

AGENDA ITEM NO. 9/1(a)

Parish:	Dersingham	
Proposal:	Construction of three dwellings, including new turning area for emergency and refuse vehicles	
Location:	The Orchard 17 Senters Road Dersingham Norfolk PE31 6LJ	
Applicant:	Mr Chris Rossiter	
Case No:	23/00932/F (Full Application)	
Case Officer:	Lucy Smith	Date for Determination: 28 July 2023 Extension of Time Expiry Date: 2 August 2024

Reason for Referral to Planning Committee – Called in by Cllr Collingham

Neighbourhood Plan: No

Case Summary

The application seeks full planning permission for the construction of three detached dwellings on land north of an existing dwelling known as The Orchard, 17 Senters Road, Dersingham. The application site is wholly within the development boundary.

The application site is outside of the Conservation Area however is immediately adjacent to the boundary, which runs along the back of properties fronting Heath Road, to the north west of the application site. Views are available from the Conservation Area towards the site, and the proposal could therefore have an impact on the setting of the designated heritage asset which there is a duty to preserve or enhance.

Key Issues

Principle of development
Form and character
Impact on neighbour amenity
Impact on trees
Highway safety
Drainage
Other material considerations

Recommendation

APPROVE

THE APPLICATION

The application seeks full planning permission for the construction of three detached dwellings on land north of an existing dwelling known as The Orchard, 17 Senters Road, Dersingham. The application site is wholly within the development boundary for Dersingham as shown on Inset Map G29 of the SADMPP (2016).

The application site is outside of the Conservation Area however is immediately adjacent to the boundary, which runs along the back of properties fronting Heath Road, to the northwest of the application site. Views are available from the Conservation Area towards the site, and the proposal could therefore have an impact on the setting of the designated heritage asset which there is a duty to preserve or enhance.

The application site is well treed, with orchard trees toward the south boundary and other trees adjacent to the access point. Land to the south is heavily treed & includes a Public Right of Way which is aligned immediately adjacent to the south boundary of the application site. Senters Road is of mixed character, and the existing cul-de-sac arrangement restricts any long views of the site other than glimpses available between dwellings from Heath Road.

The site layout and design of the plots has been amended during the course of the application to ensure that site levels are taken into account and to ensure an appropriate appearance of the dwellings, particularly Plot 3 which is the least screened from the Conservation Area boundary.

SUPPORTING CASE

A supporting statement was requested from the Agent however was not received prior to the finalising of this report. An in-depth planning statement was provided alongside amended plans which seeks to address and respond to the various issues raised.

PLANNING HISTORY

No relevant planning history.

RESPONSE TO CONSULTATION

Parish Council: NO OBJECTION (to amended plans) but request that a condition be placed to ensure the necessary survey of services on Senters Road is undertaken.

Conservation Officer: NO OBJECTION

'The numbers of rooflights on the plot 3 has been reduced from 21 to 13. We appreciate that these remaining rooflights are required but they are disappointing and avoidable given the fact that these houses are new buildings and the number of roof lights could have been designed out. However, the scale and form of the building is acceptable.

We accept that the scheme will be seen from within the conservation area but we have assessed the visual impact and do not consider that this visibility would result in harm.

We therefore have no further comments to make on the proposal.'

Highways Authority: NO OBJECTION - Recommended car turning/access conditions, with the following comments:

Thank you for the consultation received recently relating to the above development proposal, which has been the subject of discussions with colleagues, even following on from my informal advice of 07 Sept 2022.

You will be aware, from this previous response, that we advised that 'whilst engendering an increased level of vehicle activity at the unmade access onto the wider road network, if the proposed turning head were able to be secured in perpetuity to serve all users of Senters Road, there would be a tangible mitigation for the increased use proposed, allowing my support for the proposal.'

It should be noted that, a previous proposal secured by covenant the availability of suitable levels of visibility over third party land and a 4.5m access width for the first 5m, which is tied to the properties in perpetuity.

I note my comments in 2020 have been used to indicate a safety concern, however, I did not recall the covenants in place, at the time of that application and my recommendation was not carried onto the consent.

Nonetheless, looking at the current proposals, I would not be unable to find a sustainable highway safety reason to resist the proposed development, which provides benefits beyond the site and demonstrates a suitable access onto the highway network. Whilst I acknowledge that the development does not deal with the transient on-street parking occurring close to the access, which would maximise the available visibility, this would not be a reason to resist development, which is served by a compliant private means of access currently serving 17 dwellings.'

