

**ROYAL BOROUGH OF WINDSOR & MAIDENHEAD
PLANNING COMMITTEE**

WINDSOR RURAL DEVELOPMENT CONTROL PANEL

8 February 2017

Item: 1

Application No.:	16/03203/FULL
Location:	Four Seasons Bagshot Road Ascot SL5 9JL
Proposal:	5 apartments with a triple garage, pergola and bin stores with associated parking and amenity following demolition of the existing dwelling.
Applicant:	Mr Mills
Agent:	Mr Christopher Pickering
Parish/Ward:	Sunninghill And Ascot Parish/Sunninghill And South Ascot Ward

If you have a question about this report, please contact: Adam Jackson on 01628 796660 or at adam.jackson@rbwm.gov.uk

1. SUMMARY

1.1 The application follows the recent refusal of 16/02310 in September 2016 and 15/01517 in October 2015. The latter being refused for the following reasons:

- a) due to its siting and size which would be harmful to the distinctive character and appearance of the site and its surroundings and;
- b) as the impact the development would have on the Thames Basin Heath Special Protection Area had not been mitigated for.

The application was subsequently appealed and although the appeal was dismissed in April 2016 reason for refusal "a" was overturned as the Inspector concluded that there was no substantive conflict with the appearance and character of the area. 16/02310 was later submitted in order to add a detached garage to the front of the site; however, this application was refused as the addition of a second garage to the front of the site would result in an unacceptable incursion into the front garden of the property, and would result in an erosion of the spacious setting of the building in the 'villas in a woodland setting' townscape assessment area.

1.2 The current proposal removes this garage and instead proposes a pergola/car port in its place. The pergola would be open on all sides, located in a landscaped setting and would be seen in this context, screened to a degree by proposed hedging. It is considered therefore that this previous reason for refusal has been addressed. The current application is the same as the previous 2 applications in all other respects.

1.3 The application site is within a 5km zone of the Thames Basin Heath Special Protection Area (SPA) which is an area designated to protect a network of important bird conservation sites; the proposed development would likely have a harmful effect on Chobham Common, which is part of the SPA due to increased visitor and recreation pressure. It is necessary therefore for mitigation to be secured in the form of SANG (Suitable Alternative Natural Green Space) SAMM (Strategic Access Management and Monitoring). It is considered necessary for this mitigation to be secured by way of a separate legal agreement.

It is recommended the Panel authorises the Head of Planning:	
1.	To grant planning permission following the satisfactory completion of a legal agreement which secures the necessary mitigation for the significant effect that the proposal would have on Chobham Common, which is part of the SPA, with the conditions listed in Section 10 of this report.

2.	To refuse planning permission if a legal agreement to mitigate for the significant impact on Chobham Common, which is part of the SPA has not been satisfactorily completed by 8th March for the reason that the proposed development would have a significant harmful effect on the SPA from increased visitor and recreational pressure.
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2. REASON FOR PANEL DETERMINATION

- The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended as the proposal is for more than 2 residential units: such decisions can only be made by the Panel.

3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 The site is situated at the south eastern edge of South Ascot. It covers an area of 0.22ha and until recently consisted of a large detached chalet bungalow known as 'Four Seasons': this house has now been demolished. There are a number of mature trees at the frontage of the site, including three protected oak trees, and clipped evergreen hedges along the full length of the north-eastern side boundary with 'Nagina' and along most of the side boundary with 'The Garden House' to the south-west.
- 3.2 To the north, south and west of the site there are a number of residential properties which are mainly detached houses set in spacious settings. To the east are the wooded grounds of the former King's Beeches, which is sited within the Green Belt.
- 3.3 The oak trees along the frontage of the site are covered by TPO 35 of 2001. Trees in the neighbouring property 'Nagina' are also covered by a TPO, as are the trees at the rear of the site in the grounds of the former Kings Beeches, Devenish Road.
- 3.4 The site is located within the 5km 'zone of influence' of the Thames Basin Heaths Special Protection Area (SPA).

4. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY

- 4.1 The proposal is to construct a building with five apartments (4 x 2 bedroom and 1 x 3 bedroom), along with a 3 car garage and 8 additional exterior car parking spaces (2 of which are within a pergola/car port structure).
- 4.2 The application follows 5 other applications for 5 apartment schemes as listed below which include an extant permission that was allowed on appeal. There is also an appeal currently ongoing for 16/02310.

Ref.	Description	Decision and Date
12/02010/FULL	Construction of two detached dwellings, both with detached double garages, following demolition of existing.	Refused. 13.09.2012 and subsequently dismissed at appeal (PINS reference APP/T0355/A/12/2186888)
12/02637/FULL	Construction of replacement dwelling.	Approved 19.12.2012
12/03471/FULL	Construction of a five unit apartment building, with associated garage, external parking and landscaping, following demolition of existing.	Refused 26.06.2014 and subsequently dismissed at appeal (PINS reference APP/T0355/A/13/2193590)
14/00522/FULL	Construction of a five unit apartment building, with associated garage, external parking and landscaping, following demolition of existing.	Refused 26.06.2014 but subsequently allowed at appeal (PINS reference APP/T0355/A/14/2226719)

15/01517/FULL	New building to provide 4 x 2 No. bedroom and 1 x 3 No. bedroom apartments, detached triple garage, detached bin store, associated parking and landscaping following demolition of existing property.	Refused 26.10.2015 and subsequently dismissed at appeal (PINS reference APP/T0355/A/3139436)
16/00243/FULL	New building to provide 4 x 2 No. bedroom and 1 x 3 No. bedroom apartments, detached double and triple garage, detached bin store, associated parking and landscaping following demolition of existing property.	Refused 21.03.2016. Appeal ongoing. (PINS reference APP/T0355/A/3161768)
16/02310/FULL	New building consisting of 5 No. apartments with associated parking and amenity following demolition of existing dwelling.	Refused 22.09.2016

5 MAIN RELEVANT STRATEGIES AND POLICIES RELEVANT TO THE DECISION

5.1 National Planning Policy Framework Sections

Royal Borough Local Plan

5.2 The main strategic planning considerations applying to the site and the associated policies are:

	Within settlement area	Highways and Parking	Trees and Biodiversity
Local Plan	DG1, H10, H11	P4, T5	N6
Neighbourhood Plan	NP/DG1, NP/DG2, NP/DG3, NP/DG5	NP/T1	NP/EN2, NP/EN3 NP/EN4

Saved Policy NRM6 of the South East Plan

These policies can be found at

https://www3.rbwm.gov.uk/downloads/download/154/local_plan_documents_and_appendices

Supplementary planning documents

5.3 Supplementary planning documents adopted by the Council relevant to the proposal are:

- Thames Basin Heaths Special Protection Area (Part 1)

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

Other Local Strategies or Publications

5.4 Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy

More information on these documents can be found at:

https://www3.rbwm.gov.uk/info/200414/local_development_framework/494/supplementary_planning

6. EXPLANATION OF RECOMMENDATION

6.1 The key issues for consideration are:

- i The impact on the character and appearance of the area
- ii The impact on the amenity of neighbouring properties
- iii The amenities of future occupiers within the development
- iv The impact on parking and highway safety
- v The impact on important trees
- vi The impact on the Thames Basin Heath Special Protection Area

The impact on the character and appearance of the area

6.2 There are a number of Neighbourhood and Local Plan policies relevant to the consideration of this application. Local Plan policy H11 sets out that proposed developments should be compatible with the scale of the surrounding area, and not cause damage to the character amenity of the area in which it is set; this is consistent with design guidance set out in the NPPF. With regards to Neighbourhood Plan policies: NP/DG1 requires development to respond positively to local townscapes, policy NP/DG2 requires new development to be similar in density, footprint, separation and bulk of surrounding buildings and policy NP/DG3 requires new development to demonstrate good quality design. Neighbourhood Plan policy NP/EN3 also requires that proposals for new dwellings on private residential gardens should:

- a) not result in an unacceptable reduction of the garden space created by the garden (either by itself or in combination with surrounding gardens; and
- b) not result in an unacceptable impact on the landscape and environmental value of the site.

