

ROYAL BOROUGH OF WINDSOR & MAIDENHEAD

PLANNING COMMITTEE

DEVELOPMENT CONTROL PANEL

1 June 2022

Item: 1

Application No.:	21/03347/FULL
Location:	Linthorpe Fireball Hill Sunningdale Ascot SL5 9PJ
Proposal:	x2 new dwellings with detached garage and vehicular entrance gates, following demolition of existing dwelling and garage.
Applicant:	Mr And Mrs Butler
Agent:	Mr Warren Joseph
Parish/Ward:	Sunningdale Parish/Sunningdale And Cheapside

If you have a question about this report, please contact: Zarreen Hadadi on 01628 796042 or at Zarreen.Hadadi@rbwm.gov.uk

1. SUMMARY

- 1.1 The proposal is for the construction of two new dwellings with detached garages and vehicular entrance gates, following the demolition of the existing dwelling and garage. The proposal would result in the subdivision of the site at Linthorpe, Fireball Hill in Ascot to form two new dwellings on the land.
- 1.2 The development is considered to have overcome previous concerns under 21/01844/FULL which is currently being appealed and awaiting a decision from the Inspector. The four reasons for refusal included that the proposed subdivision by reason of the scale, layout and distance between the 2 dwellinghouses would result in a cramped form of development to the detriment of the character of the area, impact on trees, impact on ecology and harm to the SPA. Details of how these are considered to have been overcome are expanded on under Section 10 of this report.

It is recommended the Committee grants planning permission on the satisfactory completion of an undertaking to secure the S106 for the carbon offset fund and SPA mitigation contributions in Section 10 of this report and subject to the conditions listed in section 15 of this report.

2. REASON FOR COMMITTEE DETERMINATION

The Council's Constitution does not give the Head of Planning delegated powers to determine the application in the way recommended; such decisions can only be made

by the Committee as the application has been called in by Cllr Bateson due to concerns that the proposal is a slightly slimmed down version of the previous refused application 21/01844 and is contrary to Neighbourhood Policies DG2.1 and Policy DG2.2, that both plots show separate garages, positioned in front of the front building lines of both houses contrary to the Neighbourhood Plan Policy DG3.3 and a significant number of trees and groups of trees would be compromised by the development of these two houses.

3. THE SITE AND ITS SURROUNDINGS

- 3.1 The application site is located on Fireball Hill, within the secluded residential area of Sunningdale. The site is within an area defined within the Townscape Assessment as 'Villas in a Woodland Setting'.
- 3.2 The site comprises a detached dwelling set back from the front boundary. The existing dwellinghouse is located in the middle of the plot with a spacious garden around it which slopes away towards the rear and with a swimming pool. The dwelling has one access point to the driveway to the front and hardstanding which provides ample parking provision for at least 5 vehicles.

4. KEY CONSTRAINTS

- 4.1 There are no planning constraints covering the site.

5. THE PROPOSAL

- 5.1 The application is for the construction of two new dwellings with detached garages and vehicular entrance gates, following the demolition of the existing dwelling and garage. The proposed works would subdivide the plot with the existing vehicular access providing access for both plots.
- 5.2 Plot 1 would be located to the west of the site and plot 2 to the east. Each would have a detached triple garage to the front. Both dwellinghouses provide accommodation for 6 bedrooms with 4 storeys including the roof space and basement.
- 5.3 Since the refusal of the previous application 21/01844/FULL, the current application has been fully considered in terms of its impact on ecology. The scale has been reduced for both of the dwellings in terms of width, height and depth but with a similar form retained. The separating distance between the site as a result of the subdivision has increased from 4.5 to 8.89 metres.

6. RELEVANT PLANNING HISTORY

- 6.1

Reference	Description	Decision
97/75359/FULL	Construction of new roof to existing dwelling and erection of part two storey / part single storey side and front extension.	Permitted 13.03.1997
21/01844/FULL	x2 new dwellings with detached garage and vehicular entrance gates, following demolition of existing dwelling and garage.	Refused 01.10.2021 Currently under Appeal

6.2 Application 21/01844/FULL was refused for the following reasons.

- i. The proposed subdivision by reason of the scale, layout and distance between the 2 dwellinghouses would result in a cramped form of development to the detriment of the character of the area defined as 'Villas in a Woodland Setting'. Accordingly, the proposed development conflicts with the requirements of national planning policy as contained within chapter 12 of the NPPF (February 2019), Local Plan Policies DG1, H10 and H11 and policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014).
- ii. The proposed construction of the 2 dwellinghouses would have a detrimental impact on trees within the site both directly and as a result of post development pruning pressures. These trees are important amenity features and their loss would have a detrimental impact on the visual amenity of the area. Accordingly, the proposal is contrary to policies NP/EN2.1, NP/EN2.2 and NP/EN3 of the Neighbourhood Plan and policies DG1 and N6 of the Local Plan.
- iii. No ecological information has been provided as part of this application. The site currently comprises a detached house and garden area. The surrounding garden may have features potentially suitable for use by protected species such as bats, badgers, reptiles or great crested newts that would be lost during the works and as such, there is a risk that the proposals may affect protected species. Therefore, a preliminary ecological appraisal will need to be provided before the application can be determined. No such surveys have been provided.
- iv. The proposal is likely to have a significant effect in combination with other plans and projects in the locality on the Thames Basin Heaths Special Protection Area [SPA] as designated under The Conservation (Natural Habitats, etc) Regulations, and which is also designated as a Site of Special Scientific Interest [SSSI]. This would arise through increased visitor and recreational pressure on Chobham Common, as a constituent part of the SPA, causing disturbance to three species of protected, ground-nesting birds that are present at the site. In the absence of an assessment to show no likely significant effect, including sufficient mitigation measures to overcome any such impact on the SPA, and in the absence of financial provision towards the Strategic Access

Management and Monitoring (SAMM) project and the provision of Suitable Alternative Natural Greenspace (SANG) noted in the Council's Thames Basin Heaths Special Protection Area SPD or satisfactory alternative provision, the likely adverse impact on the integrity of this European nature conservation site has not been overcome. The proposal is thus in conflict with the guidance and advice in the National Planning Policy Framework and the RBWM Thames Basin Heaths Special Protection Area SPD and fails to comply with policy NR4 of the Borough Local Plan Submission Version.

