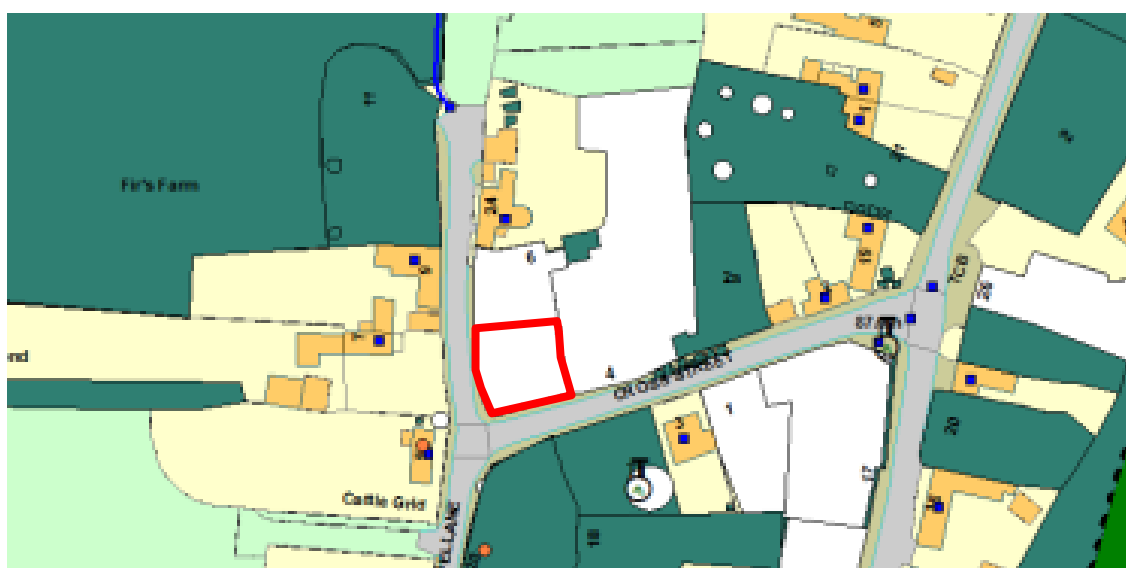


Reference: 18/00777/FUL
Date Submitted: 28.06.2018
Applicant: Mr A. Jamieson
Location: The Hollies, 6 Cross Street Gaddesby LE7 4WD
Proposal: Proposed two storey dwelling



Introduction:-

The proposal seeks full planning permission to erect a two storey dwelling on the corner of Cross Street and Chapel Lane, Gaddesby. The site is the garden associated with 6 Cross Street, Gaddesby of 273 square metres boarded by dense hedging to the south and west. The site is also within the Gaddesby conservation area.

The house itself is proposed as a two storey dwelling with three bedrooms. Amendments to the design have been undertaken to better reflect the Conservation Area and the final plans for consideration were submitted on 14th August 2018. This shows a gable fronted dwelling with arched lintels and covered porch to the front with two conservation rooflights. Gable walls are proposed on the side, with one glazed window overlooking the garden of the property towards the parking spaces associated with this dwelling. To the rear two gable windows and two roof lights are proposed at first floor along with a covered roof toward the ground floor to provide a sheltered area/terrace.

It is considered that the main issues arising from this proposal are:

- **Compliance or otherwise with the Development Plan and the NPPF**
- **Impact upon the character of the area**
- **Impact upon highway safety**
- **Impact on amenity to adjacent neighbours**

The application is presented to the Planning Committee owing to the level of objection received.

Relevant History:-

None

Planning Policies:-

Melton Local Plan (1999)

OS1 Planning permission will only be granted for development within the town and village envelopes shown on the proposals map where:-

- a) the form, character and appearance of the settlement is not adversely affected;
- b) the form, size, scale, mass, materials and architectural detailing of the development is in keeping with the character of the locality;
- c) the proposed use would not cause loss of amenity by virtue of noise, smell, dust or other pollution;
- d) the development would not have a significantly adverse effect on any area defined in policy be12 or other open areas, the historic built environment or buildings and structures of local importance or important landscape or nature conservation features including trees;
- e) the development would not cause undue loss of residential privacy, outlook and amenities as enjoyed by occupants of existing dwellings in the vicinity;
- f) requisite infrastructure, including such facilities as public services, is available or can be provided;
- g) satisfactory access and parking provision can be made available;
- h) the design, layout and lighting of the development minimises the risk of crime.

