

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

**DEVELOPMENT CONTROL PANEL**

18 November 2020

Item: 2

|   |  |
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| <b>Application No.:</b>   | 20/00839/FULL  |
| <b>Location:</b>  | Studio House School Lane Cookham Maidenhead SL6 9QJ  |
| <b>Proposal:</b>  | Landscaping to the front garden, new replacement front boundary treatments, with vehicular and pedestrian entrance gates, new external finishes, alterations in fenestrations and part single part two storey side/rear extension, following demolition of existing buildings. |
| <b>Applicant:</b>   | Mr Keegan  |
| <b>Agent:</b>   | Mr. Malcolm Keegan   |
| <b>Parish/Ward:</b>   | Cookham Parish/Bisham And Cookham  |
| <b>If you have a question about this report, please contact:</b> Carlos Chikwamba on 01628796745 or at carlos.chikwamba@rbwm.gov.uk |  |

## 1. SUMMARY

1. The proposed development as originally submitted was considered to be unacceptable due to the siting and scale of the two-storey extension. Furthermore, the new front boundary treatment and gates were also deemed to be out of context with the site and wider Conservation Area.
2. The proposals were subsequently amended and scaled down. The revised proposal is now considered to respect the historic fabric and character of the host dwelling and the wider Cookham High Street Conservation Area. The development works are also not considered to negatively impact the amenities of any of the immediate neighbouring properties.
3. The development works are considered to enhance the biodiversity on site and the proposals would also retain a sufficient amount of soft landscaping, which will preserve the visual amenities within the site and the wider area.

**It is recommended the Panel grants planning permission with the conditions listed in Section 12 of this report.**

## 2. REASON FOR PANEL DETERMINATION

- At the request of Councillor Brar only if the recommendation is to approve the application, for the following reasons;

*Objection to the proposal on the grounds of Policy CA1, DG1 and Policy F1 of the Borough Local Plan.*

## 3. DESCRIPTION OF THE SITE AND ITS SURROUNDINGS

- 3.1 [The dwelling at the site was built in 1936 in the \*moderne\* style.](#) The materials employed in the construction are of a good quality giving it integrity within the context of its more traditionally built counterparts. Due to the building's small size and low key nature it is not overbearing in its context so adds to the variety of building types present and thus the general interest of the conservation area. As with most minimalist buildings in isolation it also acts as an interesting contrast to the other buildings in close vicinity.

3.2 Studio House is located within the Cookham High Street Conservation Area on School Lane, a road which leads off the Moor with some fine examples of domestic architecture, leading to Holy Trinity Primary School (still located in its original 19<sup>th</sup> century building) and then on to more modern properties before linking to Sutton Road. Studio House is also a non-designated heritage asset.

3.3 The site is located within close proximity of some native protected species according to the council's records.

#### **4. KEY CONSTRAINTS**

4.1 The main planning policy constraint to development relates to the site's location within the Cookham High Street Conservation Area and the recognition of the building as a non-designated heritage asset.

#### **5. DESCRIPTION OF THE PROPOSAL AND ANY RELEVANT PLANNING HISTORY**

5.1 The initial proposal was reviewed in depth by planning and Conservation officers. Upon review the proposal, in particular the new front boundary treatment and the two-storey element of the extension, because of their dimensions, siting and scale were considered to be incongruous additions to the existing property. As such, at this stage the proposal was considered to harm the character of the site, host dwelling and the wider Cookham High Street Conservation Area. The initial proposal was also met with objections from the Parish Council, The Cookham Society and several neighbouring properties.

The applicant subsequently amended the proposal and the following changes were made;

- i. The initially proposed front brick wall, which measured about 1.8m in height was reduced to a low brick wall, measuring 1m in height. Further to that, a hedge which will sit directly on top of the brick wall was also proposed. The hedge will add a further 1.2 metres to the low brick wall and soften the front elevation.
- ii. The new gates, which measured 1.6 metres in height, were reduced to a height of 1.1 metres, a near identical height as the proposed low brick wall.
- iii. The extension's width was reduced by 0.5 metres, the depth of the extension at first floor level was reduced by 1.6 metres and the extension's overall depth was reduced by 0.8 metres. The changes significantly reduced the scale and size of the extension. Furthermore, this changed the extension to a linked-detached extension at first floor level, which visually improves the overall outlook of the scheme, as opposed to the cluttered visual appearance the extension had previously when it was linked to a greater degree to the host dwelling.
- iv. The proposed garden sheds highlighted on the site layout and the ground floor plans have been omitted from the proposal.
- v. Several pre-commencement conditions relating to the proposed materials were also agreed with the applicant. As such, all the materials samples to be used for the windows and external surfaces of the development will be thoroughly inspected by officers to ensure that the character and historic fabric of the host dwelling will be maintained.

