

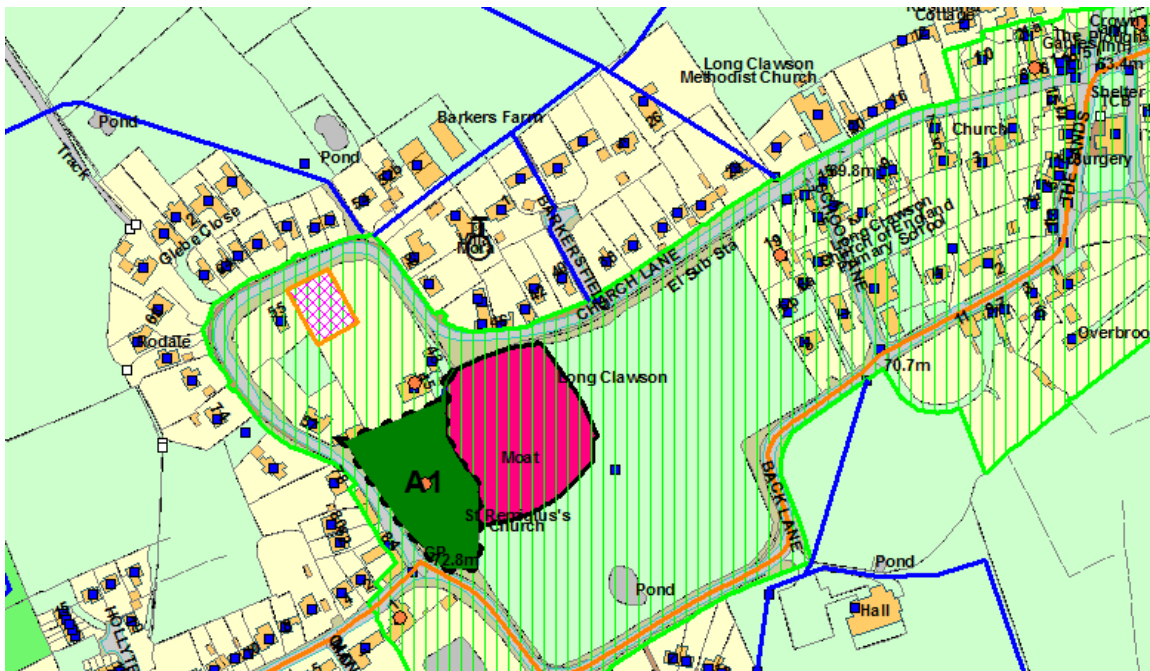
Reference: 18/00981/FUL

Date submitted: 16th August 2018

Applicant: Mr & Mrs P & E Connor

Location: The Old Vicarage, 43 Church Lane, Long Clawson

Proposal: Proposed erection of 1 no dwelling in the paddock area adjoining The Old Vicarage, (resubmission of withdrawn application 17/01472/FUL)



Proposal :-

The application site is located to the south of Church Lane towards the centre of the village of Long Clawson within the main built up part of the settlement. The site forms part of the curtilage to the Old Vicarage which lies to the south-east of the site. The site has a gated access from Church Lane to the north and is bounded by a hedgerow to the highway and also contains a number of trees. The site is adjacent to residential properties to the west and north with the curtilage of the Old Vicarage to the south and east. Further to the south is the Church of St Remigius and the site lies within the Conservation Area.

The application proposes the erection of a dwelling sited to the north-west of the site. There is an access proposed onto Church Lane with a parking and turning area beyond and access to a proposed detached cart shed. The proposed dwelling would accommodate a sitting room, study, hall, cloaks and kitchen/breakfast room on the ground floor with three bedrooms, one with ensuite and dressing room, and a bathroom at first floor.

The application has been accompanied by a Bat Survey, Great Crested Newt Survey, Tree Survey and Archaeology Survey.