7. DEVELOPMENT PLAN

The main relevant policies are:

7.1 Adopted Borough Local Plan

Issue	Policy
Climate Change	SP2
Sustainability and Placemaking	QP1
Character and Design of New Development	QP3
Nature Conservation and Biodiversity	NR2
Trees, Woodlands and Hedgerows	NR3
Thames Basin Heaths Special Protection Area	NR4
Infrastructure and Developer Contributions	IF1
Sustainable Transport	IF2

7.2 Adopted Ascot, Sunninghill and Sunningdale Neighbourhood Plan

Issue	Policy
Good quality design	DG1, DG2, DG3
Trees/Gardens	EN2/EN3
Parking and Access	T1

7.3 Adopted The South East Plan – Regional Spatial Strategy

Issue	Policy
Thames Basin Heaths Special Protection Area	NRM6

8. MATERIAL PLANNING CONSIDERATIONS

8.1 National Planning Policy Framework Sections (NPPF) (2021)

Section 2 – Achieving sustainable development

Section 12- Achieving well-designed places

Section 15 – Conserving and enhancing the natural environment

8.2 Supplementary Planning Documents

- RBWM Thames Basin Heath's SPA
- Borough Wide Design Guide

8.3 Other Local Strategies or Publications

Other Strategies or publications relevant to the proposal are:

- RBWM Townscape Assessment
- RBWM Parking Strategy
- Corporate Strategy
- Interim Sustainability Position Statement
- Environment and Climate Strategy

9. CONSULTATIONS CARRIED OUT

9.1 Comments from interested parties

19 occupiers were notified directly of the application. No letters were received supporting the application. 14 letters were received objecting to the application, summarised as:

	Comment	Where in the report this is considered
1.	Slight reduction, but still similar to previous refusal with overdevelopment of 2 houses on plot and densification of site from sub division, still with small gap between the dwellings would be more visible, out of keeping with the street scene and Villas in a Woodlands Setting.	See section 10 (ii)
2.	Concern over large scale of houses in terms of mass and height.	See section 10 (ii)
3.	If approved, would set a precedent for other plots in the vicinity. One replacement dwelling would be more in keeping.	See section 10 (ii)
4.	Concern over impact on trees which should be TPO'd, particularly on neighbour boundaries.	See section 10 (ii)

5.	No detailed information regarding Ecological Assessments, Bat surveys or Archaeological Assessments regarding the Roman Road.	See section 10 (v)
6.	Impact on privacy to neighbouring properties.	See section 10 (iii)
7.	Impact on noise and access from construction and development. A condition should be added to costs for repairs to the road from potential damage.	See section 10 (iii)

9.2 Consultees

Consultee	Comment	Where in the report this is considered
Ecology Officer	Subject to conditions regarding excavation, licence for development works affecting bats, external lighting scheme and biodiversity enhancements, there are no objections to this application on ecology grounds.	These would be recommended should full permission be granted.
Environmental Protection	Should planning permission be granted, the following conditions re. Construction Site Working Hours and Collection during Construction and Demolition and informatives re. smoke and dust control be attached to the consent notice.	It is not considered that these conditions would meet the relevant tests for planning conditions as they would not be necessary to make the development acceptable in planning terms. Suitable controls exist under environmental protection legislation.

9.3 Others (e.g. Parish and Amenity Groups)

Consultee	Comment	Where in the report this is considered
Parish Council	<ul style="list-style-type: none"> i. Still results in a cramped form of development with insufficient gap in between for Villas in a Woodlands Setting character area ii. Concern over impact on trees. iii. Lack of ecology information and impact on SPA. 	<ul style="list-style-type: none"> i. See section 10 (ii) for Impact to the character ii. See section 10 (ii) for Impact to trees iii. Ecology report was submitted and marked sensitive due to the contents - See section 10 (v) for Impact to ecology and SPA

SPAЕ	<ul style="list-style-type: none"> i. Cramped development which would compromise spacious character. Out of keeping in terms of footprint, separation, scale and bulk of the buildings. ii. Pressure to fell/prune trees along the boundaries with The Grange and Tingara, in terms of the root protection areas and the canopies of the trees. 	<ul style="list-style-type: none"> i. See section 10 (ii) for Impact to the character ii. See section 10 (ii) for Impact to trees
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10. EXPLANATION OF RECOMMENDATION

10.1 The key issues for consideration are:

- i. Impact on Climate change and sustainability
- ii. Impact to the character and appearance of the area
- iii. Impact to neighbour amenity
- iv. Parking provision
- v. Impact on ecology and Thames Basin Heath SPA
- vi. Other material considerations

i. **Impact on Climate change and sustainability**

10.2 The Climate Change Act 2008 (CCA2008) imposes a duty to ensure that the net UK carbon account for the year 2050 is at least 100% lower than the 1990 baseline. Paragraphs 152 and 154 of the NPPF states that the planning system should support the transition to a low carbon future in a changing climate by contributing to a radical reduction in greenhouse gas emissions, minimise vulnerability and improve resistance, and support renewable and low carbon energy and associated infrastructure. In June 2019 RBWM declared an environment and climate emergency with aims to ensure the Borough will achieve net zero carbon emissions by 2050. In December 2020 the Council approved the Borough's Environment and Climate Strategy. These are material considerations in determining this application.

10.3 A Position Statement on Sustainability and Energy Efficient Design (March 2021) sets out the expectations of new development consistent with the sustainability guidance set out in the NPPF to help deliver on the national and local commitments to address climate change and the Environmental and Climate Strategy of RBWM. Furthermore, adopted Borough Local Plan policy SP2 requires all development to demonstrate how they have been designed to incorporate measures to adapt to and mitigate climate change.

10.4 There is a list of 7 criteria set out in the Interim Sustainability Position Statement and it needs to be demonstrated how the criteria are met by the proposed development. A Sustainability Statement has been submitted which would comply with the requirements set out in the Interim sustainability position statement including a commitment towards the Council's carbon off-set fund. A draft Unilateral Undertaking

has been submitted as part of the application to be secured prior to determination in the event planning permission is granted.

ii. Impact to the character and appearance of the area

Background

- 10.5 National Planning Policy Framework Section 12 (Achieving well-designed places) advises that all development should seek to achieve a high quality of design that improves the character and quality of an area. Newly adopted Borough Local Plan Policy QP3 states that new development will be expected to contribute towards achieving sustainable high-quality design in the Borough.
- 10.6 Neighbourhood Plan Policy NP/DG2 requires that new development should be similar in density, footprint, separation, scale and bulk to buildings in the surrounding area and to neighbouring properties. NP/DG3 states that all new development should demonstrate good quality design and respect the character and appearance of the surrounding area.
- 10.7 The Townscape Character Assessment identifies Fireball Hill as “Villas in a woodland setting’. The particular relevant characteristics are: extremely low density residential suburb, large villas set in large plots and gardens; building set back from winding roads; Mature trees and boundary hedges; quiet and essentially private in character.
- 10.8 Fireball Hill is a private road and the street scene is characterised by large detached two storey dwellings set within large spacious plots, with long gravel drives, resulting in the frontages being set back from the public realm. Front boundary treatment is formed by hedgerows with some brick work around the vehicular access points and gates. The built form within the street scene contains a variety of architectural styles. The remaining mature trees (notably Oak, Birch, Scot’s Pine and Holly) that once formed part of ‘Fireball Clump’ contributes to the densely wooded character in western parts of the area.