#### **5.2**

| <b>Ref.</b>   | <b>Description</b>  | <b>Decision and Date</b> |
|---------------|---|--------------------------|
| 08/02952/FULL | Single storey side extensions and new integral garage                                       | Approved 5.2.2009        |
| 10/02948/VAR  | Single storey side extensions and new integral garage as approved under planning permission | Approved 25.1.2011       |

|               |   |                                      |
|---------------|---|--------------------------------------|
|               | 08/02952/FULL. Removing condition 3 and 4 of that permission so that no archaeological report or door and window samples have to be submitted |                                      |
| 14/00103/FULL | First floor extensions and internal alterations   | Refused 6.3.2014<br>Appeal withdrawn |

## 6. DEVELOPMENT PLAN

### Adopted Royal Borough Local Plan (2003)

6.1 The main Development Plan policies applying to the site are:

|            |                        |         |                   |       |
|------------|------------------------|---------|-------------------|-------|
|            | Within settlement area | Parking | Conservation Area | Trees |
| Local Plan | DG1, H14               | P4      | CA2               | N6    |

These policies can be found at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/adopted-local-plan>

## 7. MATERIAL PLANNING CONSIDERATIONS

### National Planning Policy Framework Sections (NPPF) (2019)

7.1 Section 4 – Decision-making  
Section 15 – Conserving and enhancing the natural environment  
Section 16 – Conserving and enhancing the historic environment

### Borough Local Plan: Submission Version (2018) and Proposed Changes (2019)

| Issue   | Submission Version | Proposed Changes |
|---|--------------------|------------------|
| Design in keeping with character and appearance of area | SP2, SP3           | QP1, QP3         |

The NPPF sets out that decision-makers may give weight to relevant policies in emerging plans according to their stage of preparation. The Borough Local Plan Submission Document was published in June 2017. Public consultation ran from 30 June to 27 September 2017. Following this process, the Council prepared a report summarising the issues raised in the representations and setting out its response to them. This report, together with all the representations received during the representation period, the plan and its supporting documents was submitted to the Secretary of State for independent examination in January 2018. The Submission Version of the Borough Local Plan does not form part of the statutory development plan for the Borough.

In December 2018, the examination process was paused to enable the Council to undertake additional work to address soundness issues raised by the Inspector. Following completion of that work, in October 2019 the Council approved a series of Proposed Changes to the BLPSV which were out to public consultation until Sunday, 15 December 2019. All representations received will be reviewed by the Council to establish whether further changes are necessary before the Proposed Changes are submitted to the Inspector. The Inspector has resumed the Examination of the BLPSV with hearings on-going. The BLPSV and the BLPSV together with the Proposed Changes are therefore material considerations for decision-making. However, given the above, both should be given limited weight.

These documents can be found at: <https://www.rbwm.gov.uk/home/planning/planning-policy/emerging-plans-and-policies>

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

- Cookham Village Design Statement

More information on this document can be found at:

<https://www.rbwm.gov.uk/home/planning/planning-policy/planning-guidance>

### Other Local Strategies or Publications

7.3 Other Strategies or publications relevant to the proposal are:

- RBWM Parking Strategy

## 8. CONSULTATIONS CARRIED OUT

### Comments from interested parties

5 occupiers were notified directly of the application.

The application was advertised in the Maidenhead Advertiser.

The planning officer posted a statutory notice advertising the application at the site on 7 May 2020.