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

- **Compliance or otherwise with the Development Plan, Neighbourhood Plan and the NPPF**
- **Principle of development**
- **Impact upon the character of the area**
- **Impact upon residential amenities**
- **Impact upon heritage assets**
- **Highway Safety**
- **Ecology**

The application is required to be presented to the Committee due to the number of representations received.

History:-

17/01472/FUL – Proposed erection of three dwellings – Withdrawn.

Planning Policies:-

The Melton Local Plan 2011-2036 was adopted on 10th October 2018 and is the Development Plan for the area in addition to the Neighbourhood Plan. Under s.38(6) planning decisions must follow the policies of the of the Plan unless material considerations indicate otherwise

Policy SS1 sets out a presumption in favour of sustainable development.

Policy SS2 sets out the Borough wide development strategy and states that Service Centres and Rural Hubs will accommodate approximately 35% of the Borough's housing residual requirement delivered on allocated sites and windfall sites.

Policy SS3 states in addition to allocated sites permission will be granted for new residential development in the rural area within or on the edge of existing settlements, provided it is in keeping with the scale and character of the host settlement and where certain criteria are met. These include demonstrating a proven local need, respecting the settlement character, being served by sustainable infrastructure, respecting ecology and heritage and providing adequate drainage.

Policy C2 seeks to manage the delivery of a mix of house types, tenures and sizes to balance the current housing offer.

Policy EN2 seeks to achieve net gains for nature and proactively seek habitat creation as part of new development proposals and to protect and enhance biodiversity.

Policy EN6 states development proposals will be supported where they do not harm open areas which, contribute positively to the individual character of a settlement, contribute to the setting of historic built form and features or contribute to the key characteristics and features of conservation areas.

Policy EN8 states all new development proposals will be required to demonstrate how the need to mitigate and adapt to climate change has been considered.

Policy EN11 seeks to ensure development proposals do not increase flood risk and will seek to reduce flood risk to others.

Policy EN13 states the Council will take a positive approach to the conservation of heritage assets and the wider historic environment.

Policy D1 seeks to raise the standard of design through siting and design being sympathetic to the character of the area, to protect the amenity of neighbours, utilise the existing trees and hedges together with new landscaping and make adequate car parking provision.

Clawson, Hose and Harby Neighbourhood Plan

The Clawson, Hose and Harby Neighbourhood Plan was made in June 2018. It is considered that the following policies are applicable to this proposal.

Policy H1 states new housing will be delivered through the development of the housing allocations identified in Policy H2 of this Plan and through windfall developments that accord with Policy H4 of this Plan.

Policy H3 is generally supportive of development within the limits to development, subject to meeting a range of criteria

Policy H4 states residential development proposals on infill and redevelopment sites will be supported subject to proposals being well designed and meeting relevant requirements set out in other policies in this Plan and where development meets criteria including comprising a restricted gap in the continuity of existing frontage buildings where the site is closely surrounded by buildings, is within or adjacent to the Limits to Development and meet the criteria in Policy H3, does not adversely impact on the character of the area, or the amenity of neighbours and the layout and yield of the site respects the character of the immediate locality in terms of building orientation, massing and materials.

Policy H5 seeks a mixture of housing types specifically to meet identified local needs in the villages of Harby, Hose and Long Clawson with priority given to dwellings of 1, 2 and 3 bedrooms.

Policy H7 states proposals for new dwellings will be supported where they comply with the certain criteria.

Policy ENV4 states development proposals should not damage or adversely affect sites designated for their nature conservation importance.

Policy ENV6 states trees and hedgerows of good arboricultural, biodiversity and amenity value should be protected from loss or damage as a result of development.

Policy ENV8 states development proposals should respect the open views and vistas and proposals which would have an unacceptably detrimental impact on these views and vistas will not be supported.

Policy T4 states for residential developments, adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more.