Principle of development

- 10.9 Principle 7.6 of the Borough wide design Guide states that ‘new development should reflect and integrate well with the spacing, heights, bulk, massing and building footprints of existing buildings, especially when these are local historic patterns.’
- 10.10 Plot 1 measures approximately 23 metres width at the plot frontage and plot 2 measures 27 metres. There are a variety of plot widths and depths within the vicinity. The plot opposite at Warwick House and other nearby plots at Inyanga and Pine Lodge have plot frontage widths of 26, 22 and 20 metres respectfully. As such, it is considered that the proposed plot widths are compatible with others in the immediate vicinity. In terms of depth, the proposed plots at approximately 86 metres are similar in depth to other properties on Fireball Hill.
- 10.11 A similar application for a subdivision of the plot under 13/03614/FULL at Fireball was allowed at appeal. The Inspector noted that Fireball Hill is characterised by a range of plot sizes and the created plots would still be larger than some others in the area. That particular site differs as it is set further back from the road and therefore has less visual impact in terms of public views from Fireball Hill.

- 10.12 The principle of sub-dividing the existing plot to create two new dwellinghouses is considered acceptable. This was accepted by officers under the previous application 21/01844/FULL.

Scale and Layout

- 10.13 The proposal would be set back from the public realm by approximately 26 metres at the closest access point for the dwellinghouse on plot 2. The front elevation of the proposed garages would range from 14 to 18 metres away from the front boundary of the site. The impact on the street scene would be minimal as there is a high level of screening on the front boundary. The existing access point would remain to serve both dwellings which reduces the impact on the street scene.
- 10.14 It is acknowledged that the current proposal has materially reduced the scale compared to the previous refusal in terms of both dwelling's width, depth and height. Plot one has been reduced 2m and 2.2m in width either side, 0.9 depth and 0.4 height. Plot two has been reduced 2m and 0.6 m in width, 1.2m from the front and 0.6m from the back in depth and 0.5m height respectively. This can be seen more clearly on the proposed elevations which shows the red outlines for the previous proposals. Both dwellinghouses include space at basement, ground, first floor level and accommodation in the roof space totalling 6 bedrooms each. These reductions are considered to overcome previous concerns regarding the proposed scale of development on each plot
- 10.15 The proposed garages are set to the sides of their respective plots and therefore, whilst sited to the front of the proposed dwellinghouses would not appear prominent in the street scene, particularly in view of the mature boundary screening,
- 10.16 The separation distance between the dwellings on the 2 plots been increased significantly from 4.5 to 8.89 metres, such that coupled with the reduced scale of the proposed dwellinghouses, the development would now appear to be commensurate with the plot size within which they would sit and would better reflect other developments within the vicinity of the application site. This has improved the layout of the development, which is more in keeping with Villas in a Woodlands Setting character area within this part of Fireball Hill.

Design

- 10.17 The design is of a classical Georgian style which adopts many exterior features from this architectural period. Materials for both dwellings include stock brick, incorporating stone and contrasting detailing, with a clay plain tile or natural slate roof finish as stated in the Design and Access Statement. The overall design of the dwellings has been improved to not appear as visually obtrusive in terms of height and bulk when compared to the previously refused scheme.

Impact on trees

- 10.18 Borough Local Plan Policy NR3 states that Development proposals should carefully consider the individual and cumulative impact of proposed development on existing trees, woodlands and hedgerows, including those that make a particular contribution to the appearance of the streetscape and local character/distinctiveness. Policy NP/EN2 set out in Ascot, Sunninghill and Sunningdale Neighbourhood Plan places similar emphasis on the protection of important trees.

- 10.19 An Arboriculture Impact assessment and Arboricultural and Planning Integration Report has been submitted alongside the application. Although the site does not have active TPO trees, the trees do form a key characteristic of the site to the sides and rear, which is a mixture of Category B Oak and Scots Pine and 2 Category A Oak trees the front of the site. Due to the proximity of the proposed development to these trees, concerns were raised under the previous application regarding the long-term good health and longevity of the trees, arising from pressure to fell or prune from future occupiers.
- 10.20 The reduction in the proposal's scale, would result in less post development pruning pressures. This is no longer considered sufficient reason to justify a reason for refusal overall, given that the site is not covered by a TPO area.

Conclusion

- 10.21 In summary, the proposal has overcome concerns regarding the scale, layout and distance between the dwellinghouses which would result in an acceptable form of development. It would be compliant with Policies QP3 and NR3 of the adopted Borough Local Plan, Chapter 12 of the NPPF (2021) which aims to conserve and enhance the natural environment and to take account of the character of different areas and policies NP/DG1, NP/DG2 and NP/DG3 of the Ascot, Sunninghill and Sunningdale Neighbourhood Plan (2014).

iii. Impact on neighbour amenity

Amenity of existing occupiers

- 10.22 By virtue of the distance of the proposed dwellings from the nearest neighbouring properties at Tingara and Altyn House to the west and Kinloch House, Crofton Lodge and The Grange to the east, it is considered that the scheme would not have an adverse impact on the sunlight and daylight these properties currently receive. There is also a large amount of soft landscaping between these boundaries which would overcome any overlooking concerns, which is not significantly dissimilar to what is existing.

Amenity of future occupiers

- 10.23 By virtue of this distance and positioning, it is considered that any forward-facing windows are unlikely to result in significant overlooking or a loss of privacy to the resultant 2 dwellings. All side facing windows serve non habitable rooms so would cause limited overlooking concerns, which could be conditioned to be obscurely glazed should planning permission be granted.
- 10.24 The impact of future residents of the proposal would need to be assessed. Principle 8.4 of Borough design guide states that a Minimum standard/unit for outdoor amenity spaces facing predominantly north for 4+ bedroom dwelling is for 85 sqm. The proposal exceeds the minimum standards and is considered to have sufficient amenity space in the rear of the garden.

iv. Parking provision and Highway Safety

- 10.25 BLP Policy IF2 states that proposals should provide cycle and vehicle parking in accordance with the Parking SPD (or the parking standards set in Made Neighbourhood Plans if these are applicable), including disabled parking spaces,

motorcycle parking and cycle parking as well as provision of electric vehicle charging points where appropriate. Prior to adoption of the Parking SPD, the parking standards in the 2004 Parking Strategy will be used as a guide for determining the appropriate level of parking provision, with consideration also given to the accessibility of the site and any potential impacts associated with overspill parking in the local area.

- 10.26 The proposed dwellings would use the existing vehicular access point at the south of the site and create a driveway to serve both dwellings. Each dwelling would also have its own private driveway with new entrance gates.
- 10.27 Both of the plots would have 6 bedrooms with parking for 3 vehicles in the triple garages and with space in the front driveway in line with the RBWM parking standards.

v. Ecology and impact on Thames Basin Heath SPA

vi.