6.3 The proposal is to build a 5 unit apartment building, a detached 3 car garage and to construct a parking and turning area including the addition of a pergola to the front of the site. The main apartment building and detached garage is the same as in previous applications 15/01517 which was dismissed at appeal and 16/02310 which was also refused; 15/01517 although dismissed at appeal was not refused on character grounds. The Inspector who dealt with this appeal considered that ample space would be retained around the proposed building and to neighbouring properties, and that the proposal appeared sufficiently like a large villa to be compatible with the appearance and character of the area. The proposal would not affect any of the mature trees or vegetation and the woodland setting would also not therefore be eroded. The principle that a large building with a single entrance door may appear as a single villa was established during a previous appeal on this site (APP/T0355/A/14/2226719).

6.4 The site access is off set and the inspector considered in 2015 that this would result in only oblique views of the building from the street; consequently the large majority of the crown roof would also be shielded and the building would not therefore appear unduly bulky within the street scene. The addition of 4 chimneys and 4 dormer windows was also considered to be acceptable as the area is characterised by large houses and therefore the presence of multiple dormer windows and chimney would not be unexpected.

- 6.5 Application ref. 16/02310 differed from the 2015 application only in that it proposed to re-introduce a second detached garage to the front of the site. This application was refused as the addition of a second garage would result in an unacceptable incursion into the front garden of the property, and would result in an erosion of the spacious setting of the building in this 'Villas in a woodland setting' townscape assessment area. The current proposal aims to address this by replacing the second garage with a pergola that would be constructed around the 2 parking spaces to the south west of the site; the pergola is open on all sides and as such maintains the spaciousness of the front garden and the development's setting. The pergola's impact would be softened when viewed from the road by a proposed hedge and as such it is unlikely that it would appear visually intrusive in the street scene. It is considered therefore that this previous reason for refusal has been overcome.

The impact on the amenity of neighbouring properties

- 6.6 The proposed building has a number of first floor side windows and roof lights at second floor on both flank walls. Both side boundaries have dense clipped hedges which would assist in screening neighbours from direct views; however, these should not be relied upon as the sole means of protecting amenity, and while additional planting could be provided by way of a landscaping condition the same would apply, as both hedges and any new trees planted to the sides of the property could fail in the future. 3 out of 4 first floor windows on each flank wall will serve a bathroom and have been proposed to be obscurely glazed: the exception is a kitchen window on each side. Impacts on the privacy of neighbours will also be mitigated by the distances between the proposed building and the houses on either side. These distances are approximately 11m to Nagina (North East) and 20m to the Garden House (South West). It is noted that for Nagina, this would be a view to flank walls; for the garden house, it would be to rear facing windows due to orientation of that property at right angles to Bagshot Road. These separation distances would be sufficient to prevent the most unacceptable impacts of overlooking; however, conditions to secure the retention and replacement of adjacent planting and to ensure that the bathroom windows are obscurely glazed are also considered necessary (see conditions 6 and 16 in section 10 respectively). These separation distances are the same as in the previous application: 15/01517, in which the planning inspector raised no issue with loss of amenity to neighbours.

The amenities of future occupiers within the development

- 6.7 The decision on the appeal for 15/01517 noted evidence from the appellant to the effect that the rooms at the back of the flats, including the ground and first floor living rooms, would not be shaded by the existing trees in spring, summer or autumn, and concluded that future occupiers would enjoy reasonable levels of sunlight in their homes. The size of the rear garden and approximate positions of rear windows is similar to those in the allowed appeal scheme; no objection on these grounds is therefore raised. Depths of the rear garden vary between 13.5m and 18.5m, which are considered to provide an acceptable rear amenity space for the residents.

