

**Planning, Transport & Sustainability Division  
 Planning and Rights of Way Panel 14<sup>th</sup> July 2015  
 Planning Application Report of the Planning and Development Manager**

<b>Application address:</b> The Garden Cottage, Bassett Wood Drive, Southampton			
<b>Proposed development:</b> Subdivision of existing dwelling into two flats (one x 2 bedroom, one x 3 bedroom) with single storey extension to the south elevation, porch to the north elevation, alterations to the roof and changes to windows (resubmission)			
<b>Application number</b>	15/00235/FUL	<b>Application type</b>	FUL
<b>Case officer</b>	Anna Lee	<b>Public speaking time</b>	5 minutes
<b>Last date for determination:</b>	24.04.2015	<b>Ward</b>	Bassett
<b>Reason for Panel Referral:</b>	Five or more letters of objection have been received	<b>Ward Councillors</b>	Cllr L Harris Cllr B Harris Cllr Hannides
<b>Referred by</b>	N/A	<b>Reason:</b>	N/A

<b>Applicant:</b> Mr And Mrs D Rai	<b>Agent:</b> William J Penny Architect
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<b>Recommendation Summary</b>	<b>Delegate to Planning and Development Manager to grant planning permission subject to criteria listed in report</b>
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<b>Community Infrastructure Levy Liable</b>	<b>Yes</b>
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**Reason for granting Permission**

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. The development is considered to satisfactorily address the previous reasons for refusal and the Planning Inspectorates decision for the reasons given in the report to the Planning & Rights of Way Panel on 14<sup>th</sup> July 2015. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and planning permission should therefore be granted. In reaching this decision the Local Planning Authority offered a pre-application planning service and has sought to work with the applicant in a positive and proactive manner as required by paragraphs 186-187 of the National Planning Policy Framework (2012).

Policies - SDP1, SPD 4, SDP5, SDP7, SDP9, SDP13, SDP22, H1, H2 and H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS16, CS18, CS19, CS20 and CS25 of the Local Development Framework Core Strategy Development

<b>Appendix attached</b>			
1	Development Plan Policies	2	Relevant Planning History
3	14/01688/FUL - Appeal Decision		

## **Recommendation in Full**

1. Delegate to the Planning and Development Manager to grant planning permission subject to *either* the completion of a S.106 Legal Agreement to secure mitigation towards the Solent Disturbance Mitigation Project in accordance with LDF Policy CS22 (as amended 2015) and the Conservation of Habitats and Species Regulations 2010 *or* the contribution being made in full. In the event that the necessary mitigation is not made within 1 month from date of this Panel meeting the Planning and Development Manager be authorised to refuse permission on the ground of failure to mitigate against the scheme's direct impacts upon the Solent and Southampton Waters Special Protection Area.
2. That the Planning and Development Manager be given delegated powers to add, vary and /or delete relevant parts of the Section 106 agreement and/or conditions as necessary.

### **1.0 Background**

- 1.1 This site has a complicated recent planning history, which is material to the determination of this current application. An application (LPA 13/01571/FUL) for the subdivision of existing dwelling into two flats (1 x 2-bed, 1 x 3-bed), with a single storey extension to south elevation, porch to the north elevation, and alteration to roof (including a replacement window with door on west elevation and additional window) was refused on 22.04.2014. The current scheme seeks to address the two previous reasons for refusal (***see Appendix 2 of this report***) but offers an identical layout to that previously considered. The first reason for refusal related to the impact on the safety and convenience of users of the highway as insufficient information had been provided to demonstrate refuse collection could be provided without leading to issues of highway safety. The second reason was for the impact on residential amenity due to a window fronting 20 Bassett Green Drive leading to a loss of privacy.
- 1.2 Since that decision an appeal for non-determination has been dismissed by the Planning Inspectorate on 1<sup>st</sup> May 2015 for an application (LPA 14/0916688/FUL) that sought to subdivide the plot and provide an additional dwelling within the rear garden. The Panel voted to refuse the scheme on 27<sup>th</sup> January 2015 and the appeal was defended on the basis of poor access and a lack of refuse management. The Planning Inspectorate agreed with the first suggested reason for refusal, but not the second as they felt future occupiers could arrange the refuse collection independently and it didn't need to be sought with a legal agreement. A copy of this decision is attached at ***Appendix 3***.