Policy BE1 - allows for new buildings subject to criteria including buildings designed to harmonise with surroundings, no adverse impact on amenities of neighbouring properties, adequate space around and between buildings, adequate open space provided and satisfactory access and parking provision.

National Planning Policy Framework (NPPF)

The revised NPPF was published on 24th July 2018. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. In doing so, the planning system has three overarching objectives, which are interdependent and need to be pursued in mutually supportive ways:

- An economic objective - to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure;
- A social objective - to support strong, vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities' health, social and cultural well-being; and
- An environmental objective - to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.

Plan and decisions should apply a presumption in favour of sustainable development. For decision taking this means:

- c) approving development proposals that accord with an up-to-date development plan without delay; or
- d) where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:
 - i. the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or

- ii. 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.

Paragraph 12 states that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

Other relevant policies in the NPPF relevant to this application include:

Delivering a sufficient supply of homes

- To support the Government's objective of significantly boosting the supply of homes, it is important that a sufficient amount and variety of land can come forward where it is needed, that the needs of groups with specific housing requirements are addressed and that land with permission is developed without unnecessary delay.
- The size, type and tenure of housing needed for different groups in the community should be assessed and reflected in planning policies (including, but not limited to, those who require affordable housing, families with children, older people, students, people with disabilities, service families, travellers, people who rent their homes and people wishing to commission or build their own homes).

Promoting sustainable transport

- The planning system should actively manage patterns of growth in support of these objectives. Significant development should be focused on locations which are or can be made sustainable, through limiting the need to travel and offering a genuine choice of transport modes. This can help to reduce congestion and emissions, and improve air quality and public health. However, opportunities to maximise sustainable transport solutions will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making.
- Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Achieving well-designed places

- The creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this.
- Planning policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

- Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions. Conversely, where the design of a development accords with clear expectations in plan policies, design should not be used by the decision-maker as a valid reason to object to development. Local planning authorities should also seek to ensure that the quality of approved development is not materially diminished between permission and completion, as a result of changes being made to the permitted scheme (for example through changes to approved details such as the materials used).

Conserving and enhancing the historic environment

Considering Potential Impacts

- Local planning authorities should look for opportunities for new development within Conservation Areas and World Heritage Sites, and within the setting of heritage assets, to enhance or better reveal their significance. Proposals that preserve those elements of the setting that make a positive contribution to the asset (or which better reveal its significance) should be treated favourably.
- Not all elements of a Conservation Area or World Heritage Site will necessarily contribute to its significance. Loss of a building (or other element) which makes a positive contribution to the significance of the Conservation Area or World Heritage Site should be treated either as substantial harm under paragraph 195 or less than substantial harm under paragraph 196, as appropriate, taking into account the relative significance of the element affected and its contribution to the significance of the Conservation Area or World Heritage Site as a whole.
- Local planning authorities should assess whether the benefits of a proposal for enabling development, which would otherwise conflict with planning policies but which would secure the future conservation of a heritage asset, outweigh the disbenefits of departing from those policies.