- 10.28 An ecological survey has been submitted as part of the application which has been marked as sensitive due to the nature of the content. The ecology report (Applied Ecology, June 2021) has been undertaken to an appropriate standard and details the results of a preliminary ecological appraisal (PEA) of the site, preliminary bat roost assessment (PRA) of the existing buildings, and further bat emergence surveys of the buildings. The Ecology Officer has been consulted and has no objections subject to conditions regarding excavation, licence for development works affecting bats, external lighting scheme and biodiversity enhancements, there are no objections to this application on ecology grounds.
- 10.29 The Thames Basin Heaths Special Protection Area (the SPA) was designated in 2005 to protect and manage the ecological structure and function of the area to sustain the nationally important breeding populations of three threatened bird species. The Council's Thames Basin Heaths SPD sets out the preferred approach to ensuring that new residential development provides adequate mitigation, which for residential developments of between one and nine additional housing units on sites located over 400 metres and up to 5 kilometres from the SPA, is based on a combination of Strategic Access Management and Monitoring (SAMM) and the provision of Suitable Alternative Natural Greenspace (SANG). The application site is within this 0.4 - 5km buffer zone around the SPA.
- 10.30 The Council has an adopted Suitable Alternative Natural Greenspace (SANG), Allen's Field. Mitigation for the potential harm to the SPA through the addition of the proposed dwellinghouse is to be secured through a Section 106 agreement to be agreed prior to the determination of the planning application.

vii. Other material considerations

- 10.31 Paragraphs 10 and 11 of the NPPF set out that there will be a presumption in favour of Sustainable Development. The latter paragraph states that:

For decision-taking this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless:

- i. *the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*
- ii. *any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.*

10.32 Footnote 7 of the NPPF (2021) clarifies that:

'out-of-date policies include, for applications involving the provision of housing, situations where the local planning authority cannot demonstrate a five year supply of deliverable housing sites (with the appropriate buffer..).'

10.33 The Borough Local Plan has now been adopted and the Council have a 5 year Housing Land Supply. Development proposals therefore should be assessed in accordance with the Development Plan and other material considerations.

11. COMMUNITY INFRASTRUCTURE LEVY (CIL)

11.1 The application is liable for CIL as it creates an additional dwelling from the subdivision of the plot. The proposed GIA floorspace of the dwellings on plot 1 is 745.2 sqm and plot 2 is 788.6 sqm.

12. PLANNING BALANCE

12.1 Paragraph 11 of the Framework explains how the presumption in favour of sustainable development applies. The tilted balance should not be applied because the Council now has a 5 year Housing Land supply.

12.2 The report has outlined that the application is considered to be acceptable on grounds of impact on local character, existing and future neighbour occupiers, highways and parking implications, ecology and SPA.

12.3 The proposal would result in one new dwelling from the subdivision towards the provision of housing within the Borough. The addition of one new dwelling when the Council now has a 5 year Housing Land Supply is afforded limited weight as a benefit.

12.4 In respect of economic benefits, it is acknowledged that future residents of the development would make use of local services and spend in local shops. The scheme would also result in direct and indirect employment and create a demand for building supplies during the construction phase. These economic benefits are given limited weight in the planning balance.

12.5 The limited weight to housing provision and economic benefits is considered in addition to the scheme which is considered to be policy compliant.

13. CONCLUSION

The proposal complies with the development plan. Planning permission is recommended to be granted.

14. APPENDICES TO THIS REPORT

- Appendix A - Site location plan and site layout

- Appendix B – plan and elevation drawings

15. 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 No development above slab level shall take place until details of the materials to be used on the external surfaces of the development, including the front boundary treatment, have first 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 the interests of the visual amenities of the area. Relevant Policy QP3.

- 3 No development (other than demolition) shall take place until a detailed plan showing the existing and proposed ground levels of the site together with the slab and ridge levels of the proposed development relative to a fixed datum point on adjoining land outside the application site have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved levels.

Reason: In the interest of the visual amenities of the area. Relevant Policy QP3.

- 4 No part of the development shall be occupied until the access has been constructed in accordance with the approved drawing. The access shall thereafter be retained as approved.

Reason: In the interests of highway safety and the free flow of traffic. Relevant Policy

IF2.

- 5 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 Policy IF2.

- 6 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 particulars 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 Policy NR3.

- 7 The development shall not be occupied until details of the hard and soft landscaping of the site has been submitted to and approved in writing by the Local Planning Authority. The approved landscaping scheme shall then be implemented within the first planting season following the substantial completion of the development. The development shall be 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.

Reason: To ensure a form of development that maintains, and contributes positively to, the character and appearance of the area. Relevant Policy QP3.

- 8 Any deep excavation shall either not be left open overnight or an escape ramp in the form of a scaffold plank shall be placed at a shallow angle to allow any trapped wildlife to exit the excavation. All areas of hedges, trees, scrub, or similar vegetation where birds may nest which are to be removed as part of the development, are to be cleared outside the bird-nesting season (March - August inclusive) or if clearance during the bird-nesting season cannot reasonably be avoided, a suitably qualified ecologist will check the areas to be removed immediately prior to clearance and advise whether nesting birds are present. If active nests are recorded, no vegetation clearance or other works that may disturb active nests shall proceed until all young have fledged the nest.

Reason: To ensure that wildlife is not adversely affected by the proposed development in line with wildlife legislation.

- 9 No works hereby permitted (including demolition works) that could affect the bat roost shall commence until a licence for development works affecting bats has been obtained from the Statutory Nature Conservation Organisation (Natural England) and a copy (or confirmation from Natural England that the site has been registered under class licence) has been submitted to the council. Thereafter mitigations measures approved in the licence shall be maintained in accordance with the approved details. Should conditions at the site for bats change and / or the applicant conclude that a licence for development works affecting bats is not required the applicant is to submit a report to the council detailing the reasons for this assessment and this report is to be approved in writing by the council prior to commencement of works.

Reason: There is evidence that the house has hosted a bat roost which will be affected by the proposals. This condition will ensure that bats, a material consideration, are not adversely affected by the proposed development.

- 10 No development above slab level shall commence until a report detailing any new external lighting scheme, and how this will not adversely impact upon wildlife, has been submitted to and approved in writing by the LPA. The report (if external lighting is to be installed) shall include the following figures and appendices: A layout plan with beam orientation, A schedule of equipment, Measures to avoid glare, An isolux contour map showing light spillage to 1 lux both vertically and horizontally, areas identified as being of importance for commuting and foraging bats, and locations of bird and bat boxes). The approved lighting plan shall thereafter be implemented as agreed.

Reason: To limit the impact of light pollution from artificial light on nature conservation in accordance with para 180 of the NPPF.

- 11 Prior to the commencement of the development above slab level, details of biodiversity enhancements, to include integral bird and bat boxes (in addition to those provided as part of the bat licence agreement), tiles or bricks on the new buildings and native and wildlife friendly landscaping (including replacement trees, pollen-rich and fruit-bearing planting, and gaps at the bases of fences to allow hedgehogs to traverse through the gardens), shall be submitted to and approved in writing by the council. The biodiversity enhancements shall thereafter be installed as approved and a brief letter report confirming that the enhancements have been installed, including a simple plan showing their location and photographs of the enhancements in situ, is to be submitted to and approved in writing by the Council.

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

- 12 The first floor windows in the side elevations of the dwellinghouses hereby approved shall be of a permanently fixed, non-opening design, with the exception of an opening toplight that is a minimum of 1.7m above the finished internal floor level, and fitted with obscure glass and the window shall not be altered.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies -Paragraph 127 of the NPPF.

- 13 No further windows shall be inserted at first floor level in the side elevations of the dwellinghouses hereby permitted.

Reason: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies - Paragraph 127 of the NPPF.

- 14 No development shall take place in relation to the relevant part of the works until details of the design and materials to be used for the screens to the balconies hereby approved 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: To prevent overlooking and loss of privacy to neighbouring occupiers. Relevant Policies -Paragraph 127 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.