4 letters were received objecting to the application, summarised as:

| Comment  | Officer response  |
|--|---|
| <p><i>Mead Cottage;</i></p> <ul style="list-style-type: none"> <li>-Proposal doesn't not preserve or enhance the site or the adjacent sites along School lane</li> <li>-Proposal nearly doubles the size of the original building</li> <li>-The proposal is not compatible with other existing cottages due it its height, volume and position.</li> <li>-Works very close to adjacent hedges, which are important features of the site</li> <li>-The proposed store building to the west would destroy part of the hedge and destroy habitats used by birds.</li> <li>-The new wall along School Lane is out of character</li> <li>-The proposed materials for the development are not compatible with the wider Conservation Area.</li> <li>-The proposal would cause privacy issues with adjacent buildings and it would harm if not destroy neighbours' hedges.</li> <li>-The Trees must be retained.</li> </ul> | <p>The development was scaled down and amended. This is further addressed in <b>Section 9</b> of the report</p> |
| <p><i>The Tannery House;</i></p> <ul style="list-style-type: none"> <li>-The new boundary treatment will create a tunnel effect and harm the street scene. The height of the new gates will also be out of context with the other properties along School Lane.</li> <li>-Proposed works could possibly set a precedent and erode the historical context of School Lane.</li> </ul>  | <p>The development was scaled down and amended. This is further addressed in <b>Section 9</b> of the report</p> |
| <p><i>Gantry House;</i></p>  | <p>The development was scaled down and amended. This is further addressed in <b>Section 9</b></p>               |

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| <ul style="list-style-type: none"> <li>- The new boundary treatment will create a tunnel effect and harm the street scene</li> <li>- The new gates will also be out of context with the other properties along School Lane.</li> <li>- The proposed materials for the development are not compatible with the wider Conservation Area</li> <li>- The proposal would cause privacy issues</li> <li>-Proposed works could possibly set a precedent and erode the historical context of School Lane.</li> <li>-Clarity on the increase in footprint.</li> </ul> | <p>of the report.</p>  |
| <p><i>Thyme Cottage;</i></p> <ul style="list-style-type: none"> <li>-Two-storey extension along the north-east boundary will reduce the light in our house and garden.</li> <li>-Resultant high structure with metal finish with provide an obtrusive view.</li> <li>-Scale and size of development will be out of character with the rest of School Lane.</li> <li>-Additional bedrooms will have implications on the site's parking provisions and the parking provisions along School Lane.</li> </ul>  | <p>The development was scaled down and amended. This is further addressed in <b>Section 9</b> of the report.</p> |

**Statutory consultees and other consultees.**

| Comment  | Officer response   |
|--|--|
| <p><i>RBWM Ecology;</i></p> <p>No Objections subject to two conditions related to a supervised demolition and biodiversity enhancements.</p>   | <p>Noted. Both conditions will be added to the planning permission.</p>            |
| <p><i>RBWM Conservation;</i></p> <p>Conservation initially recommended several changes to the proposal, in particular the scaling down of the extension works and a softer front boundary treatment. The applicant amended the proposal as per the advice by the Conservation.</p> <p>Upon further consultation, the approval was recommended for approval subject to several conditions</p> | <p>Noted. The recommended conditions will be added to the planning permission.</p> |

|  |   |
|--|---|
| <p>related to sample materials, specification of external materials, windows, gates and landscaping details.</p>   |   |
| <p><i>RBWM Trees;</i></p> <p>No objection to the proposal subject to conditions related to Tree retention, Tree protection measures and Landscaping details.</p>   | <p>Noted. The conditions will be added to the planning permission.</p>  |
| <p><i>Cookham Parish Council;</i></p> <p>-Parish Council or Cookham Society were not engaged with prior to the application being submitted to discuss the proposed development works.</p> <p>-Development is out of keeping with the area in particular</p> <ol style="list-style-type: none"> <li>1. The 1.8m front wall boundary treatment</li> <li>2. The extension's massing and scale</li> <li>3. The proposed materials for the development and the style and materials of the windows</li> </ol> <p>As such, the works are contrary with the relevant sections in the Cookham Village Design, Emerging Borough Local Plan and Policy CA2 of the Local Plan.</p> | <p>The proposed development works are considered to be small scale. As such, it was not necessary for the developer to engage with the Parish council and Local community groups prior to submitting a full application.</p> <p>The development was scaled down and amended. This is further addressed in <b>Section 6</b> of the report.</p> |
| <p><i>The Cookham Society;</i></p> <p>Objection to;</p> <ul style="list-style-type: none"> <li>-Inappropriateness of the altered window openings</li> <li>-Replacing the front hedge with a wall</li> <li>-Paving the front garden</li> <li>-Changes to the roof line due to the extension and introduction of new materials</li> </ul> <p>The proposal is contrary with Local Plan Policy CA2 and G6.9a and G6.19 of the Cookham Village Design.</p>  | <p>The development was scaled down and amended. This is further addressed in <b>Section 6</b> of the report.</p>  |