Public Rights of Way: NO OBJECTION highlighting that Dersingham Footpath 10 is aligned to the south boundary of the site and must remain open and accessible for the duration of development.

Environmental Health & Housing - Environmental Quality: NO OBJECTION regarding contaminated land.

CSNN: NO OBJECTION

Natural England: NO OBJECTION provided advice on GIRAMS tariff which was paid as part of submission.

Arboricultural Officer: Recommended amendments, which can be dealt with via condition. With the following comments:

'I have reviewed the above planning application and associated documents including the Tree Survey, Arboricultural Impact Assessment, Tree Protection Plan and Arboricultural Method Statement by Richard Morrish, which provides a summary of the Arboricultural impacts of the proposed development, with a detailed Tree Survey accordance with British Standard 5837:2012 - Trees in relation to design demolition and construction - Recommendations ('BS5837'), an Arboricultural Impact Assessment, and preliminary principles for the protection of retained trees along with indicative locations for new hedge and tree planting around the site.

It is worth noting that the site layout was determined before the full Arboricultural information was made available. The Arboricultural Report advises the proposed development will

require the removal of 20 surveyed trees individual and growing in small groups. Many of the trees are small to medium sized trees, 11 of which are fruiting apple trees. The Arboricultural assessment, due to the location of the site at the end of Senters Road an un-adopted road, without the benefit of public views, the value of the trees on site is restricted to the rear of a few adjacent properties.

In summary, although this proposal will result in the loss of existing trees and hedges, which is not desirable, it would prove difficult to justify long-term protection for most of the trees on the site individually or as a group due to their limited amenity value.

Development of the site is an opportunity to have more appropriate trees planted to enhance the development, and these trees new trees could be protected by a tree preservation order.

There are a couple of issues with the Arboricultural information that needs to be amended before it can be included as approved documents:

1. dimensions need to be added to the Tree Protection Plan, without any dimensions the tree protection cannot be set out accurately.
2. the specification for the tree protective fencing needs to be changed to the default specification as shown in figure 2 of BS5837:2012. The fencing shown on this Plan is not acceptable.
3. the word Preliminary needs to be removed from the Arboricultural Method Statement, I would not be comfortable approving a document title preliminary.'

Anglian Water: NO OBJECTION with the following comments:

'I have reviewed the provided documents and our sewerage network does have capacity in the network to accommodate the flows from the 3 properties. I have notice that the proposed site layout plan indicates that the developer proposes to utilise soakaways for surface water disposal therefore we are unable to make comments on the surface water strategy from the site as it is outside of our jurisdiction to comment. We must advise that Anglian Water has no surface water sewers in the area therefore we are unable to provide a surface water solution for the site at a later stage.

As I mentioned before we strongly recommend that incidents or issues with our network as such leaks are report to our operation team on 0345 7145145 so they can arrange for an Anglian Water Field Technician to visit the area to inspect and resolve any issues affecting our network.'

Ecologist: NO OBJECTION to Ecological Assessment, subject to standard conditions.

REPRESENTATIONS

TWENTY TWO letters of **OBJECTION** the comments summarised as follows:

- Existing condition of Senters Road not suitable for additional traffic
- Damage to Senters Road as well as underground utilities during construction, with no proposal to compensate
- Access visibility at junction of Senters Road and Manor Road is not suitable, and two cars cannot pass each other, causing vehicles to need to reverse
- Concern over highway comments on 2020 application for an annexe, and inconsistencies in approach
- Request for copy of pre-application advice to be made available to the public