12. APPLICATION 21/03347/FULL - APPENDICES TO THIS REPORT

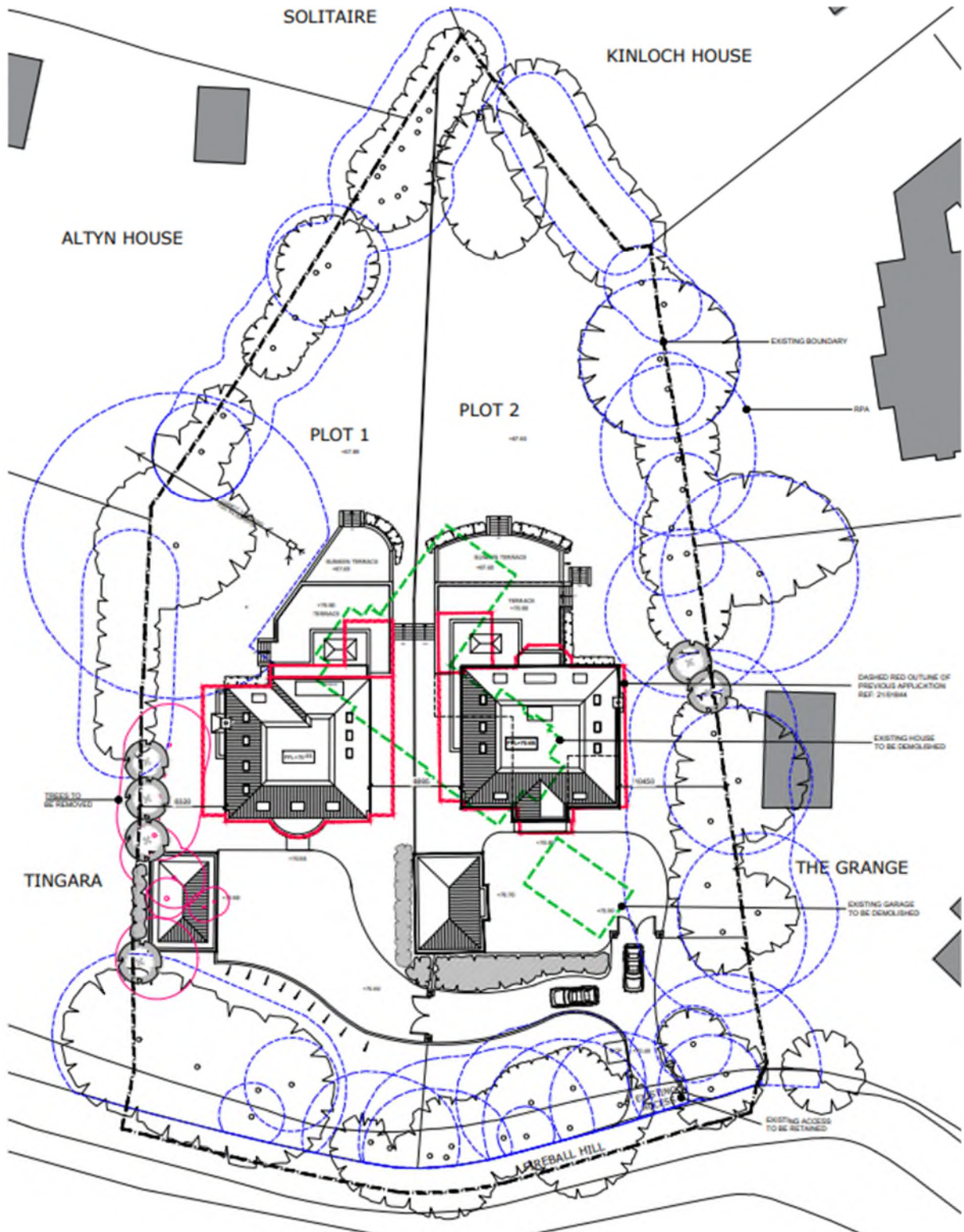
- Appendix A – Site Location Plan, Proposed Site Plans, Proposed Elevations
- Appendix B – Proposed Floor Plans, Site Sections, Entrance gates