## 9. EXPLANATION OF RECOMMENDATION

9.1 As set out earlier in this report the proposals have been amended since submission. The revised details and the rest of the proposal will now be assessed in the following sections.

9.2 The key issues for consideration are:

- i Character and Appearance

- ii Impact on the Conservation Area
- iii Neighbouring amenity
- iv Biodiversity
- v Impact on trees and hedges on site
- vi Parking
- vii Other material considerations

### **Character and Appearance**

- 9.3 The appearance of a development is a material planning consideration and the National Planning Policy Framework, Section 12 (Achieving Well-Designed Places) and Local Plan Policy DG1, advises that all development should seek to achieve a high quality of design that improves the character and quality of an area. Policy H14 of the Local Plan indicates that extensions should not harm the character and appearance of the host building.
- 9.4 The landscaping works to the front garden will incorporate more hard landscaping features to facilitate extra parking along the front driveway. At present the front garden is predominantly characterised by hard landscaping features, as such, any additional hard landscaping is not considered to significantly change the overall appearance or character of the front garden. The existing front boundary treatment is characterised by a high hedge which is a key characteristic that positively contributes to the visual amenity of the site and wider Conservation Area. The replacement front boundary treatment will comprise of 1 metre low brick wall, with a 1.2 metres hedge directly on top of it. As such, this element of the proposal will significantly retain the existing character and appearance of the site, whilst modernising the front boundary element with a low brick wall that will complement the new extension and the existing host dwelling. The new pedestrian and vehicular access gates will have a near identical height as the proposed low brick wall along the front of the site and, as such, the new gates will match the front boundary treatment.
- 9.5 The applicant proposes to demolish the existing single storey element north-west of the site, together with the front garage. The single storey element to be demolished is not part of the original dwelling and therefore the original building, which is a non-designated heritage, asset will be retained in its entirety. The elements to be demolished will have a total footprint of about 85 sqm. The part single part two storey side/rear extension will add a footprint of about 70sqm to the host dwelling and as such, will result in a reduction in overall ground coverage. The extension as a whole will have a width of 6 metres and the two-storey element will appear as a linked-detached element when viewed alongside the host dwelling. This is considered to respect the original house and its design by creating a clear separation.
- 9.6 The extension at two-storey level will have a maximum height of 6.2 metres. Whilst, this is higher than the maximum height of the single storey host dwelling, the host building is characterised by different levels in height and the chimneys also vary in height (both higher than the extension at two storey level). Due to this, the building is read and viewed differently from various vantage points within School Lane and the immediate street setting. As such, another element of height at 6.2 metres (which is very modest for a two-storey extension) is deemed to be a sympathetic addition to the host dwelling, which would maintain and conserve the character and appearance of the site and the wider Conservation Area. The flat roof design of the part single part two storey side/rear extension will match the flat roof design of the existing host dwelling. It is also worth noting that Studio House has little relation to the rest of the properties along School Lane in terms of its architectural characteristics. As such, whilst the dwelling contributes to the character of the area due to its unique design and its non-designated heritage asset status, it is to a large degree viewed in isolation within the street scene.

- 9.7 The new part single part two storey side/rear extension will introduce a wide V-shaped footprint to the host dwelling which would replace the existing L-shaped footprint. Despite a more open footprint, the extension works will still be at least 5 metres away from the north-west boundary mutually shared with the adjacent property at Thyme Cottage. Furthermore, the extension will be at least 14 metres away from the dwelling at this neighbouring site. The extension will also be at least 5 metres away from the rear boundary mutually shared with the property at Mead Cottage. Based on the above, the dwelling will still retain sufficient spacing along the boundaries adjacent to the proposed extension. Thereby, the extension works are not considered to constitute a cramped over-development of the site.
- 9.8 The alterations to the fenestration are not considered to have a detrimental material impact on the external appearance of the host dwelling. Furthermore, several pre-commencement conditions related to the proposed detailing of the window materials and all the other external finishing materials have been agreed with the applicant. As such, all the materials to be used for the external surfaces and windows of the development will be approved by the council before any works can commence, to ensure that the character and historic fabric of the host dwelling is maintained.
- 9.9 Overall, the proposed development works are considered to respect the character and historic appearance of the host dwelling and the site. Furthermore, the proposal will not harm the character of the immediate street scene along School Lane and the wider Conservation Area. As such, the proposal is considered to comply with the Section 12 of the NPPF and Policies DG1 and H14 of the Local Plan.

### **Impact on the Conservation Area**

- 9.10 The Council has paid special attention to the desirability of preserving or enhancing the character or appearance of the conservation area, as required under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. Local Plan Policy CA2 requires developments to preserve or enhance the character of the individual conservation areas they are located within. The development site is located within Cookham High Street Conservation Area. RBWM Conservation officers initially recommended several changes to the proposal, in particular the scaling down of the extension works and a softer front boundary treatment. The applicant amended the proposal as per this advice and upon further consultation, the proposal was deemed to respect and preserve the character of the Conservation Area. As such, the proposal is recommended for approval subject to several conditions relating to sample materials, specification of external materials, windows, gates and landscaping details (conditions 2-6 inclusive).
- 9.11 Officers are of the view that whilst the proposals add a modern touch to the host dwelling and the site, they still preserve the character and historic fabric of the non-designated heritage asset and the wider Conservation Area. Based on the above, the proposed development works are considered to preserve the character and appearance of the Conservation Area, in compliance with Local Plan Policy CA2 and Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.

### **Neighbouring amenity**

- 9.12 Paragraph 127 (f) of the NPPF (2019) and Policy H14 of the Local Plan state that development works should not result in an unacceptable impact on the amenity of the immediate neighbouring properties.
- 9.13 The extension works will maintain a gap of 5 metres from the north-west boundary mutually shared with the adjacent property at Thyme Cottage. Furthermore, the extension will be at least 14 metres away from the dwelling at that property. The extension will also be at least 5 metres away from the rear boundary mutually shared with the property at Mead Cottage. Based on the above, the extension is set a sufficient distance from the immediate neighbouring properties for it not to impact on their amenities in terms of loss of light and outlook.

- 9.14 The north-west elevation of the extension directly faces the property at Thyme Cottage. There is a lengthy first floor window along that elevation, which will serve the landing area. Whilst, this window faces the adjacent neighbouring property referenced above, it will be set behind spaced vertical panels which extend the full length of the window. The vertical panels will obscure any views towards the property at Thyme Cottage, mitigating any loss of privacy and overlooking issues. A condition will be attached to the planning permission to ensure that the vertical panels are fixed and retained in perpetuity (condition 11). The two first windows along the western (rear) elevation of the two-storey extension will directly face the property at Mead Cottage. These two windows, which are a secondary window to a bedroom and a bathroom window, will be conditioned to be obscure glazed to mitigate any loss of privacy and overlooking issues to the property at Mead Cottage (condition 12).
- 9.15 Based on the above, it is considered that there would be no material harm caused to the immediate neighbouring properties in terms of loss of privacy, outlook, daylight, sunlight or otherwise.

### **Biodiversity**

- 9.16 Paragraph 175 of the NPPF (2019) states that opportunities to incorporate biodiversity in and around new developments should be encouraged. The development site is located within close proximity of a RBWM protected species point and the proposed works include the demolition of buildings which could be potentially used by roosting bats and nesting birds. Therefore, the applicant undertook an ecological survey mainly centred on the presence of bats near to or within the site or building to be demolished.
- 9.17 The survey highlighted that there was no evidence of bats around the site and the buildings to be demolished. No other species were identified within the survey. Therefore, the development is not considered to have any detrimental impact on biodiversity. Conditions are proposed related to supervised demolition and biodiversity enhancements. Both conditions will be added to the planning permission (conditions 8 and 14). Based on the above, the development is not considered to have a detrimental impact on biodiversity and nature conservation.

