

**Planning, Transport and Sustainability Division
 Planning and Rights of Way Panel (East) 5 May 2015
 Planning Application Report of the Planning and Development Manager**

Application address: 56- 58 Cobden Avenue			
Proposed development: Erection of a part single, part two-storey four-bed detached house with rooms within roof space and a detached double garage, with alterations to access and boundary treatment, following demolition of existing garage.			
Application number	14/01908/FUL	Application type	FUL
Case officer	Stuart Brooks	Public speaking time	5 minutes
Last date for determination:	09.01.2015	Ward	Bitterne Park
Reason for Panel Referral:	Five or more letters of objection have been received	Ward Councillors	Cllr White Cllr Baillie Cllr Inglis

Applicant: Roger, Margaret, Andrew and Jeremy Plant	Agent: Barzey Associates
--	---------------------------------

Recommendation Summary	Conditionally Approve
-------------------------------	------------------------------

Community Infrastructure Levy Liable	Yes
---	------------

Reason for granting Permission

The development is acceptable taking into account the policies and proposals of the Development Plan as set out below. It is considered that the previous reasons for refusal have been adequately addressed as a result of significantly reducing the level of development to one dwelling, whilst the revised design and layout of dwelling would not adversely affect the character and amenities of the local area. The access and traffic generation will not have a significant impact on the highway network. Sufficient mitigation measures can be put in place to maintain protected trees and wildlife habitats. Other material considerations have been considered and are not judged to have sufficient weight to justify a refusal of the application, and where applicable conditions have been applied in order to satisfy these matters. The scheme is therefore judged to be in accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and thus planning permission should 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, SDP5, SDP7, SDP9, SDP10, SDP12, H1, H7 of the City of Southampton Local Plan Review (March 2006) and CS4, CS5, CS13, CS16, CS18, CS19, CS20, CS22 of the Local Development Framework Core Strategy Development Plan Document (January 2010).

Appendix attached			
1	Development Plan Policies	2	Decision notice for 13/01500/FUL

Recommendation in Full

Conditionally approve

1. The site and its context

- 1.1 The application site is located within the ward of Bitterne Park on the south side of Cobden Avenue. The surrounding area is mainly characterised by a mixed style of two storey housing sitting in spacious leafy plots. The site slopes down from Cobden Avenue towards the properties in Tamarisk Gardens. The site is also on higher ground than the properties in Cobbett Road.
- 1.2 The site itself contains a two storey building containing four flats within a spacious and green plot. There is parking to the front and a large sloping rear garden. The garden contains a very large oak tree which is covered by a Tree Preservation Order.

2. Proposal

- 2.1 It is proposed to erect a four bedroom house in the rear garden with associated parking and amenity space.
- 2.2 Amended plans were accepted during the application period. These have reduced the roof bulk and height of the building.

3. Relevant Planning Policy

- 3.1 The Development Plan for Southampton currently comprises the “saved” policies of the City of Southampton Local Plan Review (March 2006) and the City of Southampton Core Strategy (January 2010). The most relevant policies to these proposals are set out at **Appendix 1**.
- 3.2 Saved Policy SDP1 (Quality of development) of the Local Plan Review allows development, providing that it does not unacceptably affect the health, safety and amenity of the City and its citizens. Policy SDP7 (Context) and SDP9 (Scale, Massing, and Appearance) allows development which will not harm the character and appearance of the local area, and the building design in terms of scale and massing should be high quality which respects the surrounding area. Policy CS13 (Fundamentals of Design) assesses the development against the principles of good design.
- 3.3 Policy CS5 (Housing Density) of the Core Strategy acknowledges that whilst there is continuing pressure for higher densities in order to deliver development in Southampton, making efficient and effective use of land, however, the development

should be an appropriate density for its context, and protect and enhance the character of existing neighbourhoods.