- Query over why pre-fabricated houses are being proposed and whether its to expand the Applicant's rental business, or to allow future replacement when principle is established
- Request for covenant to restrict any further development of Senters Road due to unsafe access
- If houses are approved, it will be 6 additional houses along Senters Road in recent years
- Concern over cost of maintenance of Senters Road
- Query over foul water drainage and historic sewage issues along Senters Road,
- Application site is adjacent to the Conservation Area
- Inaccuracies in proposed & existing plans, including position of trees in arboricultural report (note: now resolved)
- Impact on protected species - local bat populations
- Concern over inaccurate plans leading to inaccurate consultation responses from the Conservation Officer (note: now resolved)
- Design of Plot 3 contradicts Dersingham Conservation Area Character Statement, due to visibility from Heath Road
- Concern over amended plans resulting in Plot 3 windows facing towards adjoining property, impacting on privacy
- Concern over lack of consultation on draft amended plans (note: consultation took place once a full set of plans were received for consideration)
- Lack of consideration of drainage issues has taken place, with no consultation of water bodies (note: CSNN and Anglian Water were both consulted on this application)
- The turning head will not directly benefit users of Senters Road other than for the weekly refuse collections (once or twice a week) and the hopefully very infrequent visiting emergency vehicles. Properties on Senters Road have adequate drives and space to turn around without having to use a turning head
- Choice of materials is inappropriate for locality
- Lack of windows results in harsh appearance of black cladding
- Construction via prefabricated sections on cranes is likely to cause significant issues to Senters Road and the Applicant should be aware of the implications of this
- Concern over accuracy of plans, which do not show No. 11 Heath Road & lack of plans provided showing view from the rear of Heath Road
- Section drawing shows approximate location of first floor windows which do not exist and does not indicate prominence of windows from that existing dwelling
- Plot 3 has increased in size since submission
- Air Source Heat Pumps and noise and disturbance in rural location
- Benefit of formal turning will not outweigh harm to highway safety from additional dwellings
- Consideration must be given to impact on views across from the Conservation Area in regards to the statutory duty to preserve or enhance the conservation area as a designated heritage asset.

LDF CORE STRATEGY POLICIES

CS01 - Spatial Strategy

CS02 - The Settlement Hierarchy

CS08 - Sustainable Development

CS10 - The Economy

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

NATIONAL GUIDANCE

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

PLANNING CONSIDERATIONS

The main considerations are:

1. Principle of development
2. Form and character
3. Impact on neighbour amenity
4. Impact on trees
5. Highway safety
6. Drainage
7. Other material considerations

Principle of Development:

The application site is located within the development boundary for Dersingham as shown on inset map G29 of the SADMPP (2016). Dersingham is identified as a Key Rural Service Centre within Policy CS02 of the Core Strategy (2011) and is therefore suitable for catering for additional growth subject to accordance with other policies of the Local Plan.

The application site is adjacent to the Conservation Area, the boundary to which coincides with the north west boundary of the site.

Policies CS08, CS12 and DM15 of the Development Plan state that development must protect and enhance the amenity of the wider environment including its heritage and cultural value. Proposals will be assessed against a number of factors including overlooking, overbearing, overshadowing, noise, contamination, heritage and visual impact.

The principle of development is therefore acceptable and accords with the overarching aims of the NPPF (2023) and Policies CS01, CS02 and DM2 of the Development Plan, subject to accordance with other policies discussed below.

Form and Character:

Both the NPPF (2021) and Policy DM15 of the SADMPP (2016) require development to fit in with its surroundings and not to form an incongruous addition to the street scene. There are a large number of traditionally proportioned dwellings in the wider locality – particularly within the Conservation Area, however Senters Road itself is of mixed character, with various modern/contemporary dwellings of mixed materials and character.

In addition Senters road forms a cul-de-sac, with this site at the end of it. Public views of the site are limited, and mainly restricted to the properties on Senters Road and those gaps between dwellings to the north-west at Heath Road. There is also a public footpath that runs to the rear of the site, however the boundary is heavily vegetated which would soften any views from this direction.

The application site has a rural character, and a more utilitarian design has been used for plots 2 and 3 for a take on a traditional farmstead, with elements of more modern detailing in the style of fenestration. Plot 1 is more domestic in character. The design of Plot 3 has been amended during the course of this application to address its relationship with the Conservation Area, the boundary to which is immediately north of the site.

The topographic survey and arboricultural report have both also been updated during the course of this application to ensure they properly document the site in its current form, and ensure that trees and site boundaries are shown accurately.

Plot 1 has the most domestic design, with an asymmetric roof pitch giving the appearance of a chalet bungalow when viewed from the proposed turning head, and a two storey appearance at the rear. Glazed doors are proposed at first floor on this rear elevation, facing towards the open fields to the south & the adjoining Public Right of Way.

Plot 2 is simpler in form, with proportions and overall massing akin to a traditional barn, albeit with areas of glazing and fenestration detailing which is more modern. Larger areas of glazing are proposed on the east, west and south elevations however any view of these areas would again be minimised as a result of the position of surrounding houses. Views to the rear will be partly screened from view due to existing trees on the other side of this boundary.