Consultations:-

Consultation Reply	Assessment of Assistant Director of Strategic Planning and Regulatory Services
<p>LCC Highways The Local Highway Authority refers the Local Planning Authority to current standing advice provided by the Local Highway Authority dated September 2011.</p>	<p>This has been fully considered and as a result of the advice:</p> <ul style="list-style-type: none"> • Two parking spaces have been provided in line with the standards for a three bedroom property • There is adequate visibility for users leaving the spaces • Drainage will be conditioned so that any outfall will not be deposited within the highway network. • These spaces will be conditioned to be hard bound to ensure no deleterious material is deposited in the highway (loose stones etc.) • Owing to the high vegetation close to the site, a condition on ensuring hedgerows are cut to 0.9m will be applied.
<p>Severn Trent Water</p> <p>No objection – inclusion of condition requested –</p> <p>The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.</p>	<p>Noted.</p> <p>Requested conditions can be included in the decision for the application.</p>
<p>MBC Building Control</p>	

Layout would be satisfactory for both Fire and Refuge access.	Noted
MBC Conservation Agrees the proposal is now acceptable subject to stringent conditions on materials that will be used in the finished design.	Noted and conditions will be applied as per the below.
Gaddesby Parish Council a) 'The Hollies' is a traditional cottage within the conservation area of Gaddesby, the proposed new dwelling would not be in keeping with this property and other properties in the surrounding area. b) Due to the location of the proposed dwelling it would have a significant and dramatic impact on the corner of the existing street scene. c) The proposed development is too large and over bearing for the size of the plot and will overlook the neighbouring properties, thus causing a loss of privacy. d) The parking allowance on the plans is insufficient for two parked vehicles, due to walls on both sides. e) Cross Street and Chapel Lane, Gaddesby are narrow Lanes with effectively a single carriageway. Parking on the Lanes is already a concern, so any other potential street parking would contribute to these concerns. Both vehicle access and pedestrian access is currently limited without any further vehicles adding to the existing problem. f) A 'Blue Stone' is situated on the corner of Cross Street/Chapel Lane, which is of historical significance. It is thought, the Methodist preacher, John Wesley stood there to preach to his parishioners.	<p>The Hollies is considered an attractive, traditional cottage however this should not limit development to one particular style. It is considered the amendments have made the scheme better accord with the local area.</p> <p>It would undoubtedly look different in the local area to have a dwelling where there currently is none however it is argued it would not look 'dramatic'. It is considered that it would sit adjacent to the property and not look out of place.</p> <p>Changes have been made to the property to ensure that window-window relationships do not cause undue loss of privacy. The building is of a distance away as deemed to not to have an impact upon the amenity of those living nearby.</p> <p>Amendments have been achieved to address this issue.</p> <p>The parking requirements for the property are considered acceptable according to LCC standards.</p> <p>As stated in the 'heritage' section, despite this stone being present, the proposal is deemed not to impact upon this significantly. A dwelling will allow the hedgerow to be cut back and allow better visibility to it.</p>

Representations:-

As a result of a site notice, neighbour notification letters and an advertisement in the Melton Times, nine letters of objection from six addresses has been received.

Representation	Assessment of Assistant Director of Planning and Regulatory Services
<i>Character of Area</i> The Hollies is a beautiful in keeping cottage that currently depicts the history of Gaddesby, squeezing another plot onto an already small plot would destroy not only the feeling but also the aspect that the Hollies presents to that part of the village. it's squeezing the area too much - already small - ruining a nice street and two houses (Rose Tree Cottage and The Hollies) as well as the historical	Whilst this area of open space is well screened, it does not represent an important part of the 'villagescape' as identified by any exiting or emerging policy. Significant amendments have been obtained to better relate the property within this parcel of land and allow it to fit in well with the area.