### **Impact on trees and hedges on site**

- 9.18 Policy N6 and DG1 state that the retention of trees and hedges within new development can help soften the landscape and provide high amenity value to the character and appearance of a development and its wider surroundings. Trees and Hedges within the Conservation area are considered to have a greater significance in terms of their contribution to the character and appearance of the subject Conservation Area.
- 9.19 There are no TPO trees within the development site, however, the applicant proposes to remove two trees along the rear of the site. The two trees to be removed are considered to be in a poor state in terms of their health and therefore, they are not considered to hold any meaningful amenity value and there is no objection to their removal.
- 9.20 Whilst, the front hedge will be removed, this will be partly replaced by the new front boundary treatment which consists of a low brick wall with a hedge planted behind, that will be trained to grow above the wall. Thereby, the site will still retain a significant amount of its verdant appearance. The applicant also proposes to remove the hedge on the norther corner of the site on the boundary with Thyme Cottage, this hedge does not contribute significantly to the character of the site or area. There are several other trees on site which are to be retained, that contribute to the amenity value of the site. The development is not considered to harm the health of these trees.
- 9.21 Conditions are recommended related to tree retention details, tree protection measures and landscaping details (conditions 7, 9 and 10)
- 9.22 Overall, the proposed development is deemed to comply with Policies N6 and DG1 of the Local Plan.

## **Parking**

- 9.23 The site will retain at least 3 parking spaces along the front driveway. According to the parking standards found in Appendix 7 of the Local Plan, 3 parking spaces is the maximum number of spaces required for single occupancy residential dwellings irrespective of the bedrooms on site. As such, sufficient space would remain on the site to accommodate the car parking for the resulting dwelling in compliance with the adopted parking standards in Appendix 7 of the Local Plan, as amended by the Royal Borough of Windsor and Maidenhead Parking Strategy, May 2004.

## **Other Material Considerations**

- 9.24 Based on the assessments made in of this report, the proposed development is considered to be in compliance with the relevant polices within the Cookham Village Design Statement that relate to extensions and developments within the Conservation Area. The site is located within flood zone 2, therefore, the proposal will not be considered against Flood Policy F1, as this policy only relates to proposals in flood zone 3.

## **10. Conclusion.**

- 10.1 Overall, the revised proposals are considered to be of a sympathetic scale, size and height in relation to the host dwelling. The design and siting of the extension is considered to respect the host dwelling and the final details of the proposed materials for the development will ensure they are appropriate and high quality. The proposal will also retain a significant amount of the existing soft landscaping features on site and there will be biodiversity improvements on site. As such, on balance the development will preserve character of the non-designated heritage asset and the wider Conservation Area, whilst adding value to the site in the form of the biodiversity enhancements. The proposal is therefore considered to comply with the relevant planning policies and guidance.

## **11. APPENDICES TO THIS REPORT**

- Appendix A – Site Location Plan and Existing Site Plan
- Appendix B – Proposed Site Plan and Block Plan
- Appendix C – Existing and Proposed Floor Plans
- Appendix D – Existing and Proposed Elevations
- Appendix E – Proposed Sections

## **12. CONDITIONS RECOMMENDED FOR INCLUSION IF PERMISSION IS GRANTED**

- 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 Before relevant work commences, a sample panel of all external materials shall be provided on site and confirmation of the materials and methods of construction shall be 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: To protect and preserve the character of the conservation area, relevant Policies - Local Plan CA2.
- 3 Before relevant work commences, a sample panel of any new brickwork shall be provided on site showing the proposed brick types, sizes, colours, texture face-bond and pointing mortar mix, joint thickness and finish profile and details shall be 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: To protect and preserve the character of the conservation area, relevant Policies - Local Plan CA2.

- 4 Before relevant work commences, detailed drawings at a scale of 1:20 or greater depicting the front gates and wall shall be 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: To protect and preserve the character of the conservation area, relevant Policies - Local Plan CA2.

- 5 Prior to their installation, detailed plans and elevations at a scale of no less than 1:20, and sections in situ at a scale of 1:5, of all external joinery, excluding window and door joinery, with materials and finish annotated, shall be submitted to and approved in writing by the Local Planning Authority. The works shall thereafter be undertaken and maintained in accordance with the approved plans.

Reason: To protect and preserve the character of the conservation area, relevant Policies - Local Plan CA2.

- 6 Prior to their installation, horizontal and vertical sections and elevations of all proposed external windows and doors, including surrounding frames, shall be provided at a minimum scale of 1:10 with typical moulding details at a scale of 1:1 shall be submitted to, and approved in writing by, the Local Planning Authority. Thereafter the works shall be undertaken and maintained in accordance with the approved details.

Reason: To protect and preserve the character of the conservation area, relevant Policies - Local Plan CA2.

- 7 Prior to completion of building works a scheme of landscaping for the front garden, which shall include details of both hard and soft landscape works, shall be submitted to, and approved in writing by, the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of building work. Any trees, shrubs or plants that die within a period of five years from the completion, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of similar size and species, unless the Local Planning Authority gives prior written permission for any variation.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area and wider conservation area. Relevant Policies Local Plan DG1 and CA2.

- 8 Prior to the commencement of construction works, details of biodiversity enhancements, to include details of the new native species hedgerow and tree mounted integral bird and bat boxes shall be submitted to, and approved in writing by, the Local Planning Authority. The biodiversity enhancements shall thereafter be installed and maintained as approved.

Reason: To incorporate biodiversity in and around developments in accordance with paragraph 175 of the NPPF.

- 9 Prior to any equipment, machinery or materials being brought onto the site, details of the measures to protect, during construction, the trees shown to be retained on the approved plan, shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be implemented in full prior to any equipment, machinery or materials being brought onto 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. These measures shall include fencing in accordance with British Standard 5837. 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 consent 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.

- 10 No tree or hedgerow shown to be retained in the approved plans shall be cut down, uprooted or destroyed, nor shall any tree work be undertaken other than in accordance with the approved plans and particulars and without the written approval of the Local Planning Authority, until five years from the date of occupation of the building for its permitted use. Any tree work approved shall be carried out in accordance with British Standard 3998 Tree work. If any retained tree is removed, uprooted or destroyed or dies, another tree shall be planted in the immediate vicinity and that tree shall be of the size and species, and shall be planted at such time, as specified by the Local Planning Authority.

Reason: In the interests of the visual amenities of the area, relevant Policies Local Plan DG1, N6.

- 11 The vertical panels shown on drawing PL-15 REV02, under the elevation labelled 'proposed north elevation' shall be constructed in accordance with the details shown on this plan prior to the occupation of the development. The vertical panels shall thereafter be retained in perpetuity.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
- 12 The first floor windows in the western (rear) elevation of the extension shall be of a permanently fixed, non-opening design and fitted with obscure glass and the windows shall not be altered.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H14.
- 13 No further window(s) shall be inserted at first floor level in the north or west elevations of the extension.  
Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Local Plan H11.
- 14 Demolition of the potential bat roosting features on the two buildings on site shall be carried out under the supervision of an appropriately qualified ecologist [full member of CIEEM and or a Natural England Bat licence holder with experience of supervising demolitions where there is a risk of bats being present]. Works are to follow a method statement agreed between the ecologist and the contractor detailing techniques, including the careful removal of the bat roosting features by hand, and the procedure to follow should bats or signs of bats be found. A closing-out report including details of the methods used, and any bats or signs of bats found, is to be issued to the local planning authority.  
Reason: To protect biodiversity in and around the site in accordance with paragraph 175 of the NPPF.
- 15 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.

### **Informatives**

- 1 All birds, their nests and eggs, are protected by law. It is a criminal offence (with certain exemptions) to deliberately or recklessly take, damage or destroy the nest of any wild bird whilst it is in use or being built. The buildings and vegetation on the site are likely to be used by nesting birds and any works to buildings with bird nests or vegetation clearance should take place outside the bird nesting season (March - August inclusive). If this is not practicable areas to be cleared should first be checked for bird nests by an appropriately qualified person. If bird nests are found works that could disturb it must stop until any young have fledged the nest.