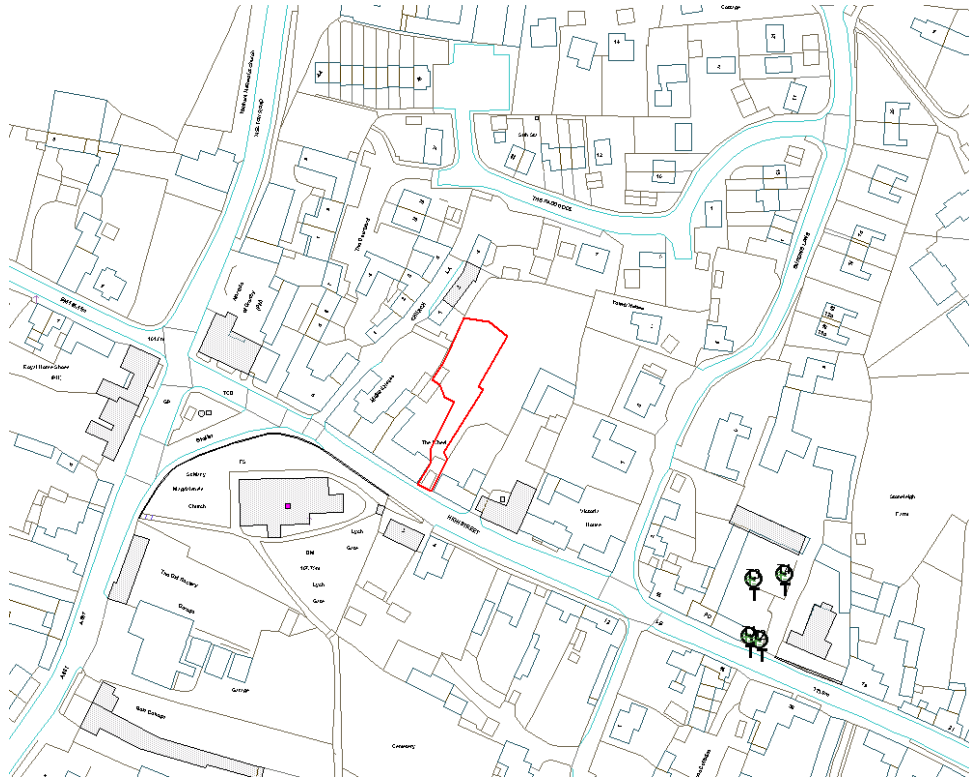


Reference: 12/00429/FUL
Date submitted: 14.06.12
Applicant: Mrs Wendy Stirling
Location: The Wheel, 9 High Street, Waltham On The Wolds, LE14 4AH,
Proposal: Erection of a single 3 bed dwelling



Introduction:-

The proposal seeks amendments to an approved scheme for the erection of a dwelling to the rear of no 9 High St, 'The Wheel'. The dwelling would be 1 1/2 storey in scale with accommodation in the roof space and would be attached to the existing brick outbuildings, currently used as office accommodation. Planning permission exists for a 2nd dwelling on the site (plot 2) and both dwellings would be sited opposite each other. Access to the site would be through the existing driveway between nos. 9 and 11 which is to under go improvements to the junction with High St as approved for plot 2.

The application is presented to the Committee due to the level of representation received.

Planning History:-

- 11/00948/FUL – Planning permission granted for a detached dwelling (plot1) with revised access arrangements from that approved at appeal (plot 1) to reflect the modifications approved for plot 2.
- 11/00347/FUL – Application withdrawn for erection of a detached dwelling to the rear of the site (plot 3)
- 11/00083/FUL – Planning permission granted for amendments to plot 2 as approved (09/00913)
- 09/00913/FUL – Planning permission granted for the erection of a detached dwelling (plot2) with modifications to the existing entrance off High Street.

08/00386/FUL: Conversion and extension of existing outbuilding: was refused on the basis of intrusion into the Protected Open Area (POA) and consequential impact on the Conservation Area. However, permission was granted on appeal on the basis that the intrinsic quality of the POA lies in land further to the north of the site which would not be affected and the development would relate to the domestic nature of the part of the POA in which it lies.

