design Guide, Neighbourhood Plan in 2019 and updates to the NPPF the latest of which was in December 2023.

Principal Residence:

Sedgeford Neighbourhood Plan (SNP) Policy H8 'New Housing as Permanent Dwellings' states that *New open market housing, excluding replacement dwellings, will only be supported where there is a restriction to ensure its occupancy as a Principal Residence.*

Sufficient guarantee must be provided of such occupancy restriction through the imposition of a planning condition or legal agreement. New unrestricted second homes will not be supported at any time.

As such any permission granted will be conditioned to be occupied as a principal residence.

It is therefore considered, subject to condition, that the development accords with SNP Policy H8.

Form and Character and Impact on National Landscape and Setting of the Conservation Area:

Paragraph 135 states *Planning policy and decisions should ensure that developments:*

- a) 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*
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping*
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities)*

This is reiterated in Development Plan Policy CS08 that states *All new development in the borough should be of high quality design. New development will be required to demonstrate its ability 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, and DM15 which states that The scale, height, massing, materials and layout of a development should respond sensitively and sympathetically to the local setting and pattern of adjacent streets including spaces between buildings through high quality design and use of materials.*

Additionally, Sedgeford Neighbourhood Plan Policy H3: 'Infill development within the Development Boundary' states

Within the development boundary of Sedgeford infill development, of individual, or small groups of dwellings will be supported where:

- They would relate well to the neighbouring development in terms of height, scale and impact on the street scene, and, where applicable, would preserve or enhance the character or appearance of the Conservation Area, and*
- They would not have an unacceptable detrimental impact on the living conditions of the occupants of neighbouring property, and*

- *The provision of a vehicular access would not have an unacceptable detrimental impact on to highway safety and on-site parking can be provided in accordance with NCC standards.*
- *Dwellings should maintain adequate spacing and not appear cramped on the plot or in relation to neighbouring dwellings and their footprint should not normally exceed 40% of the plot area;*
- *The development does not conflict with other development plan policies.*

The site also lies within the North Norfolk Coast National Landscape. In relation to the impact on Protected Landscapes, paragraph 180 of the NPPF requires planning decisions to contribute and enhance the natural and local environment by *a) protecting and enhancing valued landscapes, ...(in a manner commensurate with their statutory status or identified quality in the development plan); b) recognising the intrinsic character and beauty of the countryside; and c) maintaining the character of the undeveloped coast...*

The NPPF continues at paragraph 182 by stating that great weight should be given to conserving and enhancing landscape and scenic beauty in Areas of Outstanding Natural Beauty (now National Landscapes.) It states that *The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.*

Protection of the National Landscape is reiterated in Development Plan Policies CS01, CS08, CS12 and DM15.

Furthermore, the site lies within 30m of the Conservation Area, and as is the case with the National Landscape Designation, development is required to respect the setting of the Conservation Area.

It is pertinent to note that the proposed development has been amended from 2no. 4-bed 2-storey dwellings with render to 2no. 3-bed, 1.5 storey dwellings (reduction in ridge height of 1.2m) with dormer windows to be constructed from multi-red bricks and flint work. This was in order to address the concerns of the Parish Council and meet the requirements of SNP Policy H5 'Housing Mix' that requires *Proposals for new residential development of two or more houses to demonstrate how the housing mix reflects the identified need for two and three-bedroom dwellings...* It should be noted however that the Parish Council retains their objection. Materials are not shown on the plans and will therefore be suitably conditioned if permission is granted.

Whilst contrary to the views of the Parish Council and some third-party representatives, it is considered that the proposed dwellings are of a scale, mass, design and appearance that relate adequately to the site and its wider setting and are visually attractive and sympathetic to locally character and history and relate well to neighbouring development in terms of height, scale and impact on the streetscene. The materials and catslide dormer windows are likewise appropriate.

In relation to other requirements of SNP Policy H3, the dwellings maintain adequate spacing and do not appear cramped and the footprints do not, contrary to the opinion of the Parish Council, exceed 40% of the plots area being closer to 30%.

The Conservation Officer has confirmed that the development would not have a material impact on the setting of the Conservation Area, and realistically, given the scale of the proposed development and fact that it is surrounded by existing built form, would not have an adverse impact on the National Landscape Designation.

As such, and whilst contrary to the Parish Council and some third-party comments, it is considered that the development would relate adequately to the site and its wider setting and accords with the NPPF in general and specifically to paragraphs 135 and 180, 182 of the NPPF, Development Plan Policies CS01, CS08, CS12 and DM15 and SNP Policy H3 and H5.