National Planning Policy Framework (July 2018)

The Local Plan has been examined and it has been concluded it is compatible with the NPPF 2012 version. There are not considered to be any changes in the 2018 version that renders the policies applicable to this application 'out of date'.

Planning (Listed Buildings and Conservation Areas) Act 1990

The site lies within the Long Clawson Conservation Area and adjacent to a listed building. Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the 'Act') requires the Local Planning Authority to pay special regard to the desirability of preserving listed buildings and their setting. In this context, the objective of preservation is to cause no harm and is a matter of paramount concern in the planning process. Section 72(1) imposes a requirement in relation to the consideration and determination of planning applications which affect conservation areas, that special attention should be paid to the desirability of preserving or enhancing the character or appearance of the conservation area.

Consultations:

Consultation reply	Assessment of Asst. Director of Strategic Planning and Regulatory Services
<p>Clawson, Hose and Harby Parish Council: Object.</p> <p>The site is in the Long Clawson Conservation Area and in the grounds of a grade II listed building and the development would detract from both.</p> <p>The proposal would be contrary to the Neighbourhood Plan Policy ENV8 by interrupting important view 13 across this area.</p>	<p>The site lies within the conservation area for Long Clawson and to the south-east of the site is the grade II listed building, The Old Vicarage. The proposed dwelling is to be sited on a parcel of land to the north-west of The Old Rectory with a significant separation distance in between the existing and proposed dwelling. The proposed dwelling would be in line with the adjacent property, No. 55 Church Lane, and would front Church Lane to the north.</p> <p>Given this separation distance it is not considered the setting of the listed building would be harmed by the proposal. The key visual and physical relationship between the Church and The Old Rectory would not be affected and the residential curtilage of The Old Rectory would remain. The proposed dwelling would be visible from The Old Rectory but the proposal would not adversely affect the appreciation of the significance of the heritage asset, provided by its setting.</p> <p>The design and scale of the property is considered to be acceptable and would respect the built form along Church Lane. The proposal would develop a small portion of currently open space but would be read as a continuation of the built form. The open space would remain to the side and rear and the majority of trees and hedgerow would remain. The open space concerned is not ‘designated’ in either Local or Neighbourhood Plans.</p> <p>The proposed dwelling would be one and a half storey with a ridge height under 7 metres and would not be unduly prominent when viewed from Church Lane. The style and character of the property is traditional in appearance and the proposed cart shed has a traditional profile and would not appear unduly prominent.</p> <p>The combination of rustic red brickwork with gabled timber windows and bargeboards would mitigate the impact of the new dwelling in a sensitive part of the Conservation Area. Subject to conditions regarding the details of the proposal it is considered the scheme would preserve the character and appearance of this part of the Conservation Area.</p> <p>Policy ENV8 relates to the protection of open views and the site lies close to the identified open views and vistas, number 13, which is west across Castle Field from Back Lane. Appendix 2 states that this is a highly valued open area of historical and landscape significance within the village.</p>