05/00468/FUL – Withdrawn - Extension and conversion of outbuilding to form dwelling and erection of a double garage

05/00004/FUL – Withdrawn - Proposed extension and conversion of outbuildings, including demolition of pre-fabricated garage, change of use to one residential unit, single storey with dormer extension and erection of new double garage.

Planning Policies:-

Melton Local Plan (saved policies):

Policies OS1 and BE1 allow for development within Village Envelopes providing that:-

- the form, character and appearance of the settlement is not adversely affected;
- the form, size, scale, mass, materials and architectural detailing of the development is in keeping with its locality;
- the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity; and,
- satisfactory access and parking provision can be made available.

Policy BE12 states that planning permission will not be granted for development within any area shown on the proposals map as a protected open area except where a proposal is in conjunction or associated with an existing use and the development would not adversely affect the intrinsic character of the area.

Policy H6: planning permission for residential development within Village Envelopes shown on the proposals map will be confined to small groups of dwellings, single plots or the change of use of existing buildings.

The Melton LDF Core Strategy (Publication) Development Plan document:

The Core Strategy has been published and is awaiting examination this February. The Core Strategy seeks to focus development in Melton Mowbray with a small balance (20%) in the surrounding Borough, with expectations to produce mixed, integrated housing developments and meet local needs by addressing identified imbalances in housing stock in all locations.

There are a number of policy objectives contained within the Core Strategy which apply to this proposal and will attract some weight given its close reflection to the NPPF.

CS3 Sustainable Villages:

To qualify as a sustainable village there will have to be at least three public services available to support new housing development. Waltham on the Wold has been identified as a service centre capable of accommodating new growth due to being a sustainable village.

CS4 Making Effective use of Land: Supports the use of brownfield land which will assist in meeting the target of 50% of development on brownfield land by 2026.

CS5 Strategic Housing: Seeks to manage the delivery of homes to provide a balanced housing market taking into account local needs. Promoting accessible design and apply Lifetime Homes Standards where appropriate to ensure new dwellings are flexible and able to meet the housing of a wider section of society, including people with disabilities and older people.

CS22 Better Design: Seeks to ensure that the design of all development makes a positive contribution to the character of the area. New development should integrate successfully into established settlements or rural areas without harming their character, appearance or setting. It also promotes the most effective use of land having regards to the form, pattern, scale and character of the area, provide safe environments whilst protecting residential amenity; and protect important heritage assets located within the Borough.

East Midlands Regional Plan

Policy 1 – Regional Core Objectives – to secure the delivery of sustainable development within the East Midlands which includes a core objective to ensure that new affordable and market housing address the need and choice in all communities in the region.

Policy 2 – Promoting Better Design – states that the layout, design and construction of new development should be continuously improved.

Policy 3 – relates to the distribution of new development and states that development in rural areas should;

- maintain the distinctive character and vitality of rural communities;
- shortening journeys and facilitating access to jobs and services;
- strengthening rural enterprise and linkages between settlements and their hinterlands; and
- respecting the quality of the tranquillity, where that is recognised in planning documents

In assessing the suitability of sites for development priority is given to making best use of previously developed and vacant land or under-used buildings in urban or other sustainable locations, contributing to the achievement of a regional target of 60% of additional dwellings on previously developed land or through conversions.

The National Planning Policy ‘Framework’ introduces a ‘presumption in favour of sustainable development’ meaning:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out-of-date, granting permission unless:
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
 - specific policies in this Framework indicate development should be restricted.

The NPPF offers direction on the relative weight of the content in comparison to existing Local Plan policy and advises that whilst the NPPF does not automatically render older policies obsolete, where they are in conflict the NPPF should prevail. It also offers advice on the weight to be given to ‘emerging’ policy (i.e the LDF) depending on its stage of preparation, extent of unresolved (disputed) issues and compatibility with the NPPF.