Impact on Neighbour Amenity:

Paragraph 135f) of the NPPF requires development to have a high standard of amenity for existing and future users. This is reiterated in Development Plan Policy DM15 that states that *Development that has a significant adverse impact on the amenity of others or which is of a poor design will be refused*, and SNP Policy H3 that requires development to *...not have an unacceptable detrimental impact on the living conditions of the occupants of neighbouring property*.

The proposed dwellings have no first-floor windows on their side elevations (north and south) and there would therefore be no material overlooking to any non-associated dwelling. Furthermore, any windows that could be inserted on the side elevations at first floor level under permitted development rights would have to be obscure glazed and non-opening. There would be some overlooking to the donor dwelling, Conifer Lodge. However, considering the distances involved, 20.6m being the closest habitable window to habitable window relationship (22.5m at first floor level) and 11m being the closest habitable window to garden boundary relationship, it is considered that these relationships are acceptable.

There would be no material overbearing or overshadowing impacts given the distances, change in levels and presence of a substantial evergreen hedge of c.3.5m in height, that is to be retained, along the length of the northern boundary.

It is therefore considered, in relation to neighbour amenity, that the development accords with the NPPF in general and specifically to paragraph 135f) of the NPPF, Development Plan Policies CS08 and DM15 and SNP Policy H3.

Highway Impacts:

The NPPF requires safe and suitable access to be achieved for all users (para 114b) and states, at paragraph 115, that 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.

This is reiterated in Development Plan Policies CS11 and DM15 and SNP Policy H3 that latter of which requires *vehicular access to not have an unacceptable detrimental impact on to highway safety and on-site parking can be provided in accordance with NCC standards*.

The existing and proposed dwellings will be accessed from Ringstead Road to the east via the existing access serving Conifer Lodge. Subject to conditions the Local Highway Authority raises no objection to this subject to conditions requiring improvements to the existing access with Ringstead Road.

The proposed development complies with parking standards as required by Development Plan Policy DM17 and SNP Policy H3 (2 spaces for 2 and 3-bed properties), and parking serving the donor dwelling remains unaffected by the proposed development with adequate parking and turning available to the front of the dwelling.

It is therefore considered, in relation to highway issues, that the development is in general accordance with the NPPF and specifically to paragraphs 114b and 115 of the NPPF, Development Plan Policies CS11, DM15 and DM17 and SNP Policy H3.

Trees:

Paragraph 136 of the NPPF states *Trees make an important contribution to the character and quality of urban environments and can also help mitigate and adapt to climate change. Planning policies and decisions should ensure that new streets are tree-lined, that opportunities are taken to incorporate trees elsewhere in developments (such as parks and community orchards), that appropriate measures are in place to secure the long-term maintenance of newly planted trees, and that existing trees are retained wherever possible. Applicants and local planning authorities should work with highways officers and tree officers to ensure that the right trees are planted in the right places, and solutions are found that are compatible with highways standards and the needs of different users.*

No trees are proposed to be felled to enable the proposed development and the arboricultural officer has confirmed that the development could be constructed without significant impact on existing trees or the existing evergreen hedge along the northern boundary. Tree protection will be suitably conditioned if permission is granted.

It is therefore considered that the development accords with the NPPF in general and specifically to paragraph 136 of the NPPF.

Ecology:

The NPPF requires development to minimise impacts on biodiversity and providing net gains where possible (para 180c). This is reiterated in Development Plan Policy CS12 which requires development to avoid, mitigate or compensate for any adverse impacts on biodiversity.

The LPA's Senior Ecologist raises no objection to the proposed development on the basis of its impact on protected species and site biodiversity subject to a condition ensuring that the development is carried out in accordance with the Bat Method Statement that accompanied the application.

The LPA has undertaken an appropriate assessment that has concluded that the development would not have any significant impact on [European] Protected Sites subject to the payment of the Green Infrastructure and Recreational Avoidance Mitigation Strategy (GIRAMS) fee in accordance with Development Plan Policy DM19. The Habitat Mitigation fee (£55) that was in place when the application was validated was paid on submission of the application. However, since this time GIRAMS has been adopted at £210.84 per dwelling. As such the shortfall of £311.68 has been paid by the applicant.