Plot 3 again has a simple form overall, with a different roof pitch than Plot 2 but replicating some of the design features which results in a more cohesive overall design. This plot would be positioned in the north corner of the site, adjacent to an existing dwelling at Senters Road and with rear elevation facing north towards the rear curtilage of No. 11 Heath Road. Views of this plot would be available between the site and properties to the south of Heath Road however Heath Road itself comprises a mix of dwellings and outbuildings which would partly screen the development and any impact therefore would be limited. Trees to be retained along this boundary will further soften any views.

Whilst comments from neighbouring residents are noted, the visibility of Plot 3 from the Conservation Area would not, in your officer's opinion, cause harm to the setting of the designated heritage asset. Whilst the dwelling would be visible from Heath Road and this is evident from the case officer's site visit as well as the section plan provided, visibility does not dictate harm, and the Conservation Team have not raised concern over the position of Plot 3 or its final design. The proposal would have a neutral impact on the adjacent Conservation Area, which there is a duty to preserve or enhance.

The most recent amended plans include retaining walls which maintain ground levels to the north of the plot as existing and set plot 3 at a reduced ground level. This reduction in the

finished floor level of this plot will reduce long views available of the site from the Conservation Area and will limit potential for adverse impacts on neighbouring dwellings.

Overall, given the varying character of dwellings along Senters Road and the wider vicinity, the proposed design is considered acceptable. The proposal is in line with policies CS08, CS12 and DM15 of the Local Plan.

Conditions can be used to control external materials to ensure that the final appearance of the dwellings best accords with the surrounding vernacular, however the mix of materials in the immediate street scene is such that the proposed cladding would be considered acceptable in principle.

Impact on Neighbour Amenity:

No. 10 Senters Road, to the north of the site has previously had planning permission granted including a side extension towards the application site with glazing proposed in the side facing gable, obscured below 1.7m. As of the date of the most recent site visit, the planning permission appears to have been implemented however the works to the side of the dwelling facing the application site had not begun and it is not known when/if this will occur. Assessment of this application has taken place on the basis that those adjoining extensions could be completed at any time.

Plot 3 is positioned angled in its plot, which allows suitable separation distances to be achieved between first floor side windows, protecting the amenity of neighbouring properties. Windows on the first-floor east elevation face primarily towards the side elevation of No.10 Senters Road and the angle of the dwelling combined with the position of the proposed windows limits the opportunity for overlooking of the rear elevation and rear garden of this adjoining dwelling. The level differences, proposed retaining wall and existing hedgerow along this boundary, alongside the distances involved (Approx 13m away from the approved extension's side wall, approx. 15m from the existing side elevation), are considered appropriate to mitigate adverse privacy impacts on this plot.

Plots 1 and 2 are positioned with side elevations facing each other, resulting in minimal opportunity for window relationships between proposed plots or towards existing dwellings to the east and west. These plots are sufficiently distanced from site boundaries that the impact on adjoining existing dwellings would be limited. Plot 2 is positioned approximately 13.5m from the side elevation of 17B Heath Road. Plot 1 is positioned approximately 8m from the closest wall of the donor dwelling.

Garages are proposed between plots. These garages have varying designs however each outbuilding is appropriate for its position and would not be considered likely to lead to any adverse overbearing or overshadowing.

Air Source Heat Pumps are noted within the supporting information. Conditions are recommended to ensure that full details of the system is provided prior to their installation.

In regard to short terms impacts during construction, and in light of the identified issues with the lack of existing turning provision, a construction management plan condition is recommended, to ensure that construction compounds, construction hours etc. are all considered prior to works commencing on site.

Overall, the impact on adjoining dwellings and nearby neighbours is considered acceptable. The proposal is in line with policies CS08, CS12 and DM15 of the Local Plan.

Impact on Trees:

The arboricultural report shows a total of 20 trees are required to be removed to facilitate the development, this includes 11 apple trees (primarily Category B) most with areas of decay, three other category B trees (a Scots Pine, a young Sweet Chestnut and a small birch tree) as well as a category C walnut and a Category C oak.

These are primarily trees within the centre of the site rather than along site boundaries and the street scene impacts from their removal would therefore be limited. The Arboricultural Officer has confirmed within their comments that the existing trees on site would not be worthy of a tree preservation order. As the trees proposed for removal are outside of the Conservation Area, they could be removed without the requirement for consent.