<p>The proposal is contrary to NP Policy H7 Housing Design points a), d), e) and f).</p>	<p>It is considered the application site is well screened by trees and mature boundaries and does not form part of the open area to the south of the site across Castle Field which allows the view identified in the NP. As a separate enclosed curtilage site it is not considered that the proposal would impact on the identified open view. As such, it is not considered that the proposal would be contrary to Policy ENV8 of the NP.</p> <p>Policy H7 identifies the criteria against which the design of new housing should be assessed against. Point a) states that “the design should enhance and reinforce the local distinctiveness and character of the area in which it is situated, particularly within the Conservation Areas”.</p> <p>The proposed three bedroom dwelling is to be constructed in red brick with a plain tile roof and has been designed to be one and a half storey incorporating pitched dormer windows and a projecting gable. The dwelling is to be sited adjacent to No.55 Church Lane, a relatively modern property, and is to front Church Lane to the north. This part of Church Lane is characterised by relatively modern properties of a variety of styles and designs. Red brick is the predominant material along Church Lane and a number of properties have pitched dormer windows in the front elevations. The design of the property is considered to be in keeping with the character and local distinctiveness of the area.</p> <p>Point d) states that “the development should not disrupt the visual amenities of the street scene nor harm any significant wider landscape views or environmental asset, including significant natural habitats”.</p> <p>The property would front onto Church Lane and would respect the form of buildings along this part of Church Lane and in this respect would be in keeping with the streetscene. The proposal would only develop part of the open space and the spacious, open setting to this part of Church Lane would largely remain. Furthermore, a bat survey and great crested newts survey have been submitted with the application and the proposal would not have any significant impact on a natural habitat.</p> <p>Point e) states that “the quality of design of new buildings and their layout should positively add to the historical character of the villages, listed and historic buildings and their settings should be conserved or enhanced. However, contemporary and innovative materials and design will be supported where positive improvement can be robustly demonstrated without detracting from the</p>
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<p>The NP requires 3 parking spaces for a 3 bedroom dwelling and only 2 spaces are shown.</p> <p>There is no pedestrian footpath on this side of Church Lane.</p>	<p>historic context”.</p> <p>The site is within the historic core of the village, being sited within the designated Conservation Area and in close proximity to the grade II listed building. The design and scale of the property respects the built form along Church Lane and would preserve the appearance and form of this part of the designation. The property is sited a significant distance from The Old Rectory on a detached parcel of land and would not be harmful to the setting of this building.</p> <p>Point f) states that “new buildings should be designed to respect and respond positively to the visual character and the architectural massing of the neighbouring area. Materials should be chosen to blend with the design of the area and add to the quality or character of the surrounding environment and of the Conservation Areas and the setting of listed buildings”.</p> <p>The proposed dwelling would be constructed in materials similar to surrounding properties and the design of the property is sympathetic to the visual character of the area.</p> <p>Overall, the proposal is considered to be in line with Policy H7 of the NP.</p> <p>Policy T4 of the NP states that for residential developments, adequate off-road parking should be provided as a minimum of two car parking spaces for dwellings of two bedrooms or less, three spaces for dwellings of three bedrooms or more. The layout plan shows parking for two cars within the proposed double cart shed. The access and turning area are sufficient to allow additional parking. As such, adequate parking provision can be provided within the site in accordance with Policy T4 of the NP.</p> <p>Policy T3 of the NP relates to measures to improve and join up pavements, footpaths and cycle/bridleways into comprehensive networks. This application proposes a single dwelling to the south of Church Lane which currently has a grass verge. The property to the west has no pavement and this side of Church Lane is characterised by a grass verge. It would not be reasonable to expect the provision of one dwelling to provide a pavement to this side of the highway, where there is currently no pavement. In addition, it is not considered the absence of a footpath would lead to significant highway dangers.</p> <p>Overall, it is considered the proposal would preserve the character and appearance of the Conservation Area, would not affect the setting of any listed building, the proposed dwelling</p>
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	would be sympathetic to its surroundings and context, would not adversely affect key views and open space and would provide adequate parking and access.
<p>Conservation Officer: No objection.</p> <p>Conservation does not object to the proposal. The 1.5 storey dwelling, with a ridge height at under 7 meters, will not be unduly prominent when viewed from the streetscene, and the style and character of the property is traditional in appearance. The proposed cart shed has a traditional profile and will not appear unduly prominent.</p> <p>The combination of rustic red brickwork with gabled timber windows and bargeboards will mitigate the impact of the new dwelling in a sensitive aspect of the conservation area. A recommendation is made to seek a brick bond within the planning conditions, as a stretcher bonded brick house in this location will appear modern and will distort the attempt that has been made to construct a traditional dwelling. Conditions are recommended.</p>	<p>Noted. The assessment of the development in terms of the Conservation Area and listed buildings is set out above.</p> <p>It is not considered that the proposal would have a harmful impact on the character or appearance of the Conservation Area or on the setting of any listed building.</p>
LCC Ecology: No objection subject to conditions.	Noted.
<p>LCC Archaeology: No objection.</p> <p>The application site falls within the Historic settlement core of Long Clawson and the Long Clawson conservation area. It is adjacent to the Manor House Moat, St Remigus Church listed grade II* and The Old Vicarage listed grade II.</p> <p>In that context it is recommended that the current application is approved subject to conditions for an appropriate programme of archaeological mitigation, including as necessary intrusive and non-intrusive investigation and recording.</p>	Noted. This can be controlled by means of a condition.