The NPPF introduces three dimensions to the term Sustainable Development: Economic, Social and Environmental: It also establishes 12 core planning principles against which proposals should be judged. Relevant to this application are those to:

- **Proactively support sustainable economic development to deliver homes and business that local areas need**
- **Always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings**
- **encourage the effective use of land by reusing land that has been previously developed (brownfield land)**
- **Actively manage patterns of growth to make the fullest possible use of public transport, walking and cycling, and focus significant development in locations which are or can be made sustainable**

On Specific issues relevant to this application it advises:

Delivering a Wide choice of High Quality Homes

- To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby.
- Set out own approach to housing densities to reflect local circumstances

- Housing applications should be considered in the context of the presumption in favour of sustainable development.
- Deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities
- Identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand

Require Good Design

- Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.
- Securing high quality and inclusive design goes beyond aesthetics considerations and should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Conserving and Enhancing the Historic Environment

- Recognise that heritage assets are an irreplaceable resource and conserve them in a manner appropriate to their significance.
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness, and;
- Opportunities to draw on the contribution made by the historic environment to the character of a place.

This National Planning Policy Framework does not change the statutory status of the development plan as the starting point for decision making. Proposed development that accords with an up-to-date Local Plan should be approved and proposed development that conflicts should be refused unless other material considerations indicate otherwise. (NPPF para. 12)

Consultation reply	Assessment of Head of Regulatory Services
<p>Highways Authority:- No objection.</p>	<p>The application approved at appeal; ref 08/00386/FUL, proposed no changes to the junction of the access onto High Street but alterations to the driveway into the site, including exchange of land with no. 11. This is no longer the case and minor changes to the access drive to comply with the approved access for plot 2 have been agreed with application 11/00948/FUL.</p> <p>The changes already approved with the grant of permission ref. 11/00083/FUL and 11/00948/FUL include the build out of the pavement on High Street; adjacent the access between nos. 9 (The Wheel) and 9a, to allow for adequate pedestrian visibility out of the site for both plots 1 and 2, each plot having allocated parking.</p> <p>Matters relating to highway safety are considered to have been adequately addressed with the granting of previous permissions and no objection has been received by the Highways Authority. It is considered that a refusal based upon impact upon highway safety could not be supported due to extant permissions existing on the site.</p>
<p>MBC Conservation Officer:- No objection to the amended proposal.</p> <p>The building has been designed to reflect the styling and detailing of the host dwelling and other properties</p>	<p>The scheme has been subject to lengthy negotiations in relation to design matters and it is felt that the amended proposal is now acceptable and complies with local plan policies OS1 and BE1.</p>

in the vicinity and its size and massing have now reached the correct balance in terms of neighbouring properties. Materials of course respect the local vernacular.

It is noted that some adornment in the form of brick banding is now proposed for the previously blank southeast elevation which lifts the design to a degree and adds some visual interest.

The revised scheme differs to the one approved at appeal as it no longer seeks to incorporate all of the brick stables/offices as part of the dwelling and will utilise only a part for the utility room leaving the remainder for use as a garden store to plot 1 and part for use by the occupiers of The Wheel. In order to achieve the required residential living accommodation a rear projecting wing is proposed and the raising of the overall height of the dwelling from 5.60 metres to 6.05 metres from that approved. The rear projection will be set lower at a height of 5.50 metres. It is no longer proposed to set the dwelling into the ground due to drainage issues and this adds a further 750mm to the overall height. The main body of the dwelling will be set in from the northern boundary wall to overcome third party issues but it will have a connecting door to the existing outbuilding to give access to the ancillary utility room.

The overall design seeks to incorporate features such as half hipped roof, cat-slide dormer windows, brick strings and arch detailing over windows. The dwelling will be constructed from materials to match the existing buildings in the area but should be conditioned to have samples submitted and approved.

The site is designated as Protected Open Area however the principles for development on this site are considered to have already been established with the grant of the appeal (APP/Y2430/A/08/2090516). The Inspector concluded that the site has two distinct parts, each with different characteristics. He states that *“the northern part is open and grassed and is mainly separated from the rest of the site by garden vegetation. In contrast the southern part of the site is much more closely associated with the residential use of The Wheel”* Through allowing the appeal it was considered that a creation of a new residential until would not have a detrimental impact upon the character of the southern area which consisted of planted garden area, parking spaces, garden buildings and features, paths, domestic paraphernalia, as well as the outbuilding in question. The revised dwelling introduces a north protecting wing which will encroach further out into the site by 5.7 metres however it was considered that a residential use of this site was acceptable and formed the residential curtilage of the approved scheme. Permitted Development Rights were not removed by the Inspector and further development could take place up to 50% of the garden area without the need for formal planning process.

Since the appeal decision a further dwelling has been approved (11/00083/FUL - plot 2) This dwelling will sit adjacent to plot 1 and extends further into the POA which currently comprises stables. The revised Plot 1 will not encroach any further than that approved for plot 2 which was considered acceptable due to the site having two distinctive character areas within the

	<p>POA.</p> <p>It is considered on balance that the revised scheme will not have an unduly detrimental impact upon the character of the Conservation Area or the Protected Open Area for factors given above.</p>
<p>Waltham Parish Council:- Comments</p> <p>It is noted that the new build element is substantially larger than the original submission plot 1 and extends further in to the POA. But no further than plot 2.</p> <p>It is understood that there are issues with neighbours regarding overlooking and loss of privacy, although the applicant is in discussion with them and it seems that the matter can be resolved.</p>	<p>Noted. Please see above.</p> <p>No. 1 Church Lane sits lower down (approx. 900 mm) than the application site and has rear facing windows on to the site. It has a small rear amenity area, which is currently shadowed by the tall dense conifer hedging on the adjoining boundary. The scheme has been amended so that the relationship between no. 1 Church Lane could be improved. Previously the north wing extended out at a distance of 10.5 metres and at a height of 5.7 metres which was considered to have a negative impact upon the residential amenities of no. 1 and whilst they are already compromised by the Leylandii's this natural screening could be removed at any time. The amendments seek to reduce the rear projection to a height of 5.5 metres with a projection of 5.7 metres which removes the bulk and mass away from the rear windows of no. 1 Church Lane. There are two small windows and double doors proposed on the ground floor of the northwest elevation but given that boundary treatments can be erected to the height of 2 metres it is considered that overlooking will not be a major factor. It is considered that an acceptable arrangement can be achieved as shown on the block plan.</p> <p>The increase in height of the proposed dwelling reflects the height of the approved plot 2, whilst this increase amounts to 1.3 metres to that already approved it is considered that the relationship between other dwellings will not be unduly compromised given the staggered arrangement.</p> <p>No. 2 Church Lane sits further to the north of the site (attached to no. 1) and Mallard House along with the annex sit to the southwest with no. 9A to the southeast alongside The Wheel, fronting High Street. The principal elevation of the proposed is similar to that already approved, in that it comprises of two dormer windows and windows on the ground floor, the separation distances remains the same as that assessed at appeal and it is therefore considered to be an acceptable arrangement and is not considered to have a significant detrimental impact upon the residential amenities of occupiers of existing properties.</p>
<p>LCC Archaeology –</p> <p>The Leicestershire and Rutland Historic Environment</p>	<p>Noted. The proposed development will be more obtrusive than previously approved and a condition can be imposed as recommended.</p>

<p>Record (HER) shows that the application site lies in an area of archaeological interest, being situated within the historic core of Waltham on the Wolds (HER ref. MLE9114) and close to the parish church. High Street is also believed to follow the alignment of King Street Lane Roman Road (MLE3814) and various Roman sites have been confirmed in close proximity to the application site; for instance, Roman pottery and possible features such as postholes were discovered in a nearby garden (MLE4201). Consequently, there is likelihood that buried archaeological remains will be affected by the development.</p> <p>While we appreciate that no archaeological comments were made for planning application 2008/0386/06 (conversion/extension to existing outbuilding to form new dwelling), the current application appears to be on a much larger scale. In view of this, to ensure that any archaeological remains present are dealt with appropriately, the applicant should provide professional archaeological Attendance for inspection and recording during the groundworks for the proposed development. A contingency provision for emergency recording and detailed excavation should be made, to the satisfaction of your authority in conjunction with your archaeological advisors in this Department's Historic & Natural Environment Team (HNET). HNET will provide a formal Brief for the work at the applicant's request.</p>	<p>Archaeology assessments have been conditioned for plot 2.</p>
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Representations:

A site notice and press notice was posted and neighbouring properties consulted. As a result 5 letters of objection from separate households have been received to date objecting on the following grounds. The proposal was amended and 2 additional comments from objectors that have previously commented have been received to date.

Representation	Assessment of Head of Regulatory Services
<p>Impact Upon Highway Safety:</p> <p>The increase in traffic will have negative impact upon pedestrian safety.</p> <p>Pavement is used frequently by school children and their safety will be compromised.</p> <p>Will add to traffic problems along High Street</p> <p>Parking is an issue along High Street particular when services/weddings at the church are in operation. It will create a bottleneck at this part of the site.</p>	<p>Extant planning permissions exist for both plot 1 and plot 2 which have conditions imposed to provide improvements to the pavement on High Street. These changes were agreed by the Highways Authority which includes a slight build out of the pavement; to widen the pavement in the interest of pedestrian safety.</p> <p>There will be no further increase in traffic through granting this proposal. The entrance will sever the two existing properties, The Wheel and no. 9A along with plot 1 and plot 2. Adequate parking provisions are met within the confines of the site and no objection has been received by the Highways Authority.</p>
<p>Impact Upon the Character of the Area:</p> <p>Building is too high – 2 storey dwellings on this site would be out of character with the area</p>	<p>The proposed dwelling is proposed at a low height of 6.05 metres which will be more similar to a 1 ½ storey scale. However due to the change in topography the dwelling will sit higher and not dissimilar to the height of the properties fronting High Street and Chapel Street. The site is not easily viewed from outside of the confines of the site and has limited views from the street. Plots 1 and plot 2 will be read as a group of</p>

<p>Concerned in regards to the loss of trees which contribute to the area.</p>	<p>buildings in an enclosed yard and it is therefore not considered that the dwelling would have a detrimental or negative impact upon the character of the area.</p> <p>Many of the trees have already received consent to be removed through the previous permissions. No further trees are required to be removed.</p>
<p>Impact upon Residential Amenity:</p> <p>Will cause overshadowing, loss of privacy and loss of visual output to no. 3 Burgins Lane and no. 9A High Street.</p> <p>The ground level is at least 1.5 metres higher than that at no. 1 Church Lane and the dwelling will dominate the property and be obtrusive.</p> <p>It will have a visual impact upon existing neighbours not just No. 1 Church Lane.</p>	<p>The proposed dwelling will be set apart from no. 3 Burgins Lane by a distance of 46 metres which is considered an acceptable distance to not have an unacceptable impact upon residential amenity, including overshadowing. With regard to No. 9A, this property sits to the southeast fronting High Street. The dwelling is set lower down due to the sloping topography. Whilst the proposed dwelling is of 1 ½ storeys in height the change in topography will ensure a relationship similar to a 2 storey dwelling. However the dwelling is sited further to the northwest and will be set apart by a distance of approximately 30 metres. Acceptable separation distances for a window to window arrangements is routinely accepted at 21 metres. As the two buildings are staggered it is considered that over looking is reduced and given the separation distance it is considered that there would not be an unduly adverse impact upon residential amenities, and the arrangement is acceptable and complies with the local plan policies OS1 and BE1.</p> <p>Mallard House fronts High Street and shares part of the western boundary. The new build element has been pulled away from the boundary to overcome boundary issues with the existing occupiers. The relationship between the buildings is considered to be acceptable due to separation and design.</p> <p>Finally, the impact between the development and the house approved for plot 2 (11/00083/FUL) has been assessed. It is considered that by careful positioning of both houses and the 'L' shaped arrangement of both, their windows would not conflict and both could co-exist without undue overlooking.</p>
<p>Other Material Considerations:</p> <p>This latest revision to the original approval by the Planning Inspectorate completes a 360 degree journey from the initial overturned plans to develop across the rear of Oak Cottage (no. 1 Church lane) to an acceptable set of plans which were approved and now we have gone full circle returning to the initially overturned proposal.</p>	<p>There have been a number of planning proposals for this site. 05/00004/FUL was withdrawn and revisions put forward under ref 05/00468/FUL which was also withdrawn following observations that a refusal was likely based upon impact upon neighbours, design matters and impact upon the Protected Open Area. The latter proposal is similar to this proposal in that it represents only part conversion of the outbuilding and erection of an L-Shape dwelling. There are a number of differences which are considered to warrant a different outcome for this proposal.</p> <ul style="list-style-type: none"> • The main bulk of the dwelling has been set back from the boundary of No. 1 Church Lane and reduced in length and height. This change is considered to present an acceptable arrangement between the two buildings, reducing the massing on the boundary and

<p>The proposal no longer represents a conversion and extension to an existing use associated to The Wheel as approved by the inspector and is now a new build dwelling which alters the Inspectors conclusion that “ <i>it would give the impression of a group of farm buildings set around an enclosing yard.</i> “</p>	<p>preventing overlooking into the habitable rooms.</p> <ul style="list-style-type: none"> • The reduction in height reduces the scale and massing and the fenestration changes are considered more appropriate to the overall design of the dwelling which better reflects the character of the area. • The appeal decision is a pivotal material consideration and addresses the matter of the impact upon the Protected Open Area (see Conservation Assessment above). It was concluded that there were two characteristics on the site and the approval of a residential unit in this location would not have an unduly detrimental impact upon the designation. <p>Noted. It is considered that this proposal does not move away from this assessment. In particular with the granting of plot 2, adjacent this site. The dwellings will be read as a collection of buildings within an enclosed yard which would not be easily viewed from outside of the confines of the site.</p> <p>It is considered that the applicants have overcome the previous reasons for refusal. The overall design of the dwelling is considered to be in keeping with the character of the area and the relationship between existing properties would not amount to a detrimental impact upon residential amenities of any existing neighbour. Matters relating to the impact upon the Protected Open Area are considered to be overcome given that the site has two distinct characters, and the proposal would be sited in the ‘developed’ part of the site as noted by the Inspector. It is therefore considered that the proposal as presented complies with the relevant development plan policies OS1, BE1, BE12 and H6 and a refusal could not be justified on these grounds.</p>
<p>Other Matters:</p> <p>Development on this site will decrease the value of the surrounding properties.</p>	<p>Not a material planning consideration. Planning exists in the interest of the wider public and cannot protect private interests.</p>

Other material considerations (not raised through consultation or representation)

Consideration	Assessment of Head of Regulatory Services
<p>Planning Policy:-</p>	<p>It is considered that there have been sufficient amendments to the current proposal to ensure that the development will respect the character of the area and not have a detrimental impact upon the residents. Policy OS1 and BE1 seek to ensure that development respects the character of the area and that there would be no loss of residential amenities and satisfactory access and parking provisions can be complied with. It is considered that the proposal achieves these objectives and a refusal could not be justified on these grounds. The proposal is fully contained within the village envelope and it is considered that there would not be a detrimental impact upon the character of the conservation area and the proposal provides</p>

	<p>contribution to housing growth.</p> <p>The NPPF seeks to boost housing growth with a presumption in favour of sustainable development whilst making efficient use of brownfield land. It also emphasis the need to provide housing to meet local needs and promotes design as a key factor for connection of people and places. It is considered that the proposal complies with the objectives of the NPPF which attracts significant weight when considering the proposal. .</p> <p>The application needs to be considered in terms of the Development Plan as a whole and the NPPF is required to be balanced against the need for Local Planning Authorities to support the delivery of housing. It is considered that the NPPF is not in conflict with the local plan policies which directs housing within the existing villages and seeks to safeguard the character of the area and impact upon residential amenity.</p>
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Conclusion