The impact on parking and highway safety

- 6.8 Following discussion with the Highways Officer the existing access is considered sufficient for the proposed use and the expected vehicle movements per day in excess of 22 can be comfortably accommodated by the existing highway network without causing any highway safety problems. Car parking in accordance with both Local and Neighbourhood Plan policies was considered in the 2014 appeal decision, and it was considered by the Inspector that the proposals provided sufficient parking for the likely demand in this location. A turning space which measures 12.75 x 9.6 is also to be provided.). No issues with parking and highway safety were raised during the appeal for 15/01517.
- 6.9 The garages are insufficient in size to provide cycle storage in addition to parked cars and as such details of cycle storage will need to be secured via condition (see condition 10 in section 10 below). Additional information regarding refuse storage is also necessary and this can be secured via condition (see condition 11 in section 10 below).

The impact on important trees and ecology

- 6.10 Impacts on trees both at the front and rear of the property were considered at length in the 2014 appeal, where the Inspector considered that there would be no adverse impacts that cannot be satisfactorily managed by conditions. It is not therefore considered that any objection can be maintained on these grounds. The Council's Tree Officer has been consulted on this application and has found the submitted arboricultural impact assessment to be acceptable. No objections have been raised subject to tree protection and landscaping conditions (see conditions 3 and 6 respectively).
- 6.11 An ecological walk over survey was carried out in 2014 and has been relied upon for the most recent applications and appeals for this site; the survey states there is no evidence of the presence of any protected species. The inspector for appeal ref. APP/T0355/A/14/2226719 recommended conditions and mitigation measures in relation to this walk over survey; the 2015 appeal (APP/T0355/A/3139436) inspector supported this approach and noted that they would have added the same conditions had they been minded to allow the appeal. The survey is considered recent enough and detailed enough to be relied upon and as such subject to the condition recommended by the appeal inspectors the impact on ecology is considered acceptable (See condition 12 in section 10 below).

The impact on the Thames Basin Heath Special Protection Area

- 6.12 The application site is within a 5km zone of the Thames Basin Heath Special Protection Area (SPA) which is an area designated to protect a network of important bird conservation sites; the proposed development would likely have a harmful effect on Chobham Common, which is part of the SPA due to increased visitor and recreation pressure. It is necessary therefore for mitigation to be secured in the form of SANG (Suitable Alternative Natural Green Space) SAMM (Strategic Access Management and Monitoring). As per the appeal decision for 15/01517 it is considered necessary for this mitigation to be secured by way of a separate section 111 legal agreement. At the time of writing this report the Section 111 legal agreement has not yet been secured.

Other Material Considerations

Housing Land Supply

- 6.13 It is acknowledged that this scheme would make a contribution to the Borough's housing stock and it is the view of the Local Planning Authority that the socio-economic benefits of the additional dwelling(s) would also weigh in favour of the development.

7. COMMUNITY INFRASTRUCTURE LEVY (CIL)

- 7.1 The application proposes a new residential development and therefore would be liable for a Community Infrastructure Levy contribution. The proposal would generate a tariff based upon the chargeable residential floor area at £240per sqm.

8. CONSULTATIONS CARRIED OUT

Comments from interested parties

5 occupiers were notified directly of the application.

The planning officer posted a notice advertising the application at the site on 16.11.2016.