It is therefore considered that the development accords with the NPPF in general and specifically to paragraph 180c) 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:

Drainage: Very limited drainage information has been submitted. Although what has been submitted accords with the drainage hierarchy (surface water drainage via soakaway and foul water drainage via main sewer.) However, given the gradient of the land, and therefore potential for impact on neighbouring land downhill, it is considered, as was the case with the previous permission, that further drainage details should be secured by condition if permission is granted.

Dark Skies: SNP Policy E6 'Dark Skies' requires *Development proposals that include external lighting to minimise the extent of any light pollution that could be harmful to the dark skies that characterise this part of Norfolk.*

Therefore, if permission is granted, external lighting will be suitably conditioned.

Specific comments and issues:

In relation to Parish Council and third-party representations not covered above your officers respond as follows:

- The driveway should be constructed of a solid permeable material to prevent dispersed shingle becoming a hazard to pedestrians and vehicles on the adjacent footpath and road – *the first 10 metres of the driveway has been conditioned and will ensure that shingle is not dispersed onto the highway.*
- Overdevelopment of the site – *the development is not considered to represent overdevelopment of the site.*
- Inaccurate plans - *this was addressed by the submission of amended plans.*
- Dwellings should not be 4-bed - *the dwellings are not 4-bed dwellings they are 3-bed dwellings.*
- Details of the refurbishment of Conifer Lodge have not been included - *Conifer Lodge does not form part of the proposal.*
- 'Flat top' dormers are not appropriate - *catslide dormers are considered appropriate for the locality and there is an example in the immediately vicinity of the site (to the north of Conifer Lodge)*
- Whilst dormers have been provided there has been no reduction in the ridge height and therefore the dwellings are not 1.5 storey dwellings – *the ridge height has been reduced by 1.2m.*

In relation to the conditions requested by the Community Safety and Neighbourhood Nuisance Team relating to site hours and the submission of a construction management plan, because the previous approval did not have such conditions, and nothing has changed in relation to the site or neighbouring uses, there is nothing to suggest these conditions are reasonable or necessary to make the current proposal, for essentially the same development, acceptable. Therefore, in this instance, the requested conditions have not been appended.

CONCLUSION:

Paragraph 2 of the NPPF states that *Planning law requires that applications for planning permission be determined in accordance with the development plan unless material considerations indicate otherwise.* This is reiterated in Paragraph 47 of the NPPG.

The development is for the erection of 2no, 3-bed dwellings within the development boundary of Sedgeford, a Rural Village where residential development of an appropriate

scale is to be supported in principle. The scale, mass, design and appearance of the dwellings is considered to relate adequately to the site and its wider setting and is sympathetic to existing built form and would not have a detrimental impact on the setting of the National Landscape or Conservation Area.

The dwelling can be appropriately conditioned to be retained as a Principal Residence.

The provision of the additional dwellings in this location, contrary to the Parish Council and third-party objections, is considered acceptable in terms of visual, neighbour, highway, and ecological issues and is in accordance with the NPPF in general and specifically to paragraphs 2, 47, 114b), 115, 123, 135a), b), c) and f), 136, 180 and 182. of the NPPF, Development Plan Policies CS01, CS02, CS08, CS11, CS12, DM1, DM2, DM15, DM17 and DM19 and Neighbourhood Plan Policies H3, H5, H8 and E6.

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:

D1.1-00045 dated 08/08/2022
D2.3-00045 dated 05/08/2022
D10.1-00045 dated 05/08/2022.
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition The dwellings hereby permitted shall not be occupied other than as a Principal Dwelling and shall at no time be used, purchased or occupied as a holiday let, buy-to-let or second home. A Principal Dwelling is defined as a dwelling that is occupied as the residents' sole or main residence, where the residents spend the majority of their time when not working away from home.
- 3 Reason To ensure the dwellings hereby permitted can only be occupied as Principal Dwellings in accordance with Policy H8 of the Neighbourhood Plan.
- 4 Condition Notwithstanding the details submitted or approved plans, no development shall commence until full details of the foul and surface water drainage arrangements for the site have been submitted to and approved in writing by the Local Planning Authority. The drainage details shall be constructed as approved before any part of the development hereby permitted is brought into use.
- 4 Reason To ensure that there is a satisfactory means of drainage in accordance with the NPPF and Development Plan Policies CS08 and CS12. This needs to be a pre-commencement condition as drainage is a fundamental issue that needs to be planned for and agreed at the start of the development.