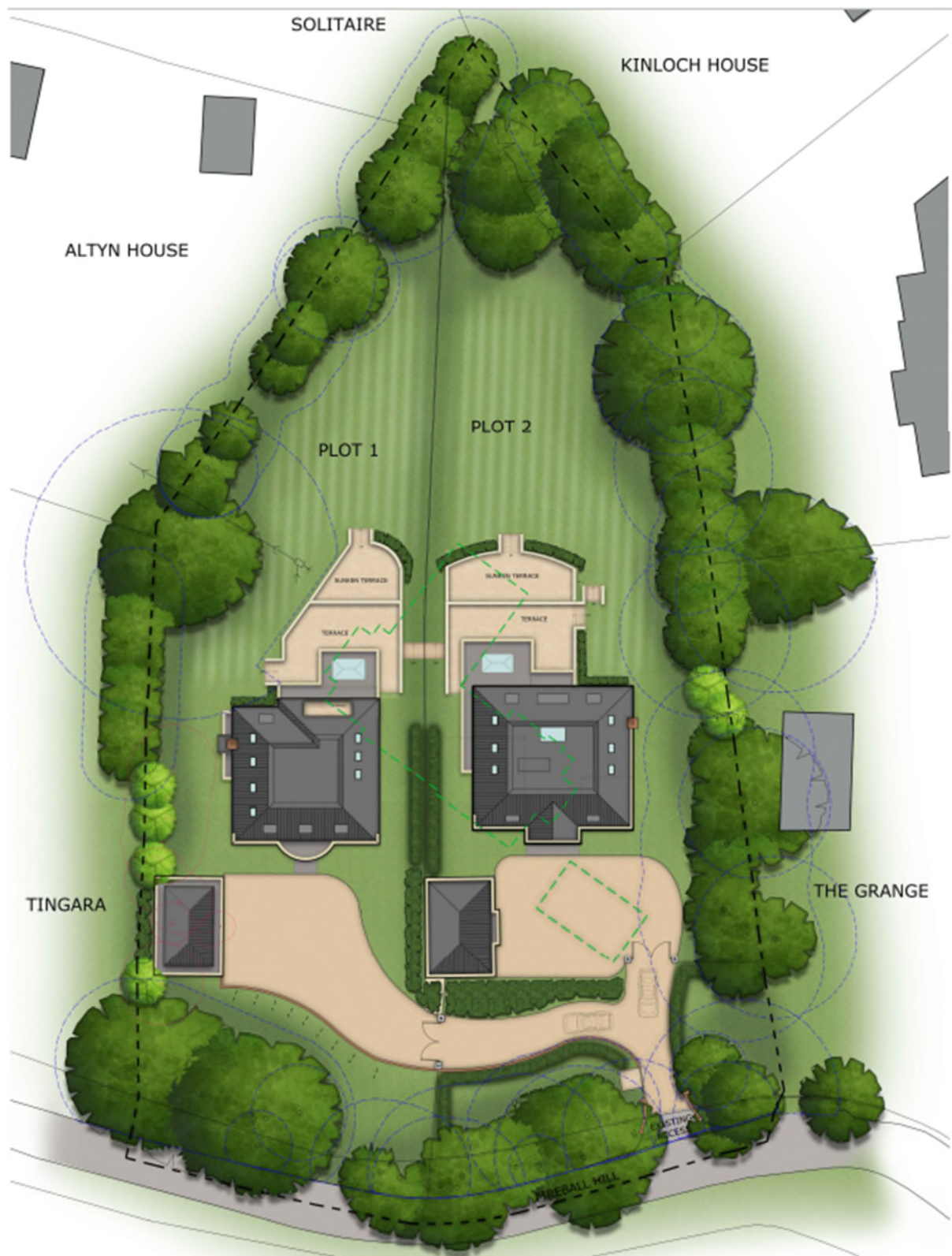
Appendix A Site Location Plan



Proposed Site Plans







Proposed Elevations

Plot 1 Main dwelling



PLOT 1 FRONT ELEVATION



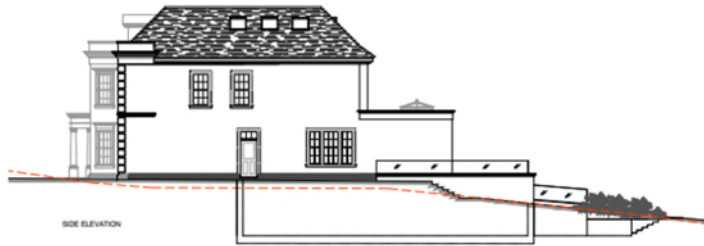
PLOT 1 FRONT ELEVATION



FRONT ELEVATION

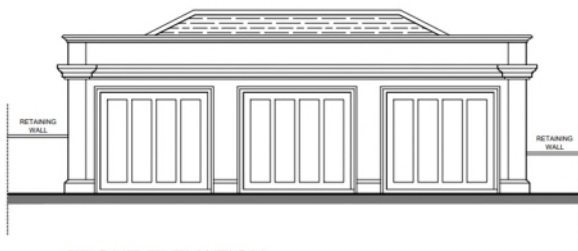


FLANK ELEVATION



SIDE ELEVATION

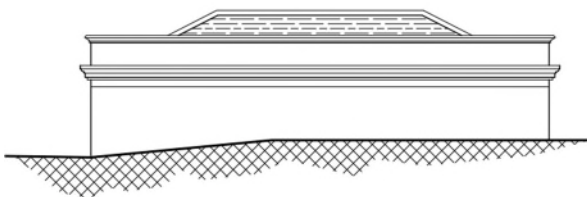
Plot 1 Garage



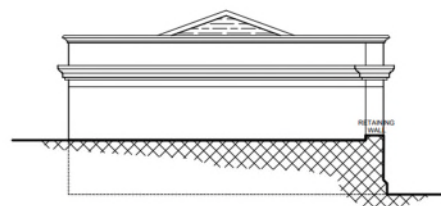
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Plot 2 Main dwelling



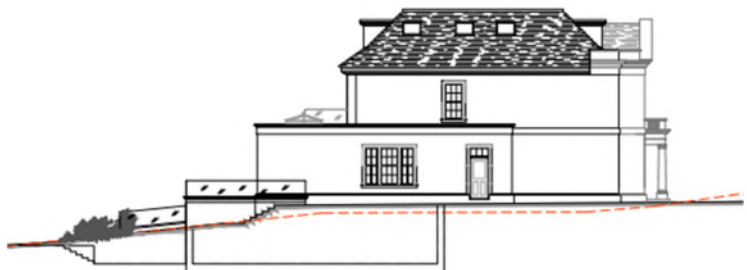
PLOT 2 FRONT ELEVATION



PLOT 2 FRONT ELEVATION



REAR ELEVATION

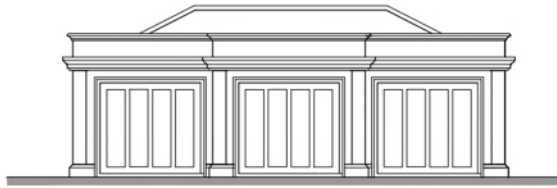


FLANK ELEVATION

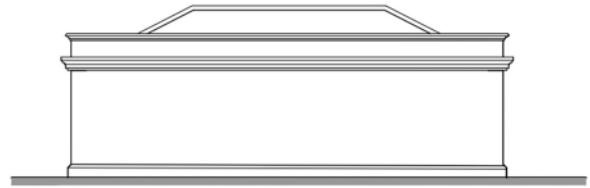


SIDE ELEVATION

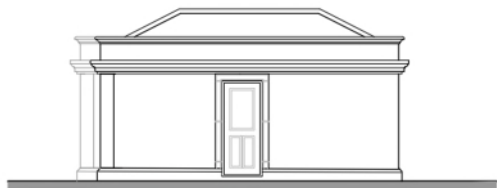
Plot 2 Garage



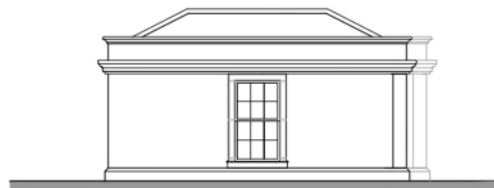
FRONT ELEVATION



REAR ELEVATION



SIDE ELEVATION



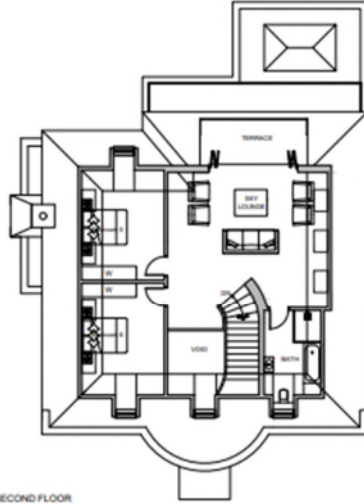
FLANK ELEVATION

Appendix B
Proposed Floor Plans

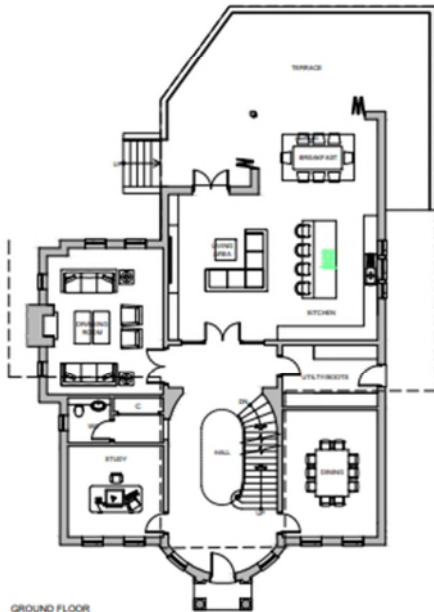
Plot 1 Main dwelling



FIRST FLOOR
 (SA: 193.547 (2,028M²))



SECOND FLOOR
 (SA: 194.547 (2,028M²))