Representations:

A site notice was posted and neighbouring properties consulted. As a result **13 letters of objection have been received from 11 households**, objecting on the following grounds:

Representations	Assessment of Head of Strategic Planning and Regulatory Services
<p>Impact on Residential Amenity Proximity to neighbouring property</p>	<p>The proposed dwelling is to be sited to the south of Church Lane and would border the gardens of The Old Vicarage to the east and south. The dwelling would be sited some distance from the Old Vicarage and due to the distance separation involved and would not have any adverse impact on this property.</p>

	<p>To the north the properties would be separated by the highway and would not be adversely impact on by the proposed development.</p> <p>Adjacent to the proposed dwelling to the west is No. 55 Church Lane. This is a detached property which is currently screened by a mature hedge. The hedge is proposed to be retained and the property has been designed with no windows on the western elevation facing the neighbouring property. The proposed dwelling would be sited 4.5 metres from the rear of the garage to this property. Due to the design, siting, orientation and separation to No. 55, it is not considered that the proposal would have an adverse impact on the adjacent property to the west.</p> <p>It is therefore not considered that the proposal would have an undue adverse impact on the residential amenities of occupiers of neighbouring properties.</p>
<p>Highway Safety</p> <p>Access is between two blind bends, additional housing on Church Lane approved will have a cumulative impact, there is no pedestrian access, there should be a footpath provided along the frontage to link to the existing footpath.</p>	<p>The proposed dwelling would be accessed via a new vehicular access in place of a gated access. As assessed above adequate access, visibility, parking and turning can be provided within the site. The access would allow for a 2m by 33m forward visibility splay. The access would be hard bound for the first 13 metres and parking and turning is to be provided to the south of the dwelling to the east of the plot.</p> <p>There is currently no hard surfaced footpath to the south of Church Lane. It is considered unreasonable to insist on the provision of a footpath to serve the proposed dwelling where there is no current footpath to the south of Church Lane.</p> <p>It is considered that the proposed would not have a detrimental impact on highway safety.</p>
<p>Character of the Area</p> <p>The proposal would not preserve or enhance the Conservation Area, the site sits within a historic cluster including the Grade II* listed Manor House, the Grade II* listed St Remigius Church, the Scheduled Moated Site and the Vicarage itself, it forms a part of the setting for all of these heritage assets and the development would not enhance what is already in situ but will detract from the views both into and out of these particularly valuable buildings. The paddock is clearly part of the Castle Field, this has remained undisturbed, it is an ancient important open space. There is potential archaeological interest. This part of the village would be destroyed, views and character would be affected, the orchard will be hidden by the proposed dwelling, the site is a</p>	<p>Noted. An assessment on the impact of heritage assets is contained above within the report.</p> <p>Castle Field lies to the south east of The Old Vicarage and this site does not form part of this identified open space. The site forms part of the curtilage and former orchard to The Old Vicarage and is physically separate from Castle Field. The site has different characteristics to the land to the south-east and is well screened and separated by mature hedgerows and trees.</p> <p>An archaeological assessment has been submitted with the application and reviewed by the County Council. LCC Archaeology has raised no objection to the proposal subject to a condition for an appropriate programme of archaeological mitigation, including as</p>