Conditions can be imposed to ensure replacement trees are planted in accordance with details to be agreed by the Arboricultural Officer. The Arboricultural Officer has raised no objections to the proposed plans, however, did request additional clarification is provided which has not been received as of the date of writing this report. The conditions recommended by the Arboricultural Officer have therefore been updated accordingly to ensure that a dimensioned tree protection plan, including specifications, is provided prior to commencement of development.

Detailed landscaping plans will be required to ensure that hard surfacing and soft landscaping details are suitably considered. Subject to the conditions discussed above, the impact on trees is considered acceptable and complies with the aims of the NPPF (2023), Policy CS12 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Highway Safety:

Senters Road serves 17 dwellings and the additional 3 units will increase the use of a private access drive.

Covenants provided during the course of application ref 15/01621/F on an adjoining site at Senters Road restrict the dwellings either side of the junction at 40, 42 and 44 Manor Road from impeding visibility splays. This preserves visibility at the junction and allows this application to demonstrate a safe and suitable access in accordance with the required standards. The existing Senters Road junction is impacted by transient on-street parking which impedes visibility from the junction however this cannot be overcome through this planning application and would not in the Local Highway Authority's view lead to highway safety concerns to an extent that would warrant an objection on those grounds.

The Local Highway Authority have considered this application in detail, noting that given the existing level of use of the junction by 17 dwellings, the additional 3 dwellings would not cause highway safety concerns to an extent that would warrant refusal on highway safety grounds.

The Local Highway Authority raised no objection to the application subject to conditions controlling the construction and ongoing retention of the parking areas and turning head. The turning head will allow the users of Senters Road to safely enter and exit the road in forward gear and can be controlled via conditions to ensure it persists in perpetuity. Conditions will further restrict gates/fences on any agreed access. This is considered a material consideration in favour of the proposal.

Despite neighbour objections, which are noted, the proposed highway safety implications of the development are acceptable and are considered to comply with the NPPF (2023), Policy CS11 of the Core Strategy (2011) and Policy DM15 of the SADMPP (2016).

Drainage:

Neighbour comments have referred to existing problems with services, particularly foul drainage infrastructure along Senters Road. A drainage plan has been provided which shows connections to the existing foul drainage network along Senters Road, with surface water shown to soakaways. Whilst Building Regulations would control drainage to an extent, in order to ensure that the proposed drainage scheme is suitable long-term for the proposed use in planning terms, conditions are recommended to ensure a full scheme comes forward prior to the commencement of development.

Other material considerations:

An Ecological Appraisal was submitted in support of the application and has not drawn objections from the Borough Council's Ecologist. The GIRAMS fee has been paid and the Shadow Habitats Regulations Assessment submitted in support of this application can be adopted as record of our appropriate assessment, ruling out significant effects on protected sites scoped into that study and vulnerable to in combination recreational disturbance.

The Ecological Appraisal does not identify any adverse impacts are likely to occur in relation to protected species.

Conditions are recommended to ensure that the ecological enhancements proposed within the Ecological Appraisal are complied with, in the interests of biodiversity and in accordance with the NPPF.

Specific comments and issues:

Response to Neighbour Objections

A neighbour representation provided in depth comments and concerns surrounding the processing of this application versus other applications along Senters Road. It is apparent that NCC officers at the time of submission of an application for 20/00973/F - for ancillary accommodations at an existing dwelling - did not at that time realise that improvements to visibility had been secured via Covenants under 15/01621/F and therefore, their concerns regarding additional vehicular traffic along Senters Road would not stand up to scrutiny. The neighbour comments stating that the NCC Highways team raised highway safety concerns of the principle of additional dwellings should form the basis for refusal of this application are noted, however the application would not in the LPA's view lead to any significant highway safety concerns. The covenants at the junction of Senters Road and Manor Road are considered appropriate to mitigate and control visibility at the junction.

The comments also refer to the Local Highway Authority's comments regarding the benefit of the turning area being secured, with the neighbour stating disagreement with this in principle, as existing dwellings at Senters Road have their own driveways for access and parking. Planning history on adjoining sites has raised the opposite concern, with comments stating that larger vehicles (for deliveries, waste collection etc.) have struggled to turn along Senters Road, which is narrow in width. Planning conditions on this consent would enable the future retention and maintenance of the turning head in perpetuity. Providing a formal turning provision at Senters Road would enable vehicles to safely enter and exit the private road in forward gear, which is a highway safety benefit. Conditions can also restrict gates/bollards/means of obstruction from being erected across proposed driveways or the turning area without specific planning consent.

Various comments also refer to potential damage to Senters Road during construction. Damage to property during construction would be a civil matter that cannot be controlled

through this application, however the Planning Statement provided alongside the amended plans does set out how the Applicant intends to survey the road prior to works commencing and ensure that no damage occurs during construction.

Comments also note that the houses are proposed to be prefabricated buildings and quick to construct. The mechanism for construction has not formed part of the justification for this development, where residential development is considered acceptable in principle for the reasons discussed throughout this report. Similarly, there is no planning reason to prevent the dwellings from being rented. The future potential for replacement dwellings of typical construction, or additional dwellings, would also not be a valid reason to prevent new dwellings within the development boundary. Any future application would be assessed on its merits. It would not be reasonable or necessary in planning terms to require the Applicant to agree to any restrictive covenants to restrict any further development. All future applications, if submitted, would be considered on their merits.

The neighbour objection further refers to the lack of inclusion of No. 11 Heath Road on the application drawings. There is no requirement in planning legislation for areas outside of the application site to be accurately marked. The Case Officer and the Conservation Officer have visited this neighbouring dwelling in order to make an assessment of the application, and full consideration of the application has taken place on that basis.

Neighbour representations requesting that pre-application advice be made public are noted however this would not be appropriate given the confidential nature of the Borough Council's pre-application system.

CONCLUSION:

The NPPF reiterates the provisions of Section 38(6) of the Planning and Compulsory Purchase Act 2004 which states that applications for planning permission must be determined in accordance with the development plan unless strong material considerations indicate otherwise.

It is considered that the principle of the construction of three dwellings on site is acceptable, as the site is within a sustainable location and within the identified development boundary. Each of the dwelling's design, scale, height and massing are considered appropriate for the site's position within the settlement boundary and adjacent to the Conservation Area. Whilst the rear elevation of Plot 3 will be visible at the back of properties along Heath Road, the design is not considered likely to give rise to harm to the Conservation Area.

The proposed development would provide three dwellings towards the Council's Housing Land Supply.

Conditions can control, drainage, landscaping details, impacts on existing trees and material details and ensure that the policies of the local plan are complied with.

Subject to conditions, the design complies with the overarching aims of the NPPF (2023) in regard to the location of development, design and impacts on heritage assets, Policies CS01, CS02, CS08 and CS12 of the Core Strategy (2011) and Policies DM2 and DM15 of the SADMPP (2016).

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:
 - PL01A - Location Plan
 - PL02G - Proposed Site Plan
 - PL03C - Plot 1
 - PL04G - Plot 2
 - PL05E - Plot 3
 - PL07B - Proposed Site Sections
 - PL08A - Proposed Phase Plan
 - PL09C - Proposed Typical Sections
 - PL10 - Site Sections for Plot 3
- 2 Reason For the avoidance of doubt and in the interests of proper planning.
- 3 Condition Notwithstanding the details shown on the Arboricultural Method Statement by Richard Morrish Associates Ltd or the accompanying Tree Protection Plan TPP 01, prior to the commencement of development on site, an updated Arboricultural Method Statement, including a dimensioned Tree Protection Plan shall be submitted to and approved in writing by the Local Planning Authority. The tree protection scheme shall provide for the erection of fencing for the protection of any retained tree or hedge before any equipment, machinery, or materials are brought on to the site for the purposes of development or other operations. The fencing shall be retained intact for the full duration of the development until all equipment, materials and surplus materials have been removed from the site. If the fencing is damaged all operations shall cease until it is repaired in accordance with the approved details. Nothing shall be stored or placed in any fenced area in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written approval of the Local Planning Authority.

The tree protection fencing shall be erected in accordance with the agreed details prior to commencement of development on site and retained in accordance with the agreed details for the duration of development, until all works have ceased or otherwise in accordance with a timeline to be agreed in writing by the Local Planning Authority.
- 3 Reason To ensure that existing trees and hedgerows are properly protected in accordance with the NPPF. This needs to be a pre-commencement condition given the potential for damage to protected trees during the construction phase.
- 4 Condition All existing trees, shrubs or hedges within the site that are shown as being retained on the approved plans shall not be felled, uprooted, willfully damaged or destroyed, cut back in any way or removed without the prior written approval of the Local Planning Authority. Any trees, shrubs or hedges removed without such approval, or which die or become severely damaged or seriously diseased within 5 years from the completion of the development hereby permitted shall be replaced with trees,

shrubs or hedge plants of similar size and species in the next available planting season, unless the Local Planning Authority gives written approval to any variation.

- 4 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 5 Condition Prior to the first use/occupation of the development hereby permitted, full details of both hard and soft landscape works including heavy standard tree and hedgerow planting proposals 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
- 5 Reason To ensure that the development is properly landscaped in the interests of the visual amenities of the locality in accordance with the NPPF.
- 6 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.
- 6 Reason To ensure that the work is carried out within a reasonable period in accordance with the NPPF.
- 7 Condition The development hereby permitted shall be completed in accordance with the recommended ecological mitigation and enhancement measures outlined with the Ecological Assessment written by Hopkins Ecology and submitted in support of the application. In particular, the report states:
 - Native tree and shrub species to be utilised within the planting scheme
 - A single bat box on each building as per Section 6.13 of the Ecological Assessment
 - A sparrow terrace on each outbuilding, as per Section 6.13 of the Ecological Assessment
 - Use of hedgerow holes in boundary treatments, as per Section 6.13 of the Ecological Assessment
- 7 Reason In the interests of ecology and biodiversity in accordance with the provisions of the NPPF (2023).
- 8 Condition No development or other operations shall take place on site until a detailed construction management statement has been submitted to and approved in writing by the Local Planning Authority. The method statement shall include:
 - (a) the methods to be used and the measures to be undertaken to control the emission of dust, noise, and vibration from the operation of plant and machinery to be used;
 - (b) the location of any temporary buildings and compound areas;
 - (c) the location of parking areas for construction and other vehicles;

- (d) the measures to be used to prevent the deposit of mud and other deleterious material on the public highway; and,
- (e) a scheme for the management and signage of all construction traffic.

The development shall be carried out in accordance with the approved construction management statement throughout the construction period.

- 8 Reason In the interests of the amenities of the locality in accordance with the principles of the NPPF.
- 9 Condition Prior to the first use of the development hereby permitted the proposed on-site car parking/turning areas and the servicing/loading/unloading/turning area, including the turning head shown on dwg No. 18545/22/1/PL02G shall be laid out, levelled, surfaced and drained in accordance with the approved plan and retained thereafter available for that specific use
- 9 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 10 Condition Notwithstanding the provision 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/other means of obstruction shall be erected across the approved access, including any part of the proposed the turning head shown on dwg No. 18545/22/1/PL02G without the granting of specific planning consent.
- 10 Reason To ensure the permanent availability of the parking/manoeuvring areas, in the interests of satisfactory development and highway safety in accordance with the NPPF (2023) and Policies CS08, CS11 and DM15 of the Local Plan.
- 11 Condition Notwithstanding the details that accompanied the application hereby permitted, no development shall take place on any external surface of the development until 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 accordance with the principles of the NPPF.
- 12 Condition Prior to the installation of any air source heat pump(s), air conditioning units or other external plant, including extraction/ventilation systems, a detailed scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall specify the sound power levels of the proposed unit(s)/plant, the siting of the unit/s or plant and distances to boundaries, and provide details of anti-vibration mounts and noise attenuation measures. The scheme shall be implemented as approved and thereafter maintained as such.
- 12 Reason To ensure that the development is compatible with the amenities of the locality in accordance with the NPPF.
- 13 Condition Notwithstanding the provisions of Schedule 2, Part 1, Classes A, B and D of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification),

the enlargement, improvement or other alteration of a dwelling house, the enlargement of a dwelling house consisting of an addition or alteration to its roof, or the erection or construction of a porch outside any external door of a dwelling house, shall not be allowed without the granting of specific planning permission.

- 13 Reason In order that the Local Planning Authority may retain control of development which might be detrimental to the amenities of the locality and neighbouring residents if otherwise allowed by the mentioned Order and in the interests of protecting from harm to and pressure upon the remaining trees on site in accordance with Policies CS08, CS12 and DM15 of the Local Plan.