1 letter was received objecting to the application, summarised as:

Comment		Where in the report this is considered
1.	This is the 8 th time there has been an application to develop this site. All the apartment buildings were refused by the Council as being unsuitable for the plot/location. This new application is almost exactly the same as all the other ones in so much as it is for a large three storey apartment building.	Paragraphs 6.3 - 6.5
2.	The parking area has not changed not has the possible numbers of vehicles that could be parked to the front of the property at any one time. This could create a 'car park' like appearance.	Paragraphs 6.8 & 6.9
3.	The width and angle of the access road could prevent large vehicles entering the site easily, making them park in the road and causing a hazard on an already bust road.	Paragraphs 6.78 & 6.9
4.	The Four Season's plot is just over half an acre in size and was never designed for a dwelling of this size.	Paragraphs 6.3-6.5
5.	The site is surrounded on all sides by high trees and as such the access to natural light in some rooms could be a problem.	Paragraph 6.7

Statutory consultees

Consultee	Comment	Where in the report this is considered
Natural England	No objection subject to SANG and SAMM requirements being met and Biodiversity enhancements being incorporated.	Paragraph 6.12

Other consultees

Consultee	Comment	Where in the report this is considered
Environmental Protection	No objections subject to conditions	N/A
Highways Authority	No objections subject to conditions	Paragraphs 6.8 & 6.9
Tree Team	No objections subject to conditions	Paragraph 6.10

9. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout
- Appendix B – plan and elevation drawings

10. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED REASONS

- 1 The development hereby permitted shall be commenced within three years from the date of this permission.
Reason: To accord with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).
- 2 Prior to the commencement of any works of demolition or construction a management plan showing how demolition and construction traffic, (including cranes), materials storage, facilities for operatives and vehicle parking and manoeuvring will be accommodated during the works period shall be submitted to and approved in writing by the Local Planning Authority. The plan

shall be implemented as approved and maintained for the duration of the works or as may be agreed in writing by the Local Planning Authority.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policies - Local Plan T5.

- 3 The erection of fencing for the protection of any retained tree and any other protection specified shall be undertaken in accordance with the approved plans and the submitted arboricultural impact assessment dated 23.01.2014 before any equipment, machinery or materials are brought on to the site, and thereafter maintained until the completion of all construction work and all equipment, machinery and surplus materials have been permanently removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the written approval of the Local Planning Authority.
Reason: To protect trees which contribute to the visual amenities of the site and surrounding area. Relevant Policies - Local Plan DG1, N6.
- 4 No construction shall take place in association with the development until details including samples if necessary of the materials to be used on the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out and maintained in accordance with the approved details.
Reason: In order to ensure that materials are selected prior to ordering of materials that will be complimentary to the visual amenities of the area and will ensure compliance with the following relevant policies: Local Plan DG1 and Neighbourhood Plan NP/DG1 and NP/DG3.
- 5 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 in accordance with a timetable approved in writing by the Local Planning Authority . The development shall then be carried out in accordance with the approved details and shall be retained as approved thereafter.
Reason: In order to ensure that any fences are designed in a way that is sympathetic to the character of the area and takes into account impacts on trees and hedges, and will ensure compliance with the following relevant policies: Local Plan DG1 and N6, and Neighbourhood Plan NP/EN2, NP/DG1 and NP/DG3.
- 6 No development shall take place until full details of both hard and soft landscape works, have been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved within the first planting season following the substantial completion of the development and retained in accordance with the approved details. If within a period of five years from the date of planting of any tree or shrub shown on the approved landscaping plan, that tree or shrub, or any tree or shrub planted in replacement for it, is removed, uprooted or destroyed or dies, or becomes seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted in the immediate vicinity, unless the Local Planning Authority gives its prior written consent to any variation.
Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policies - Local Plan DG1.
- 7 No development shall take place until details of the finished floor levels and finished ridge levels in relation to ground levels above Ordnance Survey Datum have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
Reason: To ensure a scale of development that maintains the character and appearance of the area. Relevant Policies - Local Plan DG1 and Neighbourhood Plan NP/DG1 and NP/DG3.
- 8 No construction shall take place until details of sustainability measures have been submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the development would be efficient in the use of energy, water and materials in accordance with the Royal Borough of Windsor and Maidenhead Sustainable Design & Construction Supplementary Planning Document. The development shall be carried out and subsequently retained and maintained in accordance with the approved details.
Reason: To ensure that measures to make the development sustainable and efficient in the use

of energy, water and materials are included in the development and to comply with all of the relevant requirements in the Royal Borough of Windsor and Maidenhead Sustainable Design & Construction Supplementary Planning Document.