The application site lies within the Village Envelope for Waltham but is subject to a BE12 designation as a Protected Open Area. However, the application of this policy has been tested at appeal and it is considered that a form of development similar to the proposal in terms of design and location was approved. Accordingly, it is considered that there is strong justification to permit the application as a departure from Local Plan policy, on the same basis as the appeal. The NPPF seeks to promote sustainable development, ensuring development relates well to the natural and historic environment whilst promoting good design. It is considered that the proposal will not detract from these objectives and therefore, for the reasons stated above the application is recommended for approval.

Other planning considerations such as design, access and amenity issues have been assessed and are considered acceptable.

RECOMMENDATION:- Permit subject to the following conditions:-

1. The development shall be begun before the expiration of three years from the date of this permission.
2. The development shall be carried out in accordance with plan nos. 2348/04 Rev C, 2348/05 Rev D submitted on the 15th January 2013.
3. No development shall start on site until representative samples of the materials to be used in the construction of all external surfaces have been submitted to and agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
4. No development shall start on site until a landscape scheme has been submitted to and approved in writing by the Local Planning Authority. This scheme shall indicate full details of the treatment proposed for all hard and soft ground surfaces and boundaries together with the species and materials proposed, their disposition and existing and finished levels or contours. The scheme shall also indicate and specify all existing trees and hedgerows on the land which shall be retained in their entirety, unless otherwise agreed in writing by the Local Planning Authority, together with measures for their protection in the course of development.

5. The approved landscape scheme (both hard and soft) shall be carried out before the occupation of the buildings or the completion of the development, whichever is the sooner; unless otherwise agreed in writing by the Local Planning Authority. Any trees or plants which 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, unless the Local Planning Authority gives written consent to any variation.
6. Notwithstanding the details submitted, the proposed dwelling shall not be occupied until such time as the footway fronting the site has been widened in accordance with a scheme that shall first have been submitted to and approved by the Local Planning Authority. All such details to include extent of works, alteration of any drainage and construction materials and depths.
7. No vehicular access gates, barriers, bollards, chains or other such obstructions shall be erected to the vehicular access unless they are set back at least 7 metres behind the highway.
8. No demolition/development shall commence until a programme of archaeological work including a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:
 - The programme and methodology of site investigation and recording
 - The programme for post-investigation assessment
 - Provision to be made for analysis of the site investigation and recording
 - Provision to be made for publication and dissemination of the analysis and records of the site investigation
 - Provision to be made for archive deposition of the analysis and records of the site investigation
 - Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.
9. No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (8).
10. The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (8) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.
11. Notwithstanding the provisions of Schedule 2, Part 1 and Part 2 of the Town and Country Planning (General Permitted Development Order) 1995 as amended (or any Order revoking and re-enacting that Order) in respect of the dwelling hereby permitted, no development as specified in Classes A, B or E of part 1 and class A of part 2 shall be carried out unless express planning permission has first been granted by the Local Planning Authority.

The reasons for the conditions are:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt
3. To ensure a satisfactory standard of external appearance.
4. To ensure satisfactory landscaping is provided within a reasonable period.
5. To provide a reasonable period for the replacement of any planting.

6. In the interest of highway safety
7. To enable a vehicle to stand clear of the highway in order to protect the free and safe passage of traffic, including pedestrians, in the public highway.
8. In the interest of preserving any potential archaeology on the site as the resulting impact is unknown.
9. To ensure that a suitable method is carried out to safeguard any potential archaeology interest
10. To require the developer to record and advance understanding of the significance of the heritage asset(s) prior to the impact of development
11. To ensure that the local planning authority can retain control over the development site due to being wholly sited within a designated Protected Open Area

Officer to contact: **Mrs Denise Knipe**

Date: 28th January 2013