<p>Protected Open Area and the development would lead to the destruction of Local Green Space for which the latest Melton Plan recommends a reinforcement of its status.</p>	<p>necessary intrusive and non-intrusive investigation and recording.</p> <p>Policy EN1 states that new developments will be supported where they do not adversely affect an area's sense of place and local distinctiveness and do not adversely affect areas of tranquillity, including those benefiting from dark skies, unless proposals can be adequately mitigated through the use of buffering.</p> <p>Policy EN6 states that development proposals will be supported where they do not harm open areas which contribute positively to the individual character of a settlement and proposals will also be supported where they do not harm individual features of a settlement which contribute towards settlement character.</p> <p>Finally, Policy D1 states that the siting and layout of a development must be sympathetic to the character of the area and buildings and development should be designed to reflect the wider context of the local area and respect the local vernacular without stifling innovative design.</p> <p>To the west and north of the application site there is residential development along Church Lane and the proposed siting of a dwelling adjacent to No. 55 and opposite properties and recent development to the north the proposal would respect the character and form along this part of Church Lane. The hedgerow and grass verges to the frontage would be retained and with the exception of the proposed access this side of Church Lane would remain relatively unaltered.</p> <p>The proposed dwelling has been designed to have a low roof profile with the first floor at eaves level and has been designed to respect the character and form of other properties along Church Lane.</p> <p>The proposed dwelling and development of the site would not have an adverse impact on the character and form of this part of the village and would comply with Policies EN1, EN6 and D1 of the Local Plan and H7 of the adopted NP.</p> <p>The submitted layout plan shows a new orchard to the rear of the site to form part of The Old Vicarage. This site is currently well screened and has limited views across it. Whilst the Orchard would be screened it would form part of the private residential area of The Old Vicarage and is not a public space or currently has any vantage points from the public realm.</p>
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	<p>Under the Local Plan and Neighbourhood Plan the site is not part of a Protected Open Area or designated local green space.</p> <p>It is considered the proposal would be visually acceptable, would not have a detrimental impact on important views or open spaces and complies with the above policies.</p>
<p>Ecology</p> <p>Loss of habitat, impact on pond and great crested newts, the garden to the Vicarage is designated by DEFRA as "Priority Habitat Inventory - Traditional Orchard". "Priority Species - Lapwing" and is also a buffer zone for Willow Tit. There is a lack of a protected species mitigation plan for great crested newts, the proposal would lead to the disruption of local wildlife corridor.</p>	<p>The application has been supported with the submission of a bat and great crested newt survey. These have been reviewed by the County Ecologist who has raised no objection to the proposal.</p> <p>The proposal would not have any adverse impact on protected species and would be in accordance with Policy EN2 of the Local Plan and Policy EN4 of the NP.</p>
<p>Loss of Trees</p> <p>In Conservation Area, large trees subject to TPO. loss of trees would dramatically change landscape.</p>	<p>There are no Tree Preservation Orders on the site; however it is within the designated Conservation Area. The site contains a number of trees and the application has been supported with a tree survey, tree plan and root protection plan. Trees to the frontage of the site are on the whole to be retained and root protection areas put in place during the construction of the development. Trees within the site are also to be retained and protected. Additional landscaping and planting are proposed within the site.</p> <p>The overall protection and retention of trees is considered to be adequate and would comply with Policy ENV6 of the Neighbourhood Plan.</p>
<p>Other Matters</p> <p>Contrary to Neighbourhood Plan.</p> <p>No proven need for more housing.</p>	<p>An assessment of the proposal against the Neighbourhood Plan is contained within the report.</p> <p>Paragraph 59 the NPPF states 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 and that the needs of groups with specific housing requirements are addressed. Paragraph 68 states that support should be given to windfall sites and great weight should be given to the benefits of using suitable sites within existing settlements for homes. Policy SS2 of the Local Plan and Policy H4 of the NP supports windfall development within existing settlements and therefore the principle of a dwelling in this location is supported.</p>