- 9 No part of the development shall be occupied until vehicle parking and turning space has been provided, surfaced and marked out in accordance with the approved drawing. The space approved shall be kept available for parking and turning in association with the development.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety, and to facilitate vehicles entering and leaving the highway in forward gear. Relevant Policies - Local Plan P4, DG1.
- 10 No part of the development shall be occupied until covered and secure cycle parking facilities have been provided in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority. These facilities shall thereafter be kept available for the parking of cycles in association with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to encourage the use of alternative modes of transport. Relevant Policies - Local Plan T7, DG1
- 11 No part of the development shall be occupied until the refuse bin storage area and recycling facilities have been provided in accordance with the approved drawing. These facilities shall be kept available for use in association with the development at all times.
Reason: To ensure that the development is provided with adequate facilities that allow it to be serviced in a manner which would not adversely affect the free flow of traffic and highway safety and to ensure the sustainability of the development. Relevant Policies - Local Plan T5, DG1.
- 12 No development shall take place until a wildlife mitigation and habitat improvement strategy in accordance with AAe Environmental Consultants report ref 143268/JDT dated 28 November 2014 has been submitted to and approved in writing by the local planning authority. No dwelling shall be occupied until the wildlife mitigation and habitat improvements have been carried out in accordance with the approved strategy, and the works required by the approved strategy shall be retained as approved thereafter.
Reason: In order to comply with advice in the National Planning Policy Framework 2012 and Neighbourhood Plan NP/EN4.
- 13 Irrespective of the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (or subsequent modifications thereof), the garage accommodation on the site shall be kept available for the parking of vehicles associated with the development at all times.
Reason: To ensure that the development is provided with adequate parking facilities in order to reduce the likelihood of roadside parking which could be detrimental to the free flow of traffic and to highway safety. Relevant Policies - Local Plan P4, DG1.
- 14 No development shall take place until details of measures to meet the needs of an ageing population have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details and shall be retained as approved thereafter.
Reason: To ensure that the development is suitable for future occupiers, and to comply with the Requirements of the Planning for an Ageing Population SPD.
- 15 The site is in close proximity to an historic contaminative land use i.e. Quarrying of sand & clay and Unknown Filled Ground, in the event that unexpected soil contamination is found after development has begun, development must be halted. The contamination must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary a remediation scheme must be prepared, which is the subject of the approval in writing of the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority.
Reason: To ensure that risks from land contamination to the future users of the land and the 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. Relevant Policy Local Plan NAP4.

- 16 The first floor flank elevation windows shall be of a permanently fixed, non-opening design, with the exception of opening toplights that shall be set a minimum of 1.7m above the finished internal floor level (FFL), and shall be fitted with obscure glass to a minimum 1.7m above FFL in the case of rooms other than bathrooms / WCs, and fully obscure glazed in the case of bathrooms / WCs. The second floor rooflights shall also be obscure glazed and, unless set with its lower edge a minimum of 1.7m above the finished internal second floor level, shall be non-opening unless otherwise first approved in writing by the Local Planning Authority. The windows and rooflights shall not be altered without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers, in accordance with design advice in the NPPF.
- 17 No further flank wall(s) windows shall be inserted at first floor level or above and no additional rooflight(s) shall be inserted at second floor level without the prior written approval of the Local Planning Authority.
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers, in accordance with design advice in the NPPF.
- 18 The development hereby permitted shall be carried out in accordance with the approved plans listed below.
Reason: To ensure that the development is carried out in accordance with the approved particulars and plans.