<p>surrounding of Gaddesby. Proposed property undermines the conservation area and specifically adversely affects Cross Street. It would become too built up.</p> <p>It will ruin the existing cottage, (The Hollies, 6 Cross Street) because it is to be sited directly in front of it, and make a huge impact on the corner of Chapel Lane and Cross Street.</p> <p>Site is too small to accommodate a new dwelling.</p>	<p>It is not considered that the existing cottage will be significantly impacted upon by the development owing to the distance away from it. In addition as the property will face Cross Street, the relationship between the two houses is different and therefore would not unduly impact its setting.</p> <p>The site proposed appears to adequately contain the house, providing the desired parking numbers, amenity space and room sizes and therefore using this guidance it is considered on balance an acceptable plot to erect a new house. This has been further considered adjudging the other houses in the immediate area.</p>
<p><i>Heritage</i> On the corner of cross Street and Chapel Lane there is a blue stone of historical significance. It's claimed that the Methodist preacher John Wesley stood upon the stone and preached. The proposed development is directly next to this historical monument and its construction could affect the aspect of the street preventing tourists and other Methodists from seeing the Blue Stone.</p>	<p>This is noted but it is considered that this application will not significantly impact upon this. There are no plans to move this as part of the development. By removing the dense vegetation that surrounds this stone may also improve the visibility of said stone.</p>
<p><i>Overall Design</i> The look of the property also appears too modern and out of character with surrounding cottages, built from reclaimed brick etc. The proposed development is not in keeping with the conservation status of this part of the village.</p>	<p>The proposed house has been amended to provide a more traditional design to complement existing houses in the immediate area. There is also a need to ensure a new building also does not become 'pastiche' in such a degree it does more harm to the area than good. A condition on materials will be included to ensure that the finished design will be of a high quality that continues to respond to the local vernacular.</p>
<p><i>Highway Safety</i> The majority of Cross Street and Chapel Lane is only one vehicle width so on-street parking is not possible there. Small parts of those two streets are wide enough to allow parking , provided it is a small car and it goes well onto the pavement. I am aware that the proposed plan indicates two on site parking places - the real world scenario must be that we compare like with like with using the properties in the area. So they may have 3 cars, they will have visitors, they will find it awkward to get into what will be a awkward tight entrance so they will leave their car outside. When this happens the parking is always directly in front of our access gate, blocking the path for pedestrians. This makes entrance and egress extremely challenging with just my car, and impossible when towing my trailer. This, coupled with the fact Ivy Cottage has a thatched roof, causes me great concern from an emergency vehicle access perspective as, in the unfortunate event of a fire, access to a modern Fire and Rescue appliance would be impossible. Issues over the size of parking spaces</p>	<p>The Leicestershire County Council guidance maintain that two parking spaces are adequate for a new home proposal with three bedrooms. Appeals and other guidance advise that departure from statutory advice is possible is supported by strong evidence</p> <p>It is acknowledged that local characteristics may result in the need for visitors to park on the public highway but given relatively low traffic conditions, such a temporary impact of visitors using the public highway network for parking is considered not severe when assessed against the NPPF.</p>

<p><i>Neighbour Amenity</i></p> <p>Furthermore this proposal would directly overlook our property which for the last 100 years has enjoyed a privacy that its value would suggest. The granting of this proposal would significantly impact that privacy and therefore the value of our property.</p>	<p>A full assessment of amenity has been considered and has lead to change to the windows at the rear to avoid undue overlooking issues. Notwithstanding this, the distance between windows to windows is 21.1m which is considered acceptable under planning guidance.</p>
<p><i>Construction Issues</i></p> <p>A further recently granted property on Cross Street, that was also squeezed into a very small plot caused huge upheaval to Cross Street and even Main Street. Access was denied by construction vehicles, the road and surrounding areas became very dirty and neighbours fell out over it.</p> <p>This would be even worse for this Proposal as the access to the Hollies is even more difficult given the intersection it sits on with Chapel Lane which is a Cul-de-Sac and has no turning circle. Deliveries of larger objects for the build would be virtually impossible without causing serious disruption. Many children play around the Hollies and the complete lack of space for parking of construction vehicles would inevitably lead to safety issues.</p> <p>We feel very negative about the possible presence of a construction site for long time so close to where we live.</p> <p>A further question for the Committee to consider is how do we access our drive (and other affected neighbours) during the construction of this dwelling if planning consent is granted?</p>	<p>It is noted that the roads in the surrounding area are not particularly wide and this may cause difficulties for construction vehicles should approval be obtained.</p> <p>This issue is however temporary and on its own would not be a sufficient reason to justify refusal.</p>