<p>Pressure on village infrastructure, the village school is over subscribed.</p>	<p>Noted. The application proposes one additional dwelling within a sustainable settlement which is considered capable of accommodating new development.</p>
<p>Lack of a drainage assessment – no SUDS assessment, overloading of sewers.</p>	<p>Noted. The application site lies within Flood Zone 1 which has a low probability of flooding. Local Plan Policy EN11 requires that development proposals do not increase flood risk and will seek to reduce flood risk to others. It can be conditioned that adequate surface water and foul drainage can be provided within the site.</p>
<p>Precedent as there was a previous application for three houses and now for 1; should be conditional there is no further housing. The previous application for three dwellings was refused. More houses being built on the road after constant development.</p>	<p>Noted. However, each application should be considered on its own merits and precedence does not play a role in planning. The imposition of a condition to restrict further housing on the site would not meet the relevant test for conditions.</p>

Other Material Considerations not raised through representations:

Consideration	Assessment of Asst. Director of Planning and Regulatory Services
<p>Principle of Development</p> <p>Policies SS1 and SS2 supports development within and adjoining the Service Centres and Rural Hubs and encourages small scale residential ‘windfall’ development, where it would represent sustainable development under Policy SS1.</p> <p>Neighbourhood Plan Policies H1, H3 and H4 are generally supportive of windfall development within the limits to development.</p> <p>The NPPF emphasis the requirement for sustainable development. Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraph 10 states at the heart of the Framework is a presumption in favour of sustainable development.</p> <p>Paragraph 78 of the NPPF, in relation to rural housing, states that to promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. It goes on to state that planning policies should identify opportunities for villages to grow and thrive, especially where this will support local services</p>	<p>The application site is within the centre of an identified sustainable settlement and is within close proximity to existing services and facilities. As such, the proposal is considered to be in accordance with Policies SS1 and SS2 of the Local Plan and the requirements of the NPPF, as it would represent sustainable development.</p> <p>The site lies within the village of Long Clawson and within the identified limits to development as defined within the Neighbourhood Plan.</p> <p>The application is within the village of Long Clawson which is classed as sustainable in the Local Plan and is therefore an appropriate area for sustainable development in terms of its general location and access to services.</p> <p>The site lies within the centre of a sustainable service centre and the development would support local services. The proposal would accord with the requirements of the NPPF.</p>

<p>The Housing Needs Study for the Borough has indicated that there is a requirement for two and three bedroomed properties. The provision of 1, 2 and 3 bedrooms and homes suitable for older people including bungalows will be supported. The provision of one 3 bedroom dwelling, which has a bedroom on the ground floor, is considered to meet the locally identified housing needs of the Borough.</p> <p>Policy H5 of the Neighbourhood Plan states that priority should be given to dwellings of 1, 2 and 3 bedrooms and to homes suitable for older people, including 2 and 3 bedroom bungalows and dwellings suitable for those with restricted mobility.</p>	<p>A Housing Needs Study was conducted for the Borough by JG Consulting in August 2016 which concluded the focus of new market housing provision should be on two and three bed properties.</p> <p>This application has been submitted for a three bed one and a half storey dwelling. As such, the proposed three bed dwelling would be in accordance with Policy H5 of the NP.</p> <p>Overall, a dwelling at this location is considered acceptable in principle, would meet an identified Borough wide need and comply with the requirements of Neighbourhood Plan Policy H5 and the intentions of the NPPF.</p> <p>Long Clawson is considered to be a sustainable location and the site lies within the built up form and limits to development of the village and is well connected to the village centre. The proposed dwelling meets an identified local housing need and would contribute to housing provision.</p> <p>Therefore, in principle the development is considered to be acceptable.</p>
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Conclusion

The proposed detached dwelling is within a sustainable village where the principle of development is supported and would meet an identified Borough-wide need. The proposal could be accommodated within the site without having a detrimental impact on the character of the area, neighbouring properties or highway safety. The proposal, subject to conditions, would safeguard the ecology and archaeology on the site. The proposal would not be harmful to the character or appearance of the Conservation Area or adversely affect the setting of any listed building. As such, the proposal is considered to be comply with the Local Plan and Neighbourhood Plan Policies referred to above and principles of the NPPF.