- 5 Condition Notwithstanding the details submitted in the Tree Protection Plan and Method Statement by C Y Yardley Landscape Survey and Design LLP dated December 2023, prior to the commencement of the development hereby permitted, a dimensioned Tree Protection Plan (section 6.2 of BS5837:2012) shall be submitted to and approved by the Local Planning Authority. The Tree Protection Plan shall include locations of tree protection barrier and ground protection offsets dimensioned from existing fixed points on the site to enable accurate setting out, which is missing from the submitted Tree Protection Plan. All tree protection measures including facilitation pruning, tree protective fencing, and ground protection, shall be implemented in strict accordance with the approved Tree protection Plan and Method Statement by C Y Yardley Landscape Survey and Design LLP dated December 2023.
- 5 Reason To avoid harm to existing trees that enhance the general amenity of the area in which the development is located in accordance with the NPPF and Development Plan Policies CS08 and DM15.
- 6 Condition Prior to the first occupation of either dwelling hereby permitted the vehicular access shown on drawing no:D1.1-00045 dated 08/08/2022 shall be upgraded / widened to a minimum width of 4.5 metres in accordance with the Norfolk County Council residential access construction specification for the first 10 metres as measured back from the near channel edge of the adjacent carriageway. Arrangement shall be made for surface water drainage to be intercepted and disposed of separately so that it does not discharge from or onto the highway carriageway.
- 6 Reason In the interest of highway safety and traffic movement in accordance with the NPPF, Development Plan Policies CS11 and DM15 and Neighbourhood Plan Policy H3.
- 7 Condition The gradient of the vehicular access shall not exceed 1:12 for the first 5 metres into the site as measured from the near channel edge of the adjacent carriageway.
- 7 Reason In the interests of the safety of persons using the access and users of the Highway in accordance with the NPPF, Development Plan Policies CS11 and DM15 and Neighbourhood Plan Policy H3.
- 8 Condition Prior to the first occupation of either dwelling hereby permitted a 2.4-metre-wide parallel visibility splay (as measured back from the near edge of the adjacent highway carriageway) shall be provided across the whole of the site's roadside frontage. The parallel visibility splay shall thereafter be maintained at all times free from any obstruction exceeding 0.6 metres above the level of the adjacent highway carriageway.
- 8 Reason In the interest of highway safety in accordance with the NPPF, Development Plan Policies CS11 and DM15 and Neighbourhood Plan Policy H3.
- 9 Condition Prior to the first occupation of either dwelling hereby permitted the proposed on-site access, car parking and turning area shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use for that specific dwelling.
- 9 Reason To ensure the permanent availability of the parking / maneuvering area, in the interests of highway safety in accordance with the NPPF, Development Plan Policies CS11 and DM15 and Neighbourhood Plan Policy H3.

- 10 Condition Notwithstanding the provision of Class A of Schedule 2, Part 2 of the Town and Country Planning (General Permitted Development) Order 2015, (or any Order revoking, amending or re-enacting that Order) no gates, bollard, chain or other means of obstruction shall be erected across the approved access unless details have first been submitted to and approved in writing by the Local Planning Authority.
- 10 Reason In the interests of highway safety in accordance with the NPPF, Development Plan Policies CS11 and DM15 and Neighbourhood Plan Policy H3.
- 11 Condition No development shall take place on any external surface of the development hereby permitted until details of the type, colour and texture of all materials to be used for the external surfaces of the building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 11 Reason To ensure a satisfactory external appearance and grouping of materials in the interests of visually amenity in accordance with the NPPF, Development Plan Policies CS08 and DM15 and Neighbourhood Plan Policy H3.
- 12 Condition Prior to the installation of any external lighting associated with the development hereby permitted, a detailed wildlife sensitive outdoor lighting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type of lights, the orientation/angle of the luminaries, the spacing and height of the lighting columns, the extent/levels of illumination over the site and on adjacent land and the measures to contain light within the curtilage of the site. The scheme shall be implemented in accordance with approved scheme and thereafter maintained and retained as agreed.
- 12 Reason In the interests of the amenity of the locality in accordance with the NPPF, Development Plan Policies CS12 and DM15 and Neighbourhood Plan Policy E6.
- 13 Condition The development hereby permitted shall be carried out in accordance with the Bat Method Statement that accompanied the application (Ref: P2023-44 R1, prepared by Philip Parker Associates Ltd, dated 27th July 2023.)
- 13 Reason In the interests of ecology in accordance with the NPPF and Development Plan Policy CS12.
- 14 Condition 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.
- 14 Reason In the interests of the amenity of the locality in accordance with the NPPF, Development Plan Policy DM15 and Neighbourhood Plan Policy H3.