Other Material Considerations Not Raised By Representations:-

Other Material Consideration	Assessment of Assistant Director of Planning and Regulatory Services
<p>Application of planning policy</p> <p>Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development and advises that where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, a Local Planning Authority should grant permission unless: the application of the policies in the NPPF that protect areas or assets of particular importance provide a clear reason for refusing the development or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole.</p>	<p>The application is required to be considered against the Development Plan and other material considerations.</p> <p>Paragraph 213 of the NPPF states that existing policies should not be considered out-of-date simply because they were adopted or made prior to its publication. . Due weight should be given to them, according to their degree of consistency with this Framework (the closer the policies in the plan to the policies in the Framework, the greater the weight that may be given).</p> <p>The 1999 is considerably out of date in terms of its compatibility with the NPPF. The NPPF is therefore considered to form the policy basis for decision making in this instance.</p> <p>Whilst the proposed development does not fully accord with the saved policies of the Local Plan due to its location, it is considered that the development does accord with the NPPF and there are other material considerations to take into account that support the proposal.</p>
<p>Emerging Melton Local Plan</p>	

The new local plan has now completed Examination and the Inspector has recently received responses to suggested Modifications. The remaining stage is to receive the Inspectors decision.

Paragraph 47 of the NPPF states that:

Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing

It is stated in paragraph 48 that:

Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

Policy SS1 –Presumption in favour of Sustainable Development: when considering development proposals, the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It will always work proactively with applicants jointly to find solutions which mean that proposals can be approved wherever possible, and to secure development that improves the economic, social and environmental conditions in the area.

Planning applications that accord with the policies in this Local Plan (and, where relevant, with policies in Neighbourhood Plans) will be approved without delay, unless material considerations indicate otherwise.

Where there are no policies relevant to the application, or relevant policies are out of date at the time of making the decision, then the Council will grant permission unless material considerations indicate otherwise, taking into account whether:

Any adverse impacts of granting permission would significantly and demonstrably outweigh the benefits, when assessed against the policies in the national planning policy framework taken as a whole; or

Specific policies in that framework indicate that

The Local Plan has progressed through examination stage and the Main Modifications are currently out for consultation.

The relatively minimal amount of work required to complete the local plan modifications that do not impact upon the main policies of the plan means the plan can be afforded significant weight.

The proposed development would be located in a rural hub which is considered to be a village with a relatively good sustainable ‘rating’ with access to key facilities. For Gaddesby, there is a good bus service, primary school nearby, village hall, public house and church will offer many options that reduce dependency on the use of the private car.

development should be restricted.

Policy C2 – Housing Mix

We will seek to manage the delivery of a mix of house types and sizes to balance the current housing offer, having regard to market conditions, housing needs and economic viability, taking account of site specific circumstances and the housing mix information set out in Table 9 or in any future update of the housing mix evidence.

Policy D1 – Raising the Standard of Design

All new developments should be of high quality design. All development proposals will be assessed against all the following criteria:

- a) Siting and layout must be sympathetic to the character of the area;
- b) New development should meet basic urban design principles outlined in this plan and any accompanying Supplementary Planning Documents (SPD);
- c) Buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design;
- d) Amenity of neighbours and neighbouring properties should not be compromised;
- e) Appropriate provision should be made for the sustainable management of waste, including collection and storage facilities for recyclable and other waste;
- f) Sustainable means of communication and transportation should be used where appropriate;
- g) Development should be designed to reduce crime and the perception of crime.
- h) Existing trees and hedges should be utilised, together with new landscaping, to negate the effects of development;
- i) Proposals include appropriate, safe connection to the existing highway network;
- j) Performs well against Building for Life 12 or any subsequent guidance and seeks to develop the principles of 'Active Design' for housing developments;
- k) Makes adequate provision for car parking; and
- l) Development should be managed so as to control disruption caused by construction for reasons of safeguarding and improving health well-being for all.

EN13 – Heritage Assets

A) seeking to ensure the protection and enhancement of Heritage Assets including non-designated heritage assets when considering proposals for development affecting their significance and setting. Proposed development should avoid harm to the significance of historic sites, buildings or areas, including their setting.