Recommendation: APPROVE subject to the following conditions:

Conditions:

1. The development shall be begun before the expiration of three years from the date of this permission.
2. This permission relates to the following plans: 7407 A OS Rev B Location Plan, 7407 03 10 Rev C Detailed Site Plan, 7407 03 02 Rev B Plans and Elevations and 7407 03 01 Rev C Site Plan.
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.
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. The scheme shall also include planting details for the pond area, to provide the planting mix.

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. No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the use hereby permitted is commenced. Development shall be carried out in accordance with the approved details.
7. No development shall commence until a written scheme of investigation (WSI), informed by an initial stage of trial trenching, has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives and the programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works and the programme for post-investigation assessment and subsequent analysis, publication & dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI. The WSI must be prepared by an archaeological contractor acceptable to the Planning Authority. To demonstrate that the implementation of this written scheme of investigation has been secured the applicant must provide a signed contract or similar legal agreement between themselves and their approved archaeological contractor.
8. The approved access, parking and turning, including visibility splays, shall be provided prior to the first occupation of the dwelling hereby approved and shall thereafter be so maintained.
9. The development shall be carried out in accordance with the great crested newt mitigation strategy set out in the Outline Great Crested Newt Mitigation Strategy July 2018.
10. No development shall commence on site until all existing trees and hedges that are to be retained have been securely fenced off by the erection of post and rail fencing to coincide with the canopy of the tree(s), or other fencing as may be agreed with the Local Planning Authority, to comply with BS5837. In addition all hedgerows that are to be retained shall be protected similarly by fencing erected at least 1m from the hedgerow. Within the fenced off areas there shall be no alteration to ground levels, no compaction of the soil, no stacking or storing of any materials and any service trenches shall be dug and backfilled by hand. Any tree roots with a diameter of 5 cms or more shall be left unsevered.
11. No development approved by this planning permission shall take place until such time as a surface water drainage scheme has been submitted to, and approved in writing by, the local planning authority. Development shall take place in accordance with these approved details prior to the first occupation of the dwelling hereby approved.
12. Before development commences the following details shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with these approved details.
 - a) Details of windows/doors/doors heads/cills. All external joinery including windows and doors shall be of a timber construction only. Details of their design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted. The windows shall not include trickle vents;
 - b) Brick/stone sample panel. Works shall not commence until such time as a brick sample panel showing brick, bond, mortar and pointing technique shall be provided on site for inspection and agreed in writing by the Local Planning Authority. The works shall be carried out only in accordance with the agreed details;
 - c) Details of treatment of verges & eaves;
 - d) Details of rainwater goods.
13. 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, B, C and E shall be carried out unless planning permission has first been granted for that development by the Local Planning Authority.

14. No development shall take place on site until details of existing and finished site levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with such agreed details.
15. Drainage shall be provided within the site such that surface water does not drain into the Public Highway.
16. Any gates to the vehicular access shall be set back a distance of five metres from the highway boundary and shall be hung so as to open inwards only.

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 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. To preserve the amenities of the locality.
7. To ensure the archaeology of the site is adequately investigated.
8. In the interests of highway safety.
9. To ensure protected species are safeguarded during development.
10. To ensure that existing trees are adequately protected during construction in the interests of the visual amenities of the area.
11. To ensure adequate drainage is provided.
12. In the interests of visual amenity.
13. In the interests of residential amenity.
14. In the interests of visual and residential amenity.
15. In the interests of highway safety.
16. In the interests of highway safety.

Officer to contact: **Mr Joe Mitson**

Date: