

**ROTHERHAM METROPOLITAN BOROUGH COUNCIL**

**PLANNING REGULATORY BOARD**

**VISIT OF INSPECTION – THURSDAY, 25<sup>TH</sup> JUNE, 2015**

- 1. RB2014/1703 – Details of the demolition of existing dwelling and erection of 9 No. dwellinghouses and formation of access road (reserved by outline RB2013/1015) at land at The Croft, Worksop Road, South Anston for Firsure Ltd and Framecourt Ltd.**

***Requested By:-*** Councillor Tweed, Vice-Chair of the Planning Board

***Reason:-*** To allow Members to consider the issue of access to the site of this proposed development

<u>No.</u>	<u>Application</u>	<u>Area</u>	<u>Arrival</u>	<u>Departure</u>
1.	RB2014/1703	South Anston	9.25 a.m.	9.50 a.m.

***Return to the Town Hall for approximately 10.15 a.m.***

## SITE VISIT NO. 1 (Approximate time on site - 9.25 a.m.)

<b>Application Number</b>	<b>RB2014/1703</b>
<b>Proposal and Location</b>	Details of the demolition of existing dwelling and erection of 9 No. dwellinghouses and formation of access road (reserved by outline RB2013/1015) at land at The Croft, Worksop Road, South Anston
<b>Recommendation</b>	Grant subject to conditions



### Site Description & Location

The application site is an existing bungalow set within a large plot located to the south of Worksop Road, South Anston. The existing bungalow of The Croft is located in the centre of the triangular shaped plot and is bordered to the west and the south by predominantly residential properties, though with some commercial, and to the north by Worksop Road (A57). It is accessed from Worksop Road.

To the east of the access and garden area of The Croft is a small triangular shaped piece of green open space. Anston Footpath No. 4 leads from Sheffield Road along the eastern side of the site to Worksop Road and splits as it reaches the open space area such that a separate footpath (Anston Footpath No. 3) runs down the western side of this area of open space. This open space area is owned by the applicant and falls within the current site boundary, and the total site is approximately 0.28 hectares in area. Beyond this area are more residential properties and gardens.

A small part of the site is within the South Anston Conservation Area which runs adjacent to the southern boundary.

## **Background**

KP1965/1828 - Outline for dwellinghouse – WITHDRAWN

RB1999/0281 - Application for Lawful Development Certificate re: existing vehicular access – GRANTED

RB2013/1015 - Outline application for the demolition of existing dwelling and erection of 9 No. dwellinghouses and formation of access road - GRANTED CONDITIONALLY. Conditions 2 and 3 of the outline permission state:

*02*

*Before the commencement of the development, details of the layout, scale, appearance, access and landscaping of the site shall be submitted to and approved by the Local Planning Authority and the development shall be carried out in accordance with the approved details.*

*03*

*Application for the approval of reserved matters shall be in accordance with the principles as described and illustrated in the accompanying Design and Access Statement and indicative drawing numbers 2013-11.01.01, 2013-11.01.03 Rev A, 2013-11.01.04, 2013-11.01.05, 2013.11.01.06 and 07/183/TR/003 received 02/12/13 and 2013-11.01.02 Rev A received 11/03/14*

## **Proposal**

It is proposed to demolish the existing bungalow on the site (this has already been granted consent by the outline planning permission for its demolition and the redevelopment of the site for 9 dwellings granted in 2013), and to replace it with 9 detached and semi-detached, two storey houses, some with garages.

The original outline permission reserved all matters for the detailed application and as such the issues for consideration are access, appearance, landscaping, layout and scale.

Access to the site will be provided by a new cul de sac from Worksop Road. The proposal involves 8 three bedroom properties and one two bedroom dormer bungalow type structure. The dwellings are to be arranged around a cul de sac with a pedestrian link to the existing Chapel walk footpath, which links South Anston to the A57. An existing public footpath No.3 will be diverted through the new cul de sac as it falls within the development site. .

The plans indicate a 1.8m brick wall will front the A57 on plots 1 & 9. Smaller 900mm railings are proposed to the front of the landscaped area and to the front of dwellings in the cul de sac to create a sense of enclosure. 1.8m high timber fencing is proposed to the rear gardens of the remaining properties and to the elevation facing Chapel Walk.

The application has been amended during the course of the application with plots 1 & 9 set back from the A57 to improve the amenity of future residents. In addition new acoustic garages are proposed to plots 1 & 9 to minimise the noise impact from the A57 and additional gable detailing has been proposed to the elevations facing the A57.

In addition the cul de sac turning head has been increase in size to accommodate the typical manoeuvring of a standard refuge truck.

In support of the application, the following documents have been submitted:

### Design and Access Statement

This states that:

- The proposed houses are small family sized housing (8 with 3 bedrooms and one with two bedrooms). They are all two storeys in height with no rooms in the roofspace with the exception of plot 3 which is single storey with rooms in the roofspace. This scale is in keeping with the adjoining area which predominantly consists of two storey detached and semi-detached properties as well as a block of flats on the northern side of Worksop Road.
- The proposed development has been designed so that the scale, design (including roof pitches, door and window details) and materials of the houses will be in keeping with those within the adjoining conservation area and the density of the development will also reflect that in the conservation area. The site is also lower than the conservation area so that the development will not dominate views of the conservation area.
- The site is in a sustainable location within the settlement of South Anston. It is within easy walking distance of a number of community facilities within the village and there are regular bus services along Worksop Road and Sheffield Road with bus stops within easy walking distance the site access. The sustainability of this site is shown by the Council's previous decision to grant outline planning permission for housing on the site.

### Noise Statement

The applicant has submitted the previous noise statement submitted with the outline permission. The original noise statement recommended that indoor noise levels do not exceed 45 dB and that rear garden noise levels do not exceed 55dB. The applicant has submitted a noise map indicating that the amended plan which includes garages to the A57 roadside, will not exceed 55dB.

## Transportation Statement

The Statement has considered how the site can be accessed and demonstrates there are no fundamental access reasons why it is not deliverable. The Statement also demonstrates that the road from which the proposed development will be accessed can readily accommodate the additional generated traffic by the proposed residential development without detriment to road safety or the convenience of other road users.

The Statement has considered the sustainability of the site and demonstrated that the site is well served by public transport and that the proposed residential development conforms to the principles of sustainability.

The Statement concludes that the proposed development is deliverable, can be accessed in a safe and satisfactory manner and that the traffic generated by it can be readily accommodated on the highway network without resulting in demonstrable harm to highway interest. As a consequence, the Statement concludes that the approval of residential development in the site should not therefore be withheld on any highway related basis.

## **Development Plan Allocation and Policy**

The Core Strategy was adopted by the Council on the 10th September 2014 and forms part of Rotherham's Local Plan together with 'saved' policies from the Unitary Development Plan (UDP).

The application site is allocated 'Residential' in the adopted Rotherham UDP and part within/immediately adjacent to the South Anston Conservation Area which lies to the south. Policies which are applicable to these proposals include:

### Core Strategy policy(s):

CS21 'Landscape'  
CS23 'Valuing the Historic Environment'  
CS28 'Sustainable Design'

### Unitary Development Plan 'saved' policy(s):

Policy HG4.3 'Windfall Sites'  
Policy HG5 'The Residential Environmental'  
Policy ENV2.11 'Development in Conservation Areas'  
Policy ENV2.12 'Development adjacent to Conservation Areas'  
Policy ENV2 'Borough Landscape'  
Policy ENV3.7 'Control of Pollution'  
T6 'Location and Layout of Development'

## **Other Material Considerations**

National Planning Practice Guidance (NPPG) - On 6 March 2014 the Department for Communities and Local Government (DCLG) launched this planning practice guidance web-based resource. This was accompanied by a Written Ministerial Statement which includes a list of the previous planning practice guidance documents cancelled when this site was launched.

National Planning Policy Framework: The NPPF came into effect on March 27<sup>th</sup> 2012 and replaced all previous Government Planning Policy Guidance (PPGs) and most of the Planning Policy Statements (PPSs) that existed. It states that “Development that is sustainable should go ahead, without delay – a presumption in favour of sustainable development that is the basis for every plan, and every decision.

The NPPF states that “due weight should be given to relevant policies in existing plans 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).”

The Core Strategy/Unitary Development Plan policies referred to above are consistent with the NPPF and have been given due weight in the determination of this application.

The application has also been assessed against the requirements of the:

South Yorkshire Residential Design Guide. This document has been approved for use as a best practice guide pending future consideration of its adoption (all or in part) as a Supplementary Planning Document once the core strategy has been completed, by Del Powers on 21 February 2011, Planning Board on 24 February 2011 and the LDF Steering Group on 18 March 2011.

The Council’s Parking Standards (approved in June 2011).

## **Publicity**

The application was advertised in the press and by individual letters to neighbours. Site notices were also erected on site. A total of 7 representations have been received including letters from the local Parish Council and Councillor Clive Jepson. All the letters object to the application, for the following reasons:

- There are minor discrepancies on the detailed drawings, for instance Type D1 misses the “pop out” on one of the elevations.
- Question whether a refuse vehicle can actually negotiate the radius.
- Note that plots 1 & 9 have the whole of their gardens adjacent to the A57 with the submission of 1.8m high brickwork wall providing visual privacy. It is difficult to see how anything could be proposed under the circumstances however is this type of appearance acceptable adjacent to the A57?
- The dwellings are pedestrian in design, the layout mundane, but unfortunately this is now the norm and not good design.

- Has any consideration been given to air quality adjacent to the A57.
- Danger of increased vehicular movements onto the busy A57. The A57 is a dangerous road.
- Loss of privacy to No.4 Yeomans Way, from plots 7,8 & 9.
- The proposal will create an undesirable muggers alley situation.
- The dwellings break the building line and are out of keeping with the streetscene.

The Parish Council have objected on the following basis:

- A dedicated right turn from Worksop Road to serve the development is now to be constructed presumably with any additional pedestrian safety work etc as deemed necessary. Will this and any other highway works be funded by the developer as opposed to the local authority?
- There appears to no indication on the plans as to the level of visitor parking to be provided.
- Will the developer be asked to provide a Construction Management Plan to cover the duration of the work given the location of the site and its proximity to the main A57/Worksop Road and the number of vehicles that will be entering and leaving the site during the construction period? There have been two recent housing developments in the village, one at Main Street in North Anston and one at Sheffield Road (Church Farm), South Anston which have caused significant disruption to local residents due to the volume of traffic created as well as problems with contractors offsite parking and the condition of the adjacent roads caused by site traffic.
- If permission is granted will any work be carried out to improve the Chapel Walk footpath down to Worksop Road as well as improving the street lighting provision? If so will the developer be asked to make a financial contribution to any such work?
- There appears to be no planting/screening proposed between the back edge of the footpath and the site boundary walls/fences along Worksop Road. This would help to soften the proposed boundary treatment.
- Can the elevational treatment to the garages/boundary walls/side elevations to house type D1(Worksop Road elevation) be improved by the introduction of some additional brickwork detailing to break up the proposed long stretches of bland brickwork.

4 People have requested the right to speak including the applicant and three objectors one of which is local Ward Councillor Jepson. Councillor Jepson has requested a site visit by Board Members.

## **Consultations**

Streetpride (Transportation and Highways): Can confirm that the revised layout has addressed previous concerns and that the proposed access, prospective adopted highway, manoeuvring facility and on site car parking facilities all accord with industry / RMBC standards.

This being the case, no objections are raised to the granting of planning permission in a highway context subject to appropriate conditions.

Environmental Health (Noise): Consider that the revised acoustic models for the site is acceptable and that the extended garages help to achieve 55dB within the gardens.

Streetpride (Landscape Design): No objections to the proposed landscaping scheme subject to an appropriate condition ensuring its implementation.

Streetpride (Ecologist): The detailed design plans do not have any further ecological impact in comparison with the initial outline plans previously assessed. It is noted that the biodiversity mitigation strategy (Condition (11) imposed on the outline agreement) is still applicable and will ensure adequate protection and enhancement measures are incorporated.

Severn Trent: No objection subject to appropriate condition.

South Yorkshire Archaeology Service: No archaeological concerns.

Public Rights of Way: Public footpath No.3 runs through the site and a footpath diversion has been confirmed.

Streetpride (Trees & Woodlands): None of the existing trees, groups of trees or hedges previously reported on the site are shown on the site plan, therefore all will be removed. As such no existing tree / hedge related planning conditions are required with any consent. No objections are raised subject to suitable replacement planting.

## **Appraisal**

Where an application is made to a local planning authority for planning permission.....In dealing with such an application the authority shall have regard to -

- (a) the provisions of the development plan, so far as material to the application,
- (b) any local finance considerations, so far as material to the application, and
- (c) any other material considerations. - S. 70 (2) TCPA '90.

If regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless material considerations indicate otherwise - S.38 (6) PCPA 2004.

The site has outline planning permission for 9 dwellings with all matters reserved. The principle of residential development has therefore been established (including any ecological or flooding constraints) and is considered to be acceptable. As such the issues for consideration as part of the reserved matters application are access, appearance, landscaping, layout and scale. The issues have been considered as follows:



- Design and layout
- Impact upon the South Anston Conservation Area.
- Impact on neighbouring amenity
- Highway safety and transportation issues
- Landscaping
- Noise issues

### Design and layout

Policy HG5 of the adopted UDP encourages the use of best practice in housing layout and design in order to provide high quality developments. This approach is also echoed in National Planning Policy in the NPPF.

The NPPF at paragraph 17 requires development to always seek a high quality of design, while paragraph 56 states: “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively for making places better for people.” In addition paragraph 57 states: “It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes.”

Core Strategy Policy 28 ‘Sustainable Design’ indicates that proposals for development should respect and enhance the distinctive features of Rotherham. They should develop a strong sense of place with a high quality of public realm and well designed buildings within a clear framework of routes and spaces. Development proposals should be responsive to their context and be visually attractive as a result of good architecture and appropriate landscaping. Moreover it states design should take all opportunities to improve the character and quality of an area and the way it functions.

The South Yorkshire Residential Design Guide aims to provide a robust urban and highway design guidance. It promotes high quality design and development which is sensitive to the context in which it is located. The SYRDG further advocates 60sqm minimum garden sizes and a minimum 77sqm floor area for all three bedroom dwellings.

All the dwellings will have gardens in excess of 60sqm and meet the internal space standards providing an acceptable standard of amenity. The small cul de sac development with a pedestrian link will provide an acceptable development character with the two storey dwellings fitting in with the local character of the area. The proposed red brickwork reflects other dwellings along the A57 and as referred to below the properties have a number of architectural features which reflect the adjacent Conservation Area.

The applicant has specifically added some architectural gable features to plots 1 & 9 and the associated garages fronting the A57. The dwellings will have an acceptable appearance in the streetscene, with boundary walling which reflects the Conservation Area setting. To the centre of the development will be a small landscaped area providing some greenery in the streetscene.

Accordingly, it is considered that the layout and design of the proposed development offers an acceptable balance between achieving an efficient use of the land available whilst safeguarding a satisfactory provision of individual private amenity space for each dwelling. Furthermore, it is considered to accord with the general principles and goals set out in the NPPF and the applicants have demonstrated a concerted effort to achieve a well-designed scheme that creates a differing character as required by the outline consent and in accordance with Policy CS28 'Sustainable Design'.

### Impact upon the South Anston Conservation Area

Policy ENV2.11 'Development in Conservation Areas' states "In respect of designed Conservation Areas, the Council will: (iv) have regard to the degree to which proposals are compatible with their vernacular style, materials, scale, fenestration or other matters relevant to the preservation or enhancement of their character". In addition CS23 'Valuing the Historic Environment' and CS28 'Sustainable Design' indicates that Local Planning Authorities should ensure that new development should make a positive contribution to the character and local distinctiveness of the historic environment.

The development site slightly falls within South Anston Conservation Area, with a small 8m deep strip of land to the south falling within the Conservation Area itself. This area of South Anston Conservation Area is made up of a variety of stone, rendered and brick properties of various ages, with a mixture of slates and pantile roofs. The haphazard arrangement of dwellings and small shops provide the character of the area.

The proposed scheme is a similar density to the adjoining Conservation Area, and following Officer's advice the applicant has introduced traditional features present in the Conservation Area such as: chimneys, brick boundary walling, porches and dormer windows. The applicant has indicated that the dwellings will be constructed in red brickwork with either slate roofs or small plain tile roofs. Such materials are reflective of the area in general as well as the adjacent Conservation Area.

It is considered that the proposals are in keeping with the style and character of the Conservation Area and as such would therefore continue to preserve and enhance the Conservation Area. As such the proposals are considered to be in accordance with Core Strategy CS23 'Valuing the Historic Environment', saved UDP Policy ENV2.11, and the general guidance in the NPPF.

### Impact on neighbouring amenity

The NPPF notes at paragraph 17 that: “Within the overarching roles that the planning system ought to play, a set of core land-use planning principles should underpin both plan-making and decision-taking. These 12 principles are that planning (amongst others) should:

- always seek... a good standard of amenity.”

The applicant has designed the proposed housing scheme to minimise the impact on neighbouring amenity. In the first instance plot 3 has been designed as a dormer bungalow, with rooflights only to the rear elevation. This design will prevent direct overlooking of No. 62 Sheffield Road which has a habitable room window overlooking the site. Other plots backing onto dwellings on Sheffield Road have been set 10m off the boundary to minimise any overlooking preventing any significant loss of amenity.

Turning to the impact upon No.4 Yeomans Way, the neighbour has raised concern regarding overlooking. The dwelling has a substantial side and rear garden backing onto the busy A57 and Chapel Walk. The nearest dwelling is set 25m off the neighbour’s blank gable end and plots 8 & 9 are set 12m off the neighbour’s garden boundary separated by Chapel Walk. These distances are in excess of the minimum standards normally sought.

Having regard to all of the above, it is considered that the amended layout and proposed dwellings would conform with the advice guidance set out in the SYRDG and paragraph 17 of the NPPF and will not harm neighbouring amenity.

### Highway safety and transportation issues

Policy T6 ‘Location and Layout’ of the Rotherham Unitary Development Plan states: “In considering the location of new development, the Council will have regard to the increasing desirability of reducing travel demand by ensuring that:

- (i) land uses are consolidated within existing commercial centres and settlement patterns which are already well served by transport infrastructure,
  - (ii) major trip generating land uses such as major employment, leisure, retail and high density residential developments, are located in close proximity to public transport interchanges and service corridors,
  - (iii) the development of sites which cause unacceptable traffic congestion on motorways, and local approach roads and trunk roads is avoided,
  - (iv) development patterns, where appropriate provide opportunities for living close to places of work, and
  - (v) a range of services and facilities are available in villages and local centres with safe and convenient access for pedestrians, cyclists and people with disabilities.
- In addition, the detailed layout of development should have regard to accessibility by private car, public transport, service vehicles, pedestrians and cyclists and people with disabilities.”

Paragraph 35 of the NPPF states: “Plans should protect and exploit opportunities for the use of sustainable transport modes for the movement of goods and people. Therefore developments should be located and designed where practical to...

- give priority to pedestrian and cycle movements, and have access to high quality public transport facilities
- create safe and secure layouts which minimise conflicts between traffic and cyclists or pedestrians, avoiding street clutter and where appropriate establishing home zones...”

The objectors to this application have raised significant concern that the increase in the number of cars entering/exiting the site will be detrimental to highway safety on the busy Worksop Road (A57).

The submitted Transportation Statement concludes that; “there are no fundamental access reasons why it is not deliverable.” It states; “the road from which the proposed development will be accessed can readily accommodate the additional generated traffic by the proposed development residential without detriment to road safety or the convenience of other road users.”

The applicant has amended the internal cul de sac road to provide adequate turning for a refuse lorry and fire appliance. All dwellings will also have a minimum of two off street parking spaces as well as garage accommodation.

Anston Footpath No. 4 runs down the eastern boundary of the site within the site boundary. The footpath forks on the site with the eastern fork crossing Worksop Road towards the Anston Crossroads and the western fork (Anston Footpath No. 3) crossing Worksop Road towards Bank Street. This proposal involves retaining the eastern fork in situ, with the western fork to be re-routed through the development, along the footway to the site access with Worksop Road. This will require a Stopping Up Order to be submitted separate to this application.

The new footpath link to Chapel Walk is well laid out and overlooked by surrounding dwellings preventing a “muggers alley” situation. In addition plots 7-9 have been set a minimum of 1m off the existing Chapel Walk footpath reducing any sense of enclosure.

Overall, it is considered that this proposed reserved matters application has had regard to the principles approved as part of the outline permission and the proposed layout has been designed in accordance with the guidance set out in the South Yorkshire Residential Design Guide and Manual for Streets. For these reasons it is considered that the proposed development will not have a detrimental impact upon highway safety and the proposal complies with UDP Policy T6 and policies with the NPPF.

## Landscaping

The proposed plans include a landscaping scheme, primarily involving a central landscaped area between the A57 and the cul de sac road. The landscaped area is considered acceptable and will provide adequate greenery in the streetscene and maintain the suburban character of the area. In addition landscaping is proposed to the front of a number of dwellings as well as appropriate boundary detailing.

Having regard to the above, it is considered that sufficient landscaping has been proposed to contribute to the appearance of the proposed development and its appearance within the streetscene as a whole and as such the development is considered to accord with the provisions of Policy CS21 'Landscape'.

## Noise implications:

Policy ENV3.7 'Control of Pollution' states "The Council, in consultation with other appropriate agencies, will seek to minimise the adverse effects of nuisance, disturbance and pollution associated with development and transport. Planning permission will not be granted for new development which...is likely to give rise, either immediately or in the foreseeable future, to noise, light pollution, pollution of the atmosphere, soil or surface water and ground water, or to other nuisances, where such impacts would be beyond acceptable standards, Government Guidance, or incapable of being avoided by incorporating preventative or mitigating measures at the time the development takes place"

Paragraph 123 of the NPPF states: "Planning policies and decisions should aim to:

- Avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development..."

Planning Practice Guidance Paragraph 008 Noise states that the adverse effects of noise can be mitigated by either:

- Engineering
- Layout
- Use of planning conditions/obligations
- Mitigation.

Conditions 12 and 13 of the outline permission require a scheme to be submitted to demonstrate that the building envelope provides sound attenuation against external noise sources and achieve certain maximum internal and external (garden area) noise levels. A Noise Assessment has been submitted with the application which concludes: "The noise survey carried out shows that the noise impact upon residential properties on the site would be above the requirements of the Local Authority. It goes on to state: "In order to achieve these conditions, it is anticipated that bedrooms will require some form of attenuated ventilation. It is also anticipated that the two westernmost properties on site will need to be ventilated by attenuated pathways or mechanical ventilation in both living rooms and bedrooms." It also states: "The external amenity level of 50 dB LAeq within back gardens during the daytime is considered unachievable at some properties. It is suggested that 55 dB LAeq is more appropriate within the rear gardens and is, compatible with WHO guidelines."

In the detailed submission the applicant has amended the scheme to achieve acceptable noise levels both within the new dwellings and the rear gardens to each property. Primarily the applicant amended plots 1 & 9 setting them off the boundary with an extended acoustic garage to the A57 boundary designed to absorb the road noise providing an acceptable rear garden below 55 dB.

Subject to adherence with the conditions attached to the outline permission the proposals are acceptable and in line with Policy ENV3.7 of the Rotherham Unitary Development Plan and the guidance set out in the NPPF.

## **Conclusion**

The principle of residential development on this site has been established under outline permission RB2013/1015 and is considered to be acceptable.

The overall layout of the site offers an acceptable balance between achieving an efficient use of the land as recommended in the NPPF whilst safeguarding a satisfactory provision of individual private amenity space for each dwelling. The design of the proposed scheme as a whole is considered to have regard to the adjacent Conservation Area and the overall streetscene along the A57.

A variety of house types and sizes have been provided and consideration has been given to the noise impact from the adjacent A57.

There are no objections to the proposals from the Council's Transportation Unit. The scheme has been designed to accord with the approved Council's parking requirements and the internal layout geometries have been set out in accordance with the South Yorkshire Residential Design Guide and Manual for Streets.

As such the scheme accords with the UDP and Core Strategy policies referred to above and the NPPF.

## **Conditions**

01

The permission hereby granted shall relate to the area shown outlined in red on the approved site plan and the development shall only take place in accordance with the submitted details and specifications as shown on the approved plans (as set out below) except as shall be otherwise agreed in writing by the Local Planning Authority.

Amended site plan 01 Rev D

Amended Acoustic Garages 06 Rev A

Amended Elevations 03,04,05,07,08,09 Rev A.

Reason

To define the permission and for the avoidance of doubt.

02

Samples of the materials (including windows) to be used in the construction of the external surfaces of the development hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The details shall include the construction of a sample panel on site and details of window frames including level of recess within the reveal. The development shall be carried out in accordance with the approved details.

Reason

To ensure that appropriate materials are used in the construction of the development in the interests of visual amenity and in accordance with Policy CS28 'Sustainable Design'.

03

Before the development is brought into use, that part of the site to be used by vehicles shall be constructed with either;

- a/ a permeable surface and associated water retention/collection drainage, or;
- b/ an impermeable surface with water collected and taken to a separately constructed water retention/discharge system within the site.

The area shall thereafter be maintained in a working condition.

Reason

To ensure that surface water can adequately be drained and to encourage drivers to make use of the parking spaces and to ensure that the use of the land for this purpose will not give rise to the deposit of mud and other extraneous material on the public highway in the interests of the adequate drainage of the site and road safety.

04

Prior to development if subsoils / topsoils are required to be imported to site for remedial works, then these soils will need to be tested at a rate and frequency to be agreed with the Local Authority to ensure they are free from contamination. The results of testing will need to be presented in the format of a Verification Report.

Reason

To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.

05

Landscaping of the site as shown on the approved plan (drawing no.714,01, Rev D) shall be carried out during the first available planting season after commencement of the development. Any plants or trees which within a period of 5 years from completion of planting die, are removed or damaged, or that fail to thrive shall be replaced within the next planting season. Assessment of requirements for replacement planting shall be carried out on an annual basis in September of each year and any defective work or materials discovered shall be rectified before 31st December of that year.

Reason

To ensure that there is a well laid out scheme of healthy trees and shrubs in the interests of amenity and in accordance with LDF Policy CS28 'Sustainable Design', UDP Policies ENV3.2 'Minimising the Impact of Development' and ENV3.4 'Trees, Woodlands and Hedgerows'.

06

Before the development is brought into use, the boundary treatment shown on drawing no.714,01, Rev D shall be installed.

Reason

In the interest of the amenity of future residents and the character of the area.

## POSITIVE AND PROACTIVE STATEMENT

The applicant and the Local Planning Authority engaged in pre application discussions to consider the development before the submission of the planning application. The application was submitted on the basis of these discussions, or was amended to accord with them. It was considered to be in accordance with the principles of the National Planning Policy Framework.

## INFORMATIVES

01

All relevant conditions on the outline permission need to be discharged accordingly.