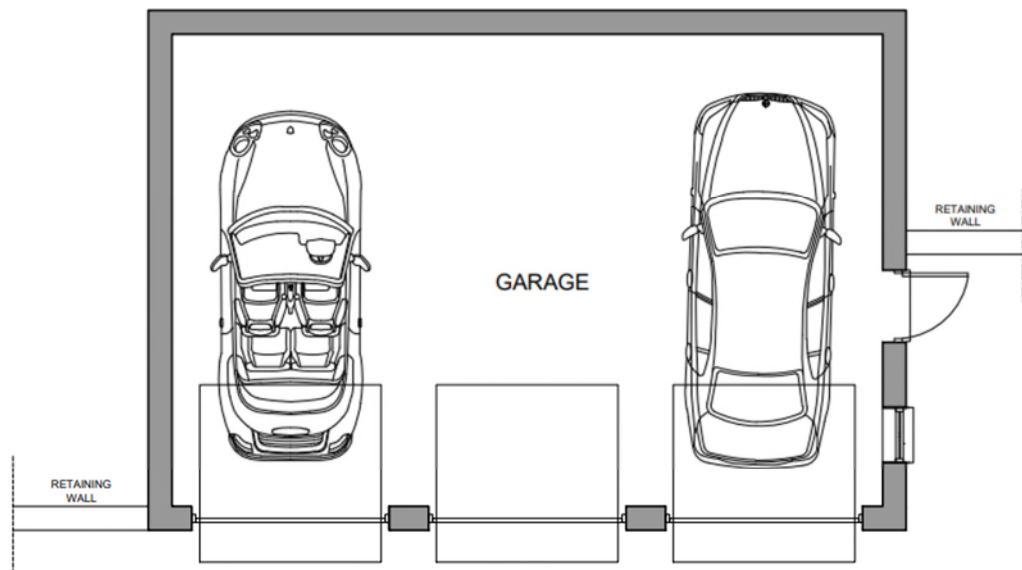
GROUND FLOOR
 (SA: 274.547 (2,828M²))

TOTAL SA: 762.647 (8,024M²)



BASEMENT
 (SA: 244.547 (2,428M²))

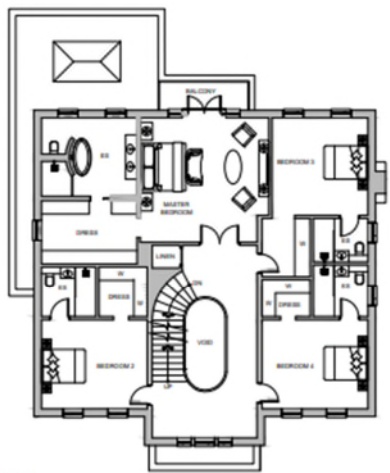
Plot 1 garage



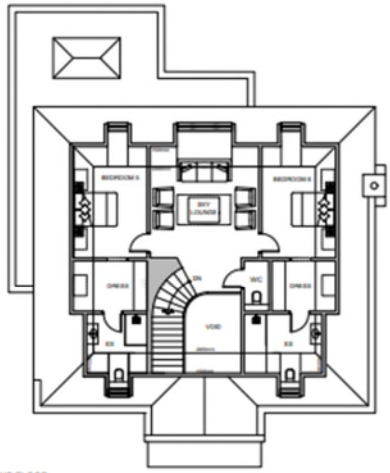
GARAGE FLOOR PLAN

GIA : 54m² (581ft²)

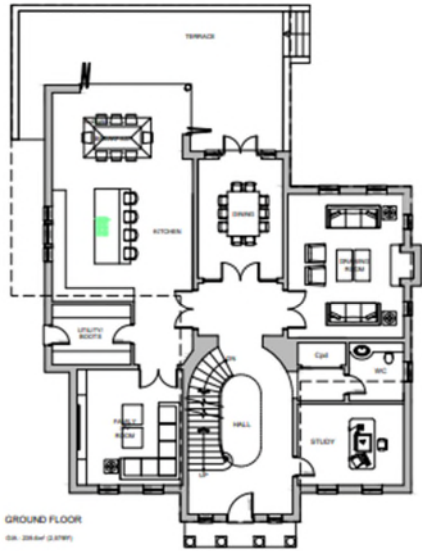
Plot 2 Main dwelling



FIRST FLOOR
GA. 167.84' (2.1289')

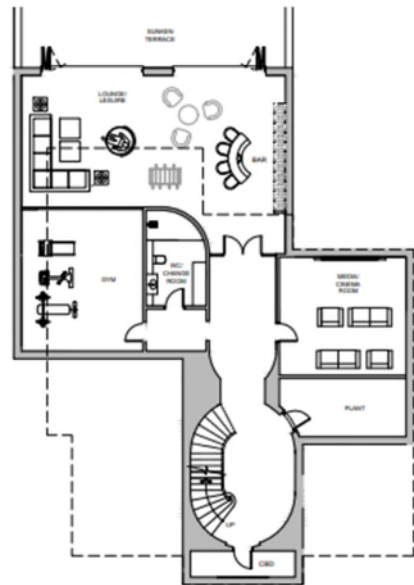


SECOND FLOOR
GA. 174' (2.389')



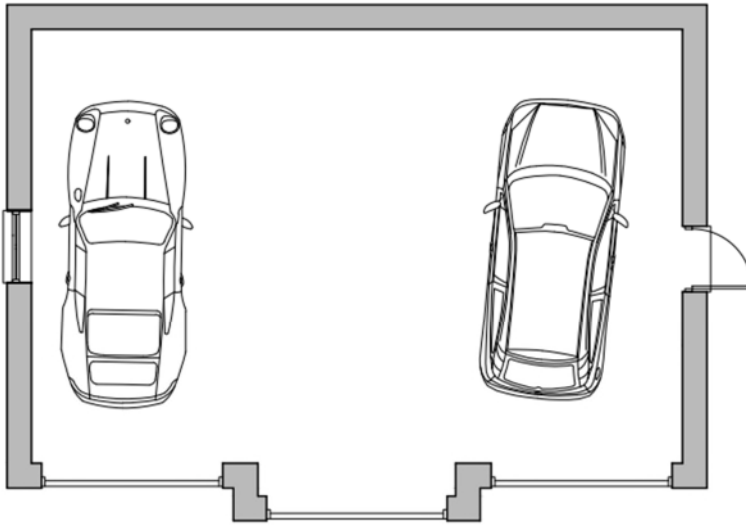
GROUND FLOOR
GA. 228.84' (2.9789')

TOTAL GA. 569.54' (7.5869')



BASEMENT
GA. 237' (2.889')

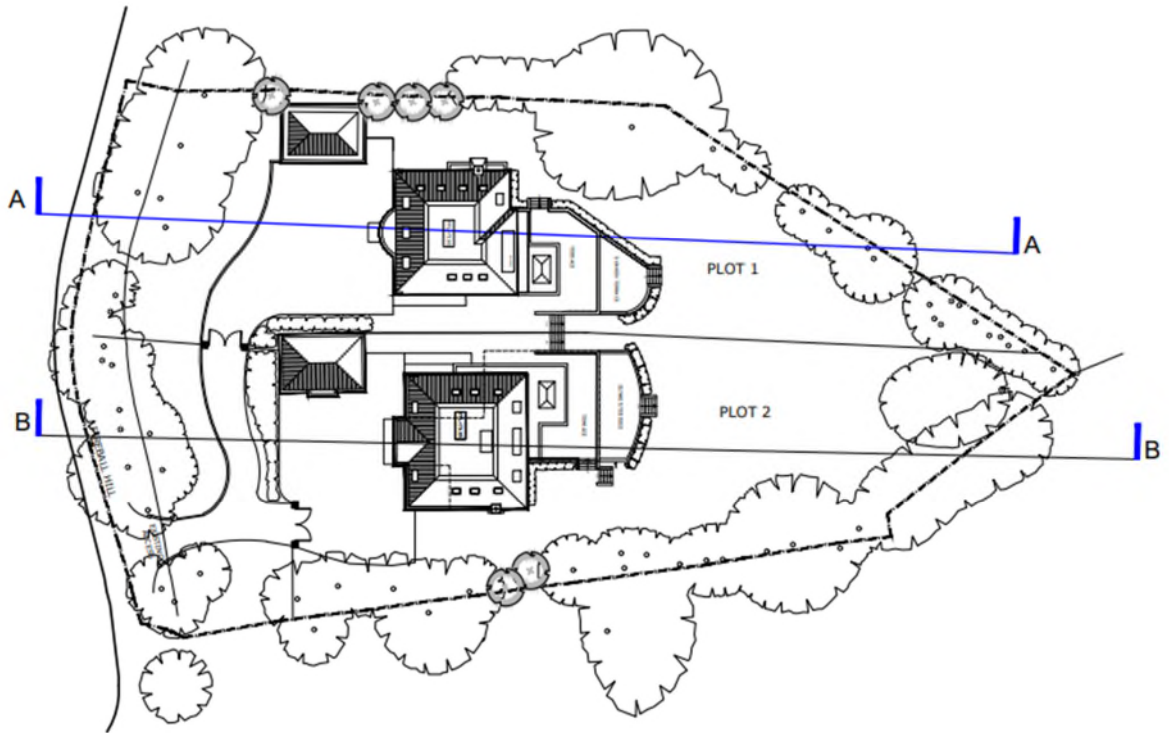
Plot 2 Garage



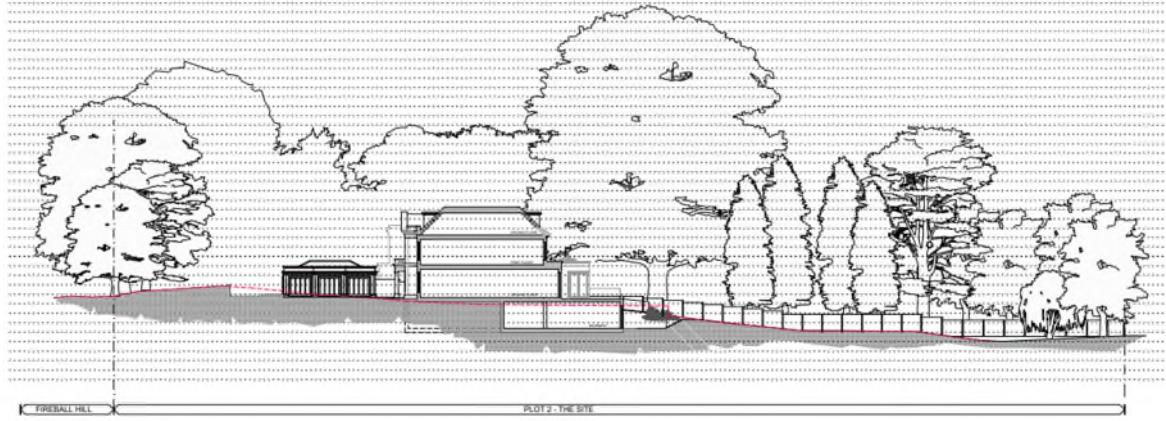
GARAGE FLOOR PLAN

GIA : 55m² (592ft²)

Site Sections

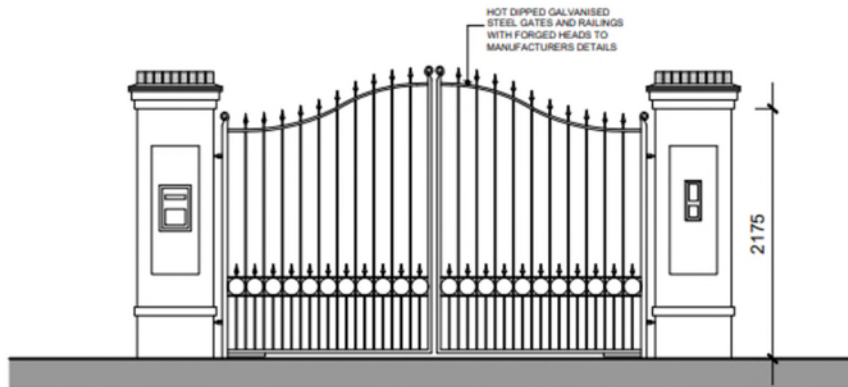


SECTION A-A - SITE SECTION

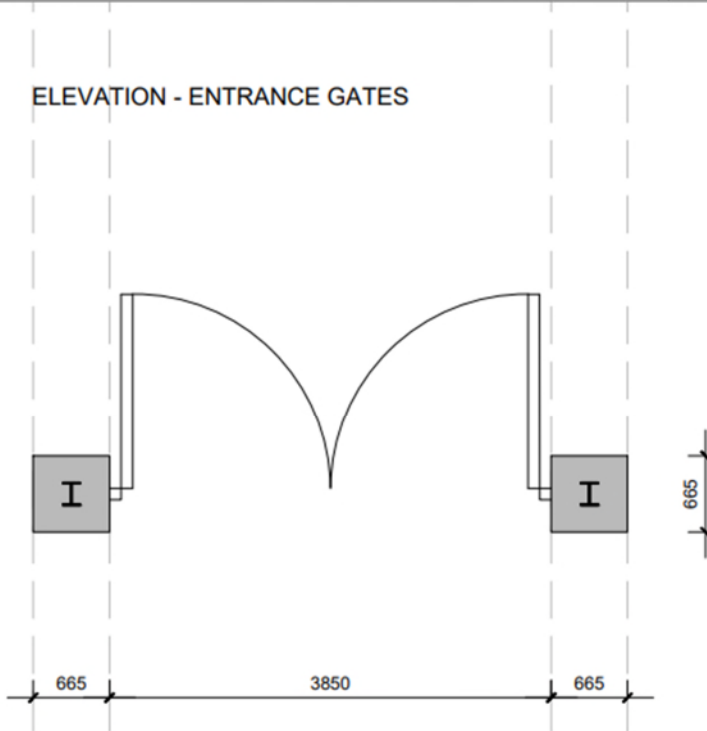


SECTION B-B - SITE SECTION

Entrance gates



ELEVATION - ENTRANCE GATES



PLAN - ENTRANCE GATES