### **2.0 The site and its context**

- 2.1 The property is a chalet style bungalow which has over time been converted into a two storey dwelling. The current property has five bedrooms following

permission for an extension to the roof in 1992 (920143/W). The property is accessed via a trackway from Redwood Way/ Basset Green Road. The track way is long, narrow and in the ownership of the City Council and, although not a designated public right of way, it is used by the public and has been for many years. It serves two properties; Garden Cottage and Oak House.

- 2.2 The track and the land on the other side of the track is designated in the Local Plan as public open space. The application site lies within 4 metres of the Bassett Wood Greenway Site of Importance for Nature Conservation (SINC), which is designated for ancient woodland and semi-improved grassland. These habitats are likely to support a range of protected species including bats. The site has been cleared leaving only the boundary trees. Within the site are two pine trees which are protected by Tree Preservation Orders (TPO). One lies on the northern boundary close to the track and the other is located on the eastern boundary adjacent to the Redwood Way.

### **3.0 Proposal**

- 3.1 The proposal seeks to subdivide the dwelling into two units (one two-bed and one-three bedroom) by extending the property with a single storey extension to the rear and a porch and roof alterations. The application seeks C3 (dwelling) use.
- 3.2 The first unit has a kitchen and lounge at ground floor and then at first floor there are three bedrooms and a bathroom proposed. The second unit has two bedrooms, a lounge, kitchen and the rear extension and no accommodation within the first floor. The existing window at first floor is to be removed and a rooflight window is proposed, to prevent overlooking, to serve the second bedroom. The garden to the rear is to be amenity space for the two bed and the garden area to the front is for the three bed unit, thereby ensuring that there will be no net loss of family housing. The amenity space provided is sufficient and meets the requirements set out in the Council's approved Residential Design Guide (RDG).

### **4.0 Relevant Planning Policy**

- 4.1 The Development Plan for Southampton currently comprises the "saved" policies of the City of Southampton Local Plan Review (as amended 2015) and the City of Southampton Core Strategy (as amended 2015). The most relevant policies to these proposals are set out at **Appendix 1**.
- 4.2 All developments are expected to meet high sustainable construction standards in accordance with Core Strategy Policy CS20 and Local Plan "saved" Policy SDP13.
- 4.3 The National Planning Policy Framework (NPPF) came into force on 27<sup>th</sup> March 2012 and replaces the previous set of national planning policy guidance notes and statements. The Council has reviewed the Core Strategy to ensure that it is in compliance with the NPPF and are satisfied that the vast majority of policies accord with the aims of the NPPF and therefore retain their full material weight for decision making purposes, unless otherwise indicated.

### **5.0 Relevant Planning History**

- 5.1 15/00548/PLDC Pending Decision  
Application for lawful development certificate for proposed use of a front extension.
- 5.2 14/01688/FUL Appeal Dismissed 01.05.2015  
Erection of a four bedroom detached dwelling to the rear of property.  
**(The decision notice is attached at Appendix 3)**
- 5.3 13/01571/FUL Refused 22.04.2014  
Subdivision of existing dwelling into two flats (1 x 2-bed, 1 x 3-bed), with single storey extension to south elevation, porch to north elevation, and alteration to roof. Replacement window with door on west elevation and additional window.  
Reasons for refusal are set out at **Appendix 2**.
- 5.4 920143/W Conditionally Approved  
13.04.1992  
Construction of new roof to form accommodation at 1<sup>st</sup> floor level
- 5.5 1622/W21 Refused 06.09.1983  
Erection of 2 detached bungalows on land opposite garden cottage.

## **6.0 Consultation Responses and Notification Representations**

6.1 Following the receipt of the planning application a publicity exercise in line with department procedures was undertaken which included notifying adjoining and nearby landowners and erecting a site notice (06.03.2015). At the time of writing the report **18** representations have been received from surrounding residents including one from the North East Bassett Residents Association (NEBRA) and Ward Cllr Hannides in support of NEBRA's commentary. The following is a summary of the planning related points raised:

### **6.2 The narrowness of the track would lead to issues of highway safety.**

#### Response

The proposed development does not provide further bedrooms compared with the existing unit and therefore the number of trips is not going to dramatically increase. Furthermore, highways officers have not raised objections to the application.

### **6.3 The proposal would detract from the greenway and the wildlife (bats) that live there.**

#### Response

No objection has been raised by the Planning Ecologist on these grounds and this issue was not a concern when previous applications were considered.

### **6.4 Overdevelopment of the site**

#### Response

The density of the development is 20 dwellings per hectare which is lower than the density set out in policy CS5 for this area and consistent with the low density character of the area. There is only a marginal increase in building footprint.

### **6.5 The proposal results in a loss of privacy to neighbouring properties.**

#### Response

There are no windows on the side elevation fronting 20 Bassett Green Drive as the existing window is to be removed.

**6.6 The refuse storage is going to cause issues of highway safety**

Response

Refuse collection currently takes place from Bassett Green Close as the access track is not suited. In this case to address previous concerns about refuse collection a condition seeking a waste management plan is suggested.

**6.7 The proposal will cause a strain on existing utilities of which the sewage and surface water drainage is of most concern. These drainage systems are already operating at capacity.**

Response

Southern Water are responsible for drainage arrangements and have raised no objections to the application.

**6.8 The bedrooms are small**

Response

The Local Planning Authority has no control over the size of the units as it is controlled by market demand. Prospective residents can take a view ahead of purchase. Furthermore, the rooms identified as bedrooms are already used as such.

**6.9 The construction of the dwelling would lead to damage in the form of wear and tear on the track**

Response

The impact on the track in terms of wear and tear is a civil matter and not a planning issue.

**6.10 Consultation Responses**

**6.11 SCC Highways – No objection raised**

As there are no additional bedrooms being proposed nor a significant amount of floorspace being added there is no clear evidence that there will be an intensified use of the substandard access and track. Suggested conditions require details of cycle storage, details of contractor's compound and wheel cleaning.

**6.12 SCC Trees – No objection raised**

However, tree officers have raised concerns about access for materials and construction and therefore request conditions securing details of the developments construction and tree safeguarding.

**6.13 SCC Ecology – No objection Raised**

This advice is given provided the conversion doesn't lead to a requirement to widen the track and that the area leased for car parking currently opposite the site is to be fenced to prevent further encroachment.

**6.14 Southern Water – No objection subject to an informative requiring connection to the public sewerage system.**

**7.0 Planning Consideration Key Issues**

7.1 The key issues for consideration in the determination of this planning application are:

- Previous reasons for refusal/ Planning Inspectorate's decision;
- Principle of development;
- Design and amenity;
- Highway safety;
- Ecology/Tree issues; and
- Development Mitigation

7.2 Previous reasons for refusal/ Planning Inspectorate's decision

7.2.1 The Panel are being asked to consider whether or not this scheme has addressed the concerns raised when the Council refused the earlier conversion scheme. The recent appeal decision for a different scheme also provides some helpful commentary on the key issues and forms a material consideration.

7.2.2 An identical scheme was previously refused (application 13/01571/FUL) for the failure to provide sufficient refuse storage and that it would result in a loss of privacy to the adjacent property. The reasons for refusal are set out in full at **Appendix 2**. Prior to the appeal decision for the dwelling in the rear garden the Council felt a S106 legal agreement would be required to secure the refuse collection as the bins would need to be housed off-site on collection day (on either third party or Council land). However, following the appeal decision and advice from the Council's legal team a condition requesting a waste management plan is now considered to be more appropriate. The Planning Inspector in his decision stated;

7.2.3

*'it is not unusual for residents of dwellings along private roads to have to take rubbish bins out to the nearest public road for collection. It is not clear from the representations why collection of waste and recycling from the proposed dwelling would have to be by way of private collection service using a vehicle. A S106 planning obligation related to this matter would be unnecessary to make the development acceptable in planning terms (one of the Community Infrastructure Levy or 'CIL' tests).*

7.2.4 With respect to the second reason for refusal the revised scheme removes the existing side window on the elevation fronting 20 Bassett Green Close preventing a loss of privacy. The changes set out above seek to address the Council's previous reasons for refusal. The application still needs to be assessed against the development plan taking account of the following issues:

7.3 Principle of development

7.3.1 The application site is located within a residential area with properties which greatly vary in size and style. The site lies in an area defined as having/requiring a lower density of development. The proposal provides two units including a family sized unit both with private gardens. The density of the development is 20 dwellings per hectare which is lower than the density set out in policy CS5 for this area and consistent with the character of the area.

7.3.2 The proposal will also help towards meeting the Council's housing supply requirements as set out in policy CS4 by delivering an extra dwelling.

Furthermore, no net loss of family housing is proposed.

7.3.3 The proposal does result in a subdivision of the existing unit but it is carried out in an appropriate manner as sufficient space is provided for both units in terms of amenity space, car parking and overall design. As such, the introduction of a further unit in the manner proposed is deemed acceptable in principle.

#### 7.4 Design and Amenity

7.4.1 The proposed development only provides a minimal increase in floor space as it provides a porch, small rear extension and slight increase in floorspace in the roof by altering the roof. After assessing the built element of this proposal in terms of its impact, the most affected neighbours are the occupiers to the south at 20 Bassett Wood Drive. It is noted that the proposal will have an impact on this property in terms of an altered outlook but the impact is not significant enough to warrant a reason for refusal. The earlier scheme was not refused on this basis.

7.4.2 The previous application was refused for loss of privacy to the neighbour at 20 Bassett Wood Drive. The existing window in the side elevation fronting the property is a clear pane of glass and would have served bedroom two of the three bed unit. This window has been removed and a rooflight has been added instead therefore removing the previous reason for refusal. The use of a rooflight solution is acceptable given that the dwelling benefits from a decent outlook from all other rooms. In terms of the properties at Redwood Way it is considered that the distance, and dense boundary treatment surrounding the site, would prevent a harmful impact. The proposed development will not give rise to a harmful sense of enclosure, loss of light, shadowing or overlooking / loss of privacy, having regard to the separation distance and the orientation of the proposed dwellings in relation to neighbouring properties.

7.4.3 With respect to the amenities of the future occupiers the proposal provides units with habitable rooms that have sufficient outlook and light. The amenity space per unit is sufficient and usable so meets the amenity requirements set out in the Residential Design Guide. The smaller unit would have the smaller private garden (150sq.m). The retained family dwelling would have access to approximately 660sq.m. In addition, sufficient car parking (6 spaces) and cycle storage has been provided.

7.4.4 The total number of bedrooms proposed is 5 which is identical to the number of bedrooms currently at the property. As the property has been historically used as a house of multiple occupation (prior to the Council's Article 4 Direction becoming effective) or even now with a family with older children with cars, it is unlikely that the subdivision of the site to create an extra unit would detrimentally impact the residential amenities of the area. The noise and disturbance created by this extra unit would be minimal and there is no evidence to suggest otherwise. As the number of people being housed in the two units (in comparison to now) likely to be negligible it is hard to argue over development. The scheme has therefore been assessed as compliant with Local Plan Policy SDP1(i) as it relates to existing neighbouring amenity and provides a suitable development for future occupiers.

#### 7.5 Highway safety

- 7.5.1 Highway Officers have looked carefully at this scheme taking into account the level of development and the Planning Inspectorate's decision. As the proposal does not provide any additional bedrooms it would be hard to argue that there would be a significant increase in the number of trips to the site. It is noted that the Planning Inspector states in the decision letter that *'I am concerned that an additional dwelling would make existing highway safety problems even worse'* but this is on the basis that the new four bed dwelling would intensify the use of the track when added to the existing five bed unit currently on site.
- 7.5.2 The Inspector advises that the *'physical condition of the track is likely to constrain the speed of vehicles using it'* but he also states that the bend in the track prevents drivers being able to see the junction. It is clear that the track is substandard but as the Inspector states *'people driving down it would have some knowledge of these conditions and would drive according to them'*. It is important to note regardless of the poor nature of the access road the appeal decision was based on a scheme for an additional dwelling adding four more bedrooms. This scheme seeks to just subdivide the unit and make a more efficient layout of the 5 existing bedrooms whilst providing the additional dwelling sought.
- 7.5.3 Officers have assessed that the net change in the level of trips generated pre and post development is minimal and doesn't warrant a reason for refusal. The car parking provided (6 spaces in total) is acceptable and exceeds the Council's maximum standards (which would allow for a total of 4 spaces), but a condition is suggested to provide a layout plan of the parking.
- 7.5.4 As the site does not front a public highway the refuse bins associated with the unit would need to be moved a great distance to reach a collection point from where the operatives will collect. Not only is this an inconvenience for occupiers, if the refuse bins were left on the highway either end of the track it would cause issues of highway safety. However, regardless of the previous concerns from highway officers the Planning Inspector, as set out in the appeal decision for the detached unit, felt this issue was not sufficient to refuse a scheme nor was a section 106 legal agreement the correct procedure to secure these details. Therefore, a condition is suggested to secure waste management in line with legal advice and therefore on this basis the scheme addresses the previous reasons for refusal.

## 7.6 Ecology and Tree issues

- 7.6.1 As the site lies adjacent to the Bassett Wood Greenway Site of Importance for Nature Conservation (SINC) the impact of the property on the woodland area in terms of the intensification of the site and trips to and from the site need to be assessed against the potential for impacts upon protected species and local wildlife. The car parking area adjacent to the track is already in situ but the Council's Ecologist has asked for the car parking area to be fenced to prevent further encroachment into the SINC. A condition has been imposed to secure this. The proposed fence would prevent any further overspill of parking in the area which is causing damage to the SINC area.
- 7.6.2 The trees within the site on the boundary provide great amenity value and privacy. Although the existing dwelling is located away from the trees their protection is key and tree protection conditions are recommended to safeguard the trees during development.



## 7.7 Development mitigation

7.7.1 The Conservation of Habitats and Species Regulations 2010 (as amended) provides statutory protection for designated sites, known collectively as Natura 2000, including Special Areas of Conservation (SAC) and Special Protection Areas (SPA). This legislation requires competent authorities, in this case the Local Planning Authority, to ensure that plans or projects, either on their own or in combination with other plans or projects, do not result in adverse effects on these designated sites. The Solent coastline supports a number of Natura 2000 sites including the Solent and Southampton Water SPA, designated principally for birds, and the Solent Maritime SAC, designated principally for habitats. Research undertaken across south Hampshire has indicated that current levels of recreational activity are having significant adverse effects on certain bird species for which the sites are designated. A mitigation scheme, known as the Solent Disturbance Mitigation Project (SDMP), requiring a financial contribution of £172 per unit has been adopted. The money collected from this project will be used to fund measures designed to reduce the impacts of recreational activity. This application will comply with the requirements of the SDMP and meet the requirements of the Conservation of Habitats and Species Regulations 2010 (as amended) once a contribution has been received.

## 8.0 Summary

8.1 The subdivision of the site will assist the City in meeting its housing need. Officers are satisfied with the subdivision of the site and the introduction of a further dwelling, particularly as no additional bedrooms are provided, does not result in an intensification of the site's existing poor access. The current application has, therefore, addressed earlier concerns.

## 9.0 Conclusion

9.1 As such, the application is recommended for approval subject to the conditions set out below and the payment/mitigation required to satisfy the SDMP.