- 3.4 Policy CS4 (Housing Delivery) acknowledges that new homes will generally need to be built at higher densities. The policy states that an additional 16,300 homes will be provided within the City between 2006 and 2026. New dwellings coming forward on suitable windfall sites making better use of existing residential land will contribute towards delivering the Council's strategic target for housing supply.
- 3.5 Policy CS19 of the Core Strategy (Car and Cycle Parking) of the Core Strategy sets out the Council's approach to car and cycle parking standards for new developments in the City, as supported by the guidance and standards set out in section 4.2 of the Parking Standards Supplementary Planning Document (formally adopted September 2012).
- 3.6 The National Planning Policy Framework (NPPF) came into force on 27th 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.

4. Relevant Planning History

- 4.1 The applicant has been in long term discussions with the Planning department since 2010 to redevelop the site. The initial proposal in 2013 (ref no. 13/00500/FUL) for four dwellings was refused under Officer delegated powers on the general grounds of overdevelopment, harm to the protected tree, and impact on the amenities of neighbouring occupiers. The decision notice and plans are attached as Appendix 2.
- 4.2 Prior to this application discussions were had with the applicant to address the reasons for refusal. As a result, the applicant has come forward with only one dwelling.

5. Consultation Responses and Notification Representations

- 5.1 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 (05.12.2014). A further consultation period was carried out following the receipt of amended plans (26.03.2015). At the time of writing the report **5** representations have been received from surrounding residents. The following is a summary of the points raised:

5.1.2 Supporting Comments

- The development is much smaller
- Provision will be made to allow for the fall of the land and natural drainage
- More green space has been preserved

5.1.3 Comment

Loss of light, outlook and privacy to properties in Cobbett Road and Tamarisk Gardens. The level of vegetation and the deciduous type shown on the Site Plan is a misleading representation of the level of screening to neighbouring properties and, therefore, does not show the full impact on the neighbouring occupiers. A tall vegetation screen should be agreed by condition in the interests of the privacy of residents in Tamarisk gardens.

Response

The siting and scale of building and its gap to the boundary of neighbouring properties is considered to sufficiently address the previous reasons for refusal with respect to the loss of privacy and outlook. The spacing of the building from neighbouring properties is sufficient to ensure there is no detrimental loss of light. Notwithstanding the nature of the existing vegetation screen, the separation distance between the habitable room windows of neighbouring properties meets the Council's minimum standard required to protect privacy.

5.1.4 Comment

Visually out of character. A three storey building in a smaller plot is out of character with the local area.

Response

There are examples of back land development and subdivision of plots in the surrounding area. The revised plans significantly reduces the roof bulk of the building to ensure that it is a conventional detached two storey dwelling with rooms in the roof.

5.1.5 Comment

The building will be built in the root protection zone of the protected oak tree and, therefore be at risk of falling in high winds and damaging properties. The Tree Consultants are not very credible as they previously stated that the tree was not worthy of retention in their report.

Response

The Tree Officer has supported the measures in the final Tree Report submitted to preserve the health of the trees to be retained including the large oak tree.

5.1.6 Comment

The existing foul system already overflows and blocks due to the sloping nature of the drainage, and there are poor groundwater drainage conditions.

Response

Southern Water have raised no objection to the development. The approval of adequate surface water drainage and installation of soakaways is assessed under separate statutory legislation including Building Regulations.

5.1.7 Comment

The use of residential garden land is contrary to national and local policy. There will be a loss of biodiversity from redeveloping the overgrown garden. The Ecological Survey dated 2009 is not valid as it is out of date.

Response

Although a residential garden is not classified as previously developed land, there is no national or local policy presumption against its redevelopment for making more efficient use of existing land. However, this is subject to other material considerations including the impact on the character and context of the local area. The Ecologist has raised no concerns over the loss of biodiversity, subject to mitigation measures such as planting to replace loss of foraging habitat for common birds, bats and slow worms, and providing details of external lighting in relation to bat habitat.

5.1.8 Comment

Impact during construction on traffic in Cobden Avenue during peak times.

Response

Conditions can be used to manage impacts of construction. The Highway Officer has raised no concern.

Consultation Responses

5.2 SCC Highways – No objection

5.3 SCC Trees – No objection subject to conditions.

5.4 SCC Ecology – No objection subject to conditions.

5.5 SCC Environmental Health (Pollution and Safety) – No objection

5.6 SCC Environmental Health (Contaminated Land) – No objection subject to conditions.

5.7 Southern Water – No objection

6.0 Planning Consideration Key Issues

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

- Principle of development
- Character and amenity
- Living conditions of existing and future occupiers
- Highway safety

6.2 Principle of Development

- 6.2.1 The NPPF does not classify residential gardens as previously developed land, and requires the Council to set its own policies to resist inappropriate development in rear gardens where harm is caused to the character of the local area (para 53 refers). The Council does not have a policy which resists back land development and therefore the site should be assessed on the basis of the context and character of the local area.

6.3 Character and Amenity

- 6.3.1 It is considered that the revised scheme has addressed the reasons for refusal of the previous application for 3 dwellings.
- 6.3.2 The subdivision of the very large plot is not uncharacteristic of the local area, and would make more efficient use of the land whilst providing suitable housing. In particular, this would not be too dissimilar to the characteristics of the development to the rear of 62 Cobden Avenue.
- 6.3.3 Since the submission of the application, the reduction in the roof bulk of the dwelling has overcome the Officers concerns. Although the height of the building has only been reduced by 1 metre, the hipped form is far less bulky than the large gable cropped ends.
- 6.3.4 The cross sectional drawing submitted shows that the height relationship with the properties with Tamarisk Gardens to be acceptable. Paragraph 2.2.4 of the Residential Design Guide states that there should be a minimum back to back privacy distance of 21m between habitable rooms, and paragraph 2.2.5 expects the separation distance to be increased by 2m for every 1m rise in ground level between new and existing housing. It is shown that the difference in levels to be approximately 1.2m and therefore the separation distance of 24 metres will be sufficient to protect the privacy of residential properties in Tamarisk Gardens with the absence of a vegetation screen. Furthermore, it is considered that the separation distance between these properties would maintain adequate outlook and light.
- 6.3.5 The properties in Cobbett Road have a separation distance of 30 metres to the west boundary of the site. The land between these properties slopes down, however, the two storey massing of the proposed dwelling will be sufficiently set off the boundary by 9m to ensure that the outlook and light of the neighbouring properties are not unduly affected. Furthermore, this separation distance is sufficient to ensure that the side roof light will maintain the privacy of the neighbouring occupiers. The rear roof light will serve a stairway so will not result in harmful overlooking of the properties in Tamarisk Gardens.
- 6.3.6 The adjacent property at 62a Cobden Avenue sits at a 4m higher eaves level than the proposed dwelling and is separated by the extensively hedged footway on the east boundary of the site. This would ensure that the outlook and light of this neighbours garden would not be adversely affected.

6.4 Living Conditions of Existing and Future Occupiers

6.4.1 The method of subdivision ensures that existing flats and dwelling will have sufficient private amenity space. The 30m separation distance between the front elevation of the new dwelling and the back wall of the existing flats ensures that there will be adequate privacy for both properties.

6.4.2 The internal layout of the proposed dwelling is considered to provide a good standard of living conditions for future occupiers. The property will benefit from a south facing garden which will not be over shaded by the canopy of the large oak tree.

6.5 Highway Safety

6.5.1 The Highway Officer is satisfied that there is adequate turning space at the front of the existing building for vehicles parking at the new dwelling. They have raised no concerns with regards to the impact on highway network in terms of access and parking arrangement. The management of construction traffic can be adequately managed by conditions.

6.6 Other Issues

6.6.1 The previous application was partly refused as the extensive incursion into the root protection area of the protected large oak tree would have been detrimental to the health of the tree. It is proposed to have a significantly smaller incursion into the root protection area of 3.5%. The Tree Officer is satisfied that this will sufficiently maintain the health of the tree. They have supported the methodology of tree protection during construction and pruning works. It should be noted that the 10% crown reduction sought by the applicant requires separate consent from the Tree team, however, the crown of the tree will not physically interfere with the proposed dwelling.

6.6.2 The Ecology Officer has commented that the rear garden and mature trees of the existing property do have the potential to support habitats for protected species such as bats and slow worms. However, provided that appropriate mitigation measures can be put in place they have no objection to the proposed development.

6.6.3 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 has complied with the requirements of the SDMP and meets the

requirements of the Conservation of Habitats and Species Regulations 2010 (as amended).

6.6.4 The SDMP payment has been received by the Council.

7. Summary

7.1 In summary, it is considered that the previous reasons for refusal have been adequately addressed as a result of significantly reducing the level of development to one dwelling, whilst the revised design and layout of dwelling would not adversely affect the character and amenities of the local area. The access and traffic generation will have no significant impact on the highway network. Sufficient mitigation measures can be put in place to maintain protected trees and wildlife habitats. As such, the large garden can be more effectively used through subdivision to provide suitable family housing to contribute towards meeting the City's housing need.

8. Conclusion

8.1 In conclusion, the proposal is judged to have an acceptable impact in accordance with the Council's current guidance and policies.

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) 6 (c), 7 (a), 9 (a) and (b)

SB for 05/05/15 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 - Details of Building Materials to be used [Pre-Commencement Condition]

Notwithstanding the information shown on the approved drawings and application form no development works shall be carried out unless and until a written schedule of external materials and finishes has been submitted to and approved in writing by the Local Planning Authority. Development shall be implemented only in accordance with the agreed details. These shall include full details of the manufacturers, types and colours of the external materials to be used for external walls, windows, doors and the roof of the proposed buildings. It is the Local Planning Authority's practice to review all such materials on site. The developer should have regard to the context of the site in terms of surrounding building materials and should be able to demonstrate why such materials have been chosen and why alternatives were discounted. If necessary this should include presenting alternatives on site.

Reason:

To enable the Local Planning Authority to control the development in detail in the interests of amenity by endeavouring to achieve a building of visual quality.

03. APPROVAL CONDITION- Land Contamination Investigation and Remediation [Pre-Commencement and Occupation Condition]

Prior to the commencement of development approved by this planning permission (or such other date or stage in development as may be agreed in writing with the Local Planning Authority), a scheme to deal with the risks associated with contamination of the site shall be submitted to and approved by the Local Planning Authority. That scheme shall include all of the following phases, unless identified as unnecessary by the preceding phase and approved in writing by the Local Planning Authority:

1. a desk top study including historical and current sources of land contamination; results of a walk-over survey identifying any evidence of land contamination; identification of the potential contaminants associated with the above; an initial conceptual site model of the site indicating sources, pathways and receptors; a qualitative assessment of the likely risks; and any requirements for exploratory investigations.
2. A report of the findings of an exploratory site investigation, characterising the site and allowing for potential risks (as identified in phase 1) to be assessed.
3. A scheme of remediation detailing the remedial actions to be taken and how they will be implemented.

On completion of the works set out in (3) a verification report shall be submitted to the Local Planning Authority confirming the remediation actions that have been undertaken in accordance with the approved scheme of remediation and setting out any measures for maintenance, further monitoring, reporting and arrangements for contingency action. The verification report shall be approved by the Local Planning Authority prior to the occupation or operational use of any stage of the development. Any changes to these agreed elements require the express consent of the Local Planning Authority.

Reason:

To ensure land contamination risks associated with the site are appropriately investigated and assessed with respect to human health and the wider environment and where required remediation of the site is to an appropriate standard.

04. APPROVAL CONDITION - Use of Uncontaminated Soils and Fill [Performance Condition]

Clean, uncontaminated soil, subsoil, rock, aggregate, brick rubble, crushed concrete and ceramic shall only be permitted for infilling and landscaping on the site. Any such materials imported on to the site must be accompanied by documentation to validate their quality and be submitted to the Local Planning Authority for approval prior to the occupancy of the site.

Reason:

To ensure imported materials are suitable and do not introduce any land contamination risks onto the development.

05. APPROVAL CONDITION- Unsuspected Contamination [Performance Condition]

The site shall be monitored for evidence of unsuspected contamination throughout construction. If potential contamination is encountered that has not previously been identified no further development shall be carried out unless otherwise agreed in writing by the Local Planning Authority.

Works shall not recommence until an assessment of the risks presented by the contamination has been undertaken and the details of the findings and any remedial actions has been submitted to and approved by the Local Planning Authority.

Any changes to the agreed remediation actions will require the express written consent of the Local Planning Authority.

Reason:

To ensure any land contamination not previously identified is assessed and remediated so as not to present any significant risks to human health or, the wider environment.

06. APPROVAL CONDITION - Refuse and Recycling [Pre-Occupation Condition]

Prior to the first occupation of the use hereby approved details (and amended plans) of facilities to be provided for the storage, removal and recycling of refuse from the dwelling shall be submitted to the Local Planning Authority and approved in writing. Such facilities as approved shall provide for a level approach and be permanently maintained and retained for that purpose. Refuse bins for the dwelling hereby approved must be brought to the front of the site within 10m of the public highway on collection days only and then returned to the bin store outside of these days.

Reason: In the interests of visual amenity, the amenities of future occupiers of the development and the occupiers of nearby properties and in the interests of highway safety.

07. APPROVAL CONDITION - Cycle Storage [Pre-Occupation Condition]

Prior to the first occupation of the dwelling hereby approved details (and amended plans) of facilities for the storage of cycles shall be submitted to the Local Planning Authority and approved in writing. This shall be secure, covered space with separate Sheffield steel style cycle stands to store a minimum of 1 cycle. The cycle store hereby approved shall be provided prior to the first occupation of the dwelling and thereafter be retained on site for those purposes.

Reason:

To encourage cycling as an alternative form of transport.

08. APPROVAL CONDITION - Landscaping [Pre-Commencement Condition]

Notwithstanding the submitted details before the commencement of any site works a detailed hard and soft landscaping scheme and implementation timetable shall be submitted, which includes hard surfacing materials; 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; 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 five 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 five 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 five 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

09. APPROVAL CONDITION - Ecological Mitigation Statement [Pre-Commencement Condition]

Prior to development commencing, including site clearance, a programme of habitat and species mitigation and enhancement measures shall be submitted to and agreed in writing by the Local Planning Authority. These details shall be implemented in accordance with the approved programme before any demolition work or site clearance takes place.

Reason:

To safeguard protected species under the Wildlife and Countryside Act 1981 (as amended) in the interests of preserving and enhancing biodiversity.

10. APPROVAL CONDITION - Protection of Nesting Birds [Performance Condition]

No clearance of vegetation likely to support nesting birds shall take place between 1 March and 31 August unless a method statement has been agreed in writing by the Local Planning Authority and works implemented in accordance with the agreed details.

Reason:

For the safeguarding of species protected by The Wildlife and Countryside Act 1981 (as amended) and the conservation of biodiversity

11. APPROVAL CONDITION - Lighting [Performance Condition]

The details of external lighting shall be submitted to and agreed in writing by the Local Planning Authority. The development shall thereafter be implemented in accordance with the approved details and thereafter should be maintained and retained.

Reason:

For the safeguarding of species protected by The Wildlife and Countryside Act 1981 (as amended) and the conservation of biodiversity

12. 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.

13. APPROVAL CONDITION - Energy and Water [Pre-Commencement Condition]

Before the development commences, written documentary evidence demonstrating that the development will achieve at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of a design stage SAP calculations and a water efficiency calculator shall be submitted to the Local Planning Authority for its approval, unless an otherwise agreed timeframe is agreed in writing by the LPA.

Reason:

To ensure the development minimises its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

14. APPROVAL CONDITION - Energy and Water [performance condition]

Within 6 months of any part of the development first becoming occupied, written documentary evidence proving that the development has achieved at minimum 19% improvement over 2013 Dwelling Emission Rate (DER)/ Target Emission Rate (TER) (Equivalent of Code for Sustainable Homes Level 4 for Energy) and 105 Litres/Person/Day internal water use (Equivalent of Code for Sustainable Homes Level 3/4) in the form of final SAP calculations and water efficiency calculator and detailed documentary evidence confirming that the water appliances/fittings have been installed as specified shall be submitted to the Local Planning Authority for its approval.

Reason:

To ensure the development has minimised its overall demand for resources and to demonstrate compliance with policy CS20 of the Local Development Framework Core Strategy Development Plan Document Adopted Version (January 2010).

15. APPROVAL CONDITION - Arboricultural Method Statement [Pre-Commencement Condition]

The development hereby approved shall be implemented in accordance with the approved Arboricultural Method Statement (Report Ref: 14TREE3678JH received on 8th April 2015). It will be adhered to throughout the duration of the demolition and development works on site.

Reason:

To ensure that provision for trees to be retained and adequately protected throughout the construction period has been made.

16. APPROVAL CONDITION - Means of Enclosure [Pre-Occupation Condition]

The means of enclosure details hereby approved shall be erected prior to the occupation of any of the dwelling provided under this permission and such means of enclosure shall thereafter be retained and maintained.

Reason:

In the interests of the visual amenities of the area and to protect the amenities and privacy of the occupiers of adjoining property.

17. APPROVAL CONDITION - Parking and Access [Pre-Occupation Condition]

The dwelling hereby approved shall not be occupied in full or in part until a minimum access width of 4.5m and space has been laid out within the site in accordance with the plan number SP/183/587.1/02B for vehicles to be parked for the existing and approved residential units and for vehicles to turn so that they can enter and leave in a forward gear.

Reason:

To prevent obstruction to traffic in neighbouring roads and in the interests of highway safety.

18. APPROVAL CONDITION - Material Storage (Pre-Commencement Condition)

No work shall be carried out on site unless and until provision is available within the site, in accordance with details to be submitted to and approved in writing by the Local Planning Authority, for all temporary contractors buildings, plant and stacks of materials and equipment associated with the development and such provision shall be retained for these purposes throughout the period of work on the site. At no time shall any material or equipment be stored or operated from the public highway.

Reason:

To avoid undue congestion on the site and consequent obstruction to access.

19. 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.

20. APPROVAL CONDITION - Amenity Space Access [Pre-Occupation Condition]

The external amenity space serving the dwelling hereby approved, and pedestrian access to it, shall be made available prior to the first occupation of the development hereby permitted and shall be retained with access to it at all times.

Reason:

To ensure the provision of adequate amenity space in association with the approved dwelling.

21. APPROVAL CONDITION - Residential - Permitted Development Restriction [Performance Condition]

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended), or any Order amending, revoking or re-enacting that Order, no building or structures within Schedule 2, Part 1, Classes as listed below shall be erected or carried out to any dwelling house hereby permitted without the prior written consent of the Local Planning Authority:

Class A (enlargement of a dwelling house), including a garage or extensions,
Class B (roof alteration),
Class C (other alteration to the roof),
Class D (Porch)
Class E (curtilage structures), including a garage, shed, greenhouse, etc.,
Class F (hard surface area)

Reason:

In order that the Local Planning Authority may exercise further control in this locality given the potential impact to the root protection area of the adjacent protected tree and the amenities of neighbouring occupiers.

22. APPROVAL CONDITION - Restricted use of flat roof area [Performance Condition]

The roof area of the extension hereby approved which incorporates a flat roof surface shall not be used as a balcony, terrace, roof garden or similar amenity area without the grant of further specific permission from the Local Planning Authority.

Reason:

In order to protect the privacy of adjoining occupiers.

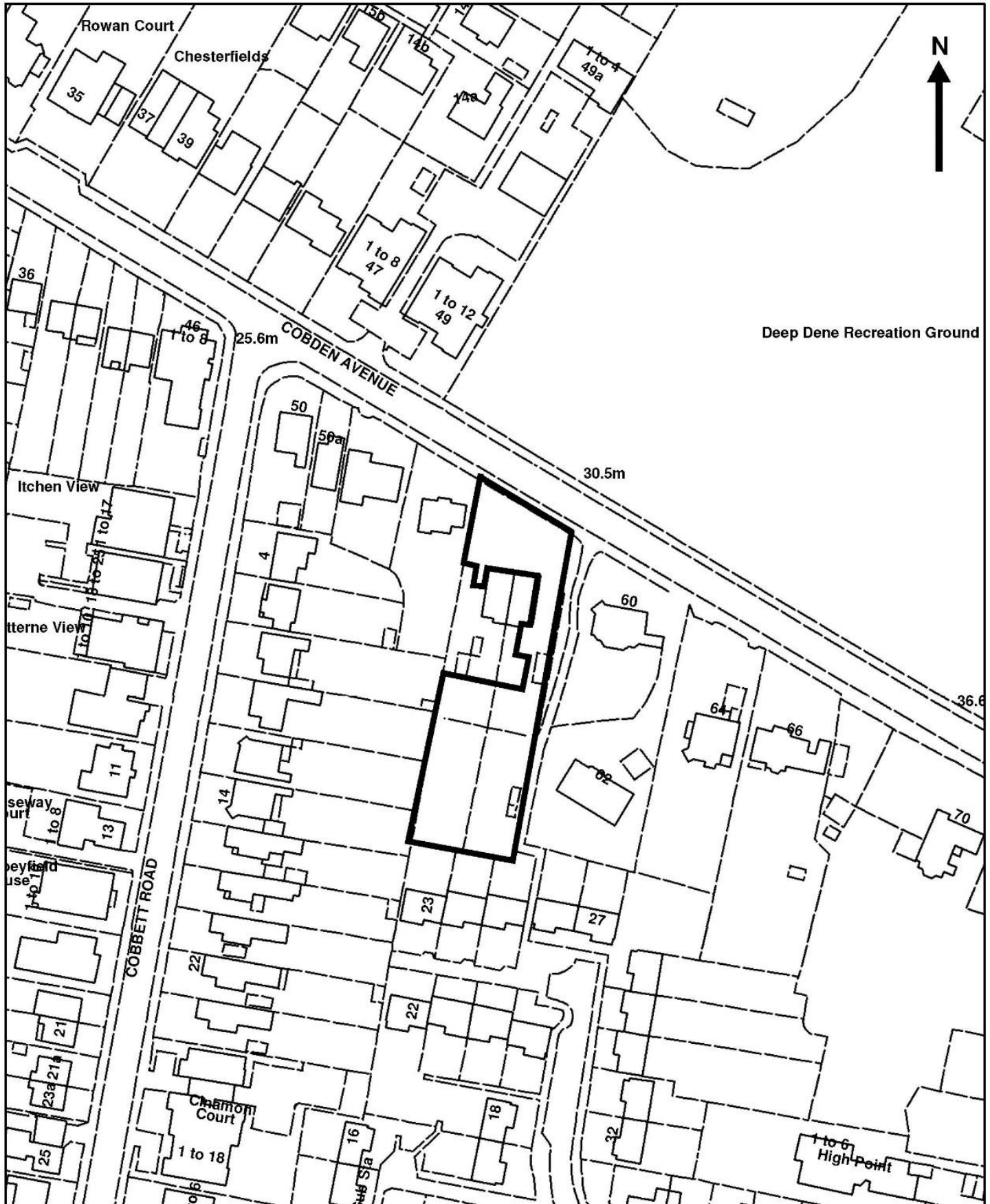
23. APPROVAL CONDITION - Approved Plans

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.

14/01908/FUL



Scale: 1:1,250

©Crown copyright and database rights 2014 Ordnance Survey 100019679