B) seeking new developments to make a positive contribution to the character and distinctiveness of the local area.

C) ensuring that new developments in conservation

The development would provide a three bedroom property that is in most need within the village according to the 2015 housing needs report.

This policy has a direct implication for all new development and through a series of negotiations, the proposal is not adjudged to be of the high quality stated in policy D1. A fine balance has been struck between respecting the conservation area and ensuring the development does not become a poor 'mock' of what is already present in the local area.

Though reductions in scale and removal of excessively modern features including the gable to the front, a more sympathetic design has been achieved. In addition to this, a condition on having the finished materials submitted will allow for a design that is proposed to be of high quality as this policy dictates.

The proposed development is deemed to accord with all these policies.

areas are consistent with the identified special character of those areas, and seeking to identify new conservation areas, where appropriate;	
Impact on setting of the conservation area	<p>Suitable amendments to reflect the setting of the conservation area have been achieved as best as possible. The changes have attempted to ensure the finished scheme is a well proportioned vernacular cottage. This is subject determination is made in accordance with Section 72 of the Listed Building and Conservation Areas Act (1990) in paying special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.</p> <p>On balance, the proposal is deemed to accord with such requirements of the act.</p>

Conclusion:-

It is considered that on balance, the proposed dwelling will contribute to the development of housing in what is a sustainable village of Gaddesby owing to its ‘Rural Hub’ status within the emerging local plan. The scheme is within the village envelope of Gaddesby and has been amended on numerous occasions to ensure it more closely reflects the local area characteristics including the sensitive conservation area setting. Further conditions on materials will be imposed to ensure the finished design truly responds to the local area.

It is considered that the proposed development is compliant with the emerging Local Plan and the policies contained within the NPPF and there are no material considerations which would justify the refusal of the application.

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 hereby permitted shall be carried out in accordance with drawings numbered: A003 Revision C; PL100 Revision C and PL101 Revision C received by the Local Planning Authority on 14th August 2018 and drawings numbered: A002 revision D, received by the Local Planning Authority on 28th August 2018.
3. No development shall start on site until all external materials to be used in the development hereby permitted have been agreed in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details. The details for submission shall include:-
 - a) Windows and doors – timber has been considered the most appropriate owing to the site characteristics
 - b) Trick Vents
 - c) External materials including bricks and roofs
 - d) Treatment of Verges and Eaves
 - e) Rainwater goods
4. The development hereby permitted shall not commence until drainage plans for the disposal of surface water and foul sewage have been submitted to and approved by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details before the development is first brought into use.
5. The car parking and any turning facilities shown within the curtilage of the dwelling proposed shall be provided hard surfaced and made available for use before the dwelling is occupied and shall thereafter be permanently so maintained.
6. Before the development hereby permitted is brought into use, the hedge / wall / fence fronting the site shall be reduced in height and maintained in perpetuity at a maximum of 0.6 metres above the level of

the adjacent carriageway. Any new or replacement hedge shall not be set with, nor allowed to grow to a height exceeding 0.6 metres above the level of the adjacent carriageway and thereafter be permanently so maintained

7. Before first use of the development hereby permitted, drainage shall be provided within the site such that surface water does not drain into the Public Highway and thereafter shall be so maintained.
8. Notwithstanding the provisions of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development Order) 2015 or any subsequent amendment to that order, no development within class A, specified in A, B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.

Reasons:

1. To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by S51 of the Planning and Compulsory Purchase Act 2004.
2. For the avoidance of doubt.
3. To enable the Local Planning Authority to retain control over the external appearance as no details have been submitted.
4. To ensure that satisfactory provision is made at the appropriate time for the disposal of foul and surface water.
5. To ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.
6. To afford adequate visibility at the access/junction to cater for the expected volume of traffic joining the existing highway network and in the interests of general highway safety.
7. To reduce the possibility of surface water from the site being deposited in the highway causing dangers to road users.
8. In order for the LPA to control further extensions in the interests of neighbour and visual amenity.

Officer to contact: Glen Baker-Adams
Date: 24th August 2018