### Local Government (Access to Information) Act 1985

#### Documents used in the preparation of this report Background Papers

1(a)(b)(c)(d), 2(b)(d), 4(f)(qq), 6(c)

**ARL for 14/07/2015 PROW Panel**

### PLANNING CONDITIONS

#### **01. APPROVAL CONDITION - Full Permission Timing Condition - Physical works**

The development works hereby permitted shall begin not later than three years from the date on which this planning permission was granted.

Reason:

To comply with Section 91 of the Town and Country Planning Act 1990 (as amended).

#### **02. APPROVAL CONDITION - Materials to match [Performance Condition]**

The materials and finishes to be used for the external walls, windows (including recesses), drainage goods and roof in the construction of the building hereby permitted shall match in

all respects the type, size, colour, texture, form, composition, manufacture and finish of those on the existing building.

Reason:

To enable the Local Planning Authority to control the development in detail in the interest of the visual amenities of the locality and to endeavour to achieve a building of high visual quality and satisfactory visual relationship of the new development to the existing.

**03. APPROVAL CONDITION - Storage / Removal of Refuse Material [Pre-Occupation Condition]**

Before the building is first occupied full details of facilities to be provided for the storage and removal of refuse from the premises, including their ongoing management for collection days, together with the provision of suitable bins accessible with a level approach shall be submitted to and approved in writing by the Local Planning Authority. The facilities shall include accommodation and the provision of separate bins for the separation of waste to enable recycling. The approved refuse and recycling storage shall be retained whilst the building is used for residential / commercial purposes.

Reason:

In the interests of visual amenity, the amenities of future occupiers of the development and the amenities of occupiers of nearby properties.

**04. APPROVAL CONDITION - Cycle storage facilities [Pre-Commencement Condition]**

Adequate cycle storage facilities to conform to the Local Planning Authorities standards shall be submitted to and be approved in writing by the Local Planning Authority and be provided within the site before the development hereby permitted commences and such storage shall be permanently maintained for that purpose.

Reason:

To prevent obstruction to traffic in neighbouring roads and to encourage cycling as an alternative form of transport.

**05. APPROVAL CONDITION – Car parking layout [Pre-Commencement Condition]**

Prior to development commencing a detailed plan of the parking area demonstrating where the proposed car parking spaces are to be located and the location and the demarcation of an area to remain clear to allow on-site turning shall be submitted to and be agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in accordance with the approved plans prior to the development's first occupation

Reason:

In the interest of highway safety and as the submitted drawings do not provide sufficient information to demonstrate how and where the 6 proposed spaces will be provided.

**06. APPROVAL CONDITION – Boundary treatment around the parking bays and passing bays [Pre-Commencement Condition]**

Prior to development first being occupied a detailed plan setting out the proposed boundary treatment to be implemented around the car parking spaces located within the access way shall be submitted to and be agreed in writing by the Local Planning Authority.

The agreed scheme shall be implemented in accordance with the approved plans prior to the first occupation of the development.

Reason:

To prevent further encroachment into the site of importance for nature conservation (SINC).

**07. APPROVAL CONDITION - Landscaping, lighting & means of enclosure detailed plan [Pre-Commencement Condition]**

Notwithstanding the submitted details before the commencement of any site works a detailed landscaping scheme and implementation timetable shall be submitted, which includes:

- i. proposed finished ground levels or contours; means of enclosure; car parking layouts; other vehicle pedestrian access and circulations areas, hard surfacing materials, structures and ancillary objects (refuse bins, lighting columns etc.);
- ii. 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/planting densities where appropriate;
- iii. an accurate plot of all trees to be retained and to be lost. Any trees to be lost shall be replaced on a favourable basis (a two-for one basis unless circumstances dictate otherwise);
- iv. details of any proposed boundary treatment, including retaining walls; and
- v. a landscape management scheme.

Any trees, shrubs, seeded or turfed areas which die, fail to establish, are removed or become damaged or diseased, within a period of 5 years from the date of planting shall be replaced by the Developer in the next planting season with others of a similar size and species unless the Local Planning Authority gives written consent to any variation. The Developer shall be responsible for any replacements for a period of 5 years from the date of planting.

The approved hard and soft landscaping scheme (including parking) for the whole site shall be carried out prior to occupation of the building or during the first planting season following the full completion of building works, whichever is sooner. The approved scheme implemented shall be maintained for a minimum period of 5 years following its complete provision.

Reason:

To improve the appearance of the site and enhance the character of the development in the interests of visual amenity, to ensure that the development makes a positive contribution to the local environment and, in accordance with the duty required of the Local Planning Authority by Section 197 of the Town and Country Planning Act 1990

**08. APPROVAL CONDITION - Tree Retention and Safeguarding [Pre-Commencement Condition]**

All trees (including the TPO's trees) to be retained pursuant to any other condition of this decision notice shall be fully safeguarded during the course of all site works including preparation, demolition, excavation, construction and building operations. No operation in connection with the development hereby permitted shall commence on site until the tree protection as agreed by the Local Planning Authority has been erected. Details of the specification and position of all protective fencing shall be indicated on a site plan and agreed with the Local Planning Authority in writing before any site works commence. The

fencing shall be maintained in the agreed position until the building works are completed, or until such other time that may be agreed in writing by the Local Planning Authority following which it shall be removed from the site.

Reason:

To ensure that trees to be retained will be adequately protected from damage throughout the construction period

**09. APPROVAL CONDITION - Hours of work for Demolition / Clearance / Construction [Performance Condition]**

All works relating to the demolition, clearance and construction of the development hereby granted shall only take place between the hours of;

Monday to Friday                    08:00 hours to 18:00 hours (8.00am to 6.00pm)

Saturdays                            09:00 hours to 13:00 hours (9.00am to 1.00pm)

And at no time on Sundays and recognised public holidays.

Any works outside the permitted hours shall be confined to the internal preparations of the buildings without audible noise from outside the building, unless otherwise agreed in writing by the Local Planning Authority.

Reason:

To protect the amenities of the occupiers of existing nearby residential properties.

**10. APPROVAL CONDITION - Contractors Compound (Pre-Commencement Condition)**

No commencement of work pertaining to this permission shall be carried out on the site unless and until there is available within the site, provision for all temporary contractors buildings, plant and storage of materials associated with the development and such provision shall be retained for these purposes throughout the period of work on the site; and the provision for the temporary parking of vehicles and the loading and unloading of vehicles associated with the phased works and other operations on the site throughout the period of work required to implement the development hereby permitted in accordance with details to be submitted to and agreed in writing by the Local Planning Authority.

Reason:

To avoid undue congestion on the site and consequent obstruction to the access in the interests of road safety.

**11. APPROVAL CONDITION - Surface / foul water drainage [Pre-commencement Condition]**

No development approved by this permission shall commence until a scheme for the disposal of foul water and surface water drainage have been submitted to and approved in writing by the Local Planning Authority and no building shall be occupied unless and until all drainage works have been carried out in accordance with such details as approved by the Local Planning Authority and subsequently implemented and maintained for use for the life of the development.

Reason:

To ensure satisfactory drainage provision for the area.

**12. APPROVAL CONDITION - Wheel Cleaning Facilities [Pre-Use Condition]**

During the period of the preparation of the site, excavation for foundations or services and the construction of the development, wheel cleaning facilities shall be available on the site

and no lorry shall leave the site until its wheels are sufficiently clean to prevent mud being carried onto the highway.

Reason:

In the interests of highway safety.

### **13. APPROVAL CONDITION – Windows & rooflights**

The alterations to bedroom 2 at first floor level (including the blocking up of an existing window and the insertion of a rooflight as shown on the approved plans) shall be implemented ahead of first occupation of the affected dwelling and retained as approved.

Reason.

In the interests of neighbouring residential amenity.

### **14. APPROVAL CONDITION - Approved Plans**

The development hereby permitted shall be carried out in accordance with the approved plans listed in the schedule attached below, unless otherwise agreed in writing with the Local Planning Authority.

Reason:

For the avoidance of doubt and in the interests of proper planning.