

**North Northamptonshire Area Planning Committee  
(Thrapston)  
23 November 2022**

<b>Application Reference</b>	<b>NE/22/00867/FUL</b>
<b>Case Officer</b>	<b>Ian Baish</b>
<b>Location</b>	<b>31 Main Street Woodnewton Peterborough PE8 5EB</b>
<b>Development</b>	<b>Erection of a dwellinghouse following the demolition of existing structure (Revised resubmission to NE/21/00970/FUL)</b>
<b>Applicant</b>	<b>Mr And Mrs Burrows-Smith</b>
<b>Agent</b>	<b>Paul Bancroft Architects - Mr Mark Benns</b>
<b>Ward</b>	<b>Oundle</b>
<b>Overall Expiry Date</b>	<b>31.08.22</b>
<b>Agreed Extension of Time</b>	<b>30.10.22</b>

**Scheme of Delegation**

This application is brought to committee as it falls outside of the Council's Scheme of Delegation because there is an objection by Woodnewton Parish Council and seven written objections from residents which have not been removed.

**1. Recommendation**

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- 1.1 That planning permission be GRANTED subject to conditions.

**2. The Proposal**

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- 2.1 The application proposes to erect a two storey, four-bedroom detached dwelling with an attached double garage with home office and games room above. An existing agricultural style portal framed building within part of the site would be demolished as part of the proposal.

### **3. Site Description**

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- 3.1 The site is situated to the rear of number 31 Main Street, which is a Grade II listed, three storey dwelling, of coursed limestone construction under a Collyweston Slate roof. A further cottage is located to the south of number 31 (this cottage has no formal address and is semi derelict and for the purposes of this report will be referred to as 'The Cottage'). The proposed dwelling would be located to the south of the cottage and would be accessed via a shared drive to the north which would lead off Main Street and serve the two existing and the proposed new dwelling.
- 3.2 The submitted site plan shows that the shared driveway would lead to two parking spaces associated with the original dwelling at number 31 to the rear of that dwelling and two spaces to the front of the derelict cottage. Finally, the shared driveway would lead to the proposed new dwelling and provide off road parking spaces for several vehicles and a double garage.
- 3.3 An existing agricultural style portal frame building currently stands within the site which is understood to have formerly been used in connection with the business interests of the former occupier of number 31 Main Street.
- 3.4 The wider area is characterised by the derelict cottage and number 31 Main Street to the north, the land to the west is occupied by a group of four traditional converted stone barns which are in residential use. To the north of the neighbouring barns lies number 33 Main Street which is Grade II Listed. The area to the south and east comprises open countryside.
- 3.5 The site is within the Woodnewton Conservation Area, within the setting of Grade II Listed Buildings at 31 and 33 Main Street and within a Nature Improvement Area.

### **4. Relevant Planning History**

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- 4.1 NE/21/00970/FUL - Erection of a dwellinghouse following the demolition of existing structure – REFUSED (20.08.21).
- 4.2 NE/21/00244/FUL - Single storey mono-pitch slate roof rear extension; internal and external alterations; repairs to end gable wall and roof; addition of canopy to the side/rear door and removal of existing lean-to glazed entrance. – PERMITTED (23.09.21) *This application relates to works to the existing dwelling at 31 Main Street*
- 4.3 NE/21/00245/LBC - Single storey mono-pitch slate roof rear extension; internal and external alterations; repairs to end gable wall and roof; addition of canopy to the side/rear door and removal of existing lean-to glazed entrance. – PERMITTED (23.09.21) *This application relates to works to the existing dwelling at 31 Main Street*
- 4.4 16/01126/FUL - Proposed dwelling – PERMITTED (28.07.16)
- 4.5 16/01128/LBC - Proposed dwelling – PERMITTED (28.07.16)

## 5. Consultation Responses

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A full copy of all comments received can be found on the Council's website [here](#)

### 5.1 Woodnewton Parish Council

Objection which can be summarised below:

- Heritage Impact
- Overbearing due to scale and massing
- The proposed dwelling extends beyond the building line.
- This proposal would encourage further back-land development along Main Street.
- Materials do not fit in with the surrounding properties
- Although the style is referred to as agricultural there is nothing agricultural about this plot
- The access is on the narrowest part of Main Street, opposite a pub and with limited visibility
- Services referred to in the Design and Access Statement are not provided in the village
- The Cottage appears to have become a separate dwelling and no longer an annexe to the house on 31 Main Street.
- The Cottage should remain as an annexe to 31 Main Street as approved on planning application 16/01126/FUL and should not be depicted as a separate dwelling
- The Parish Council are keen for this site to be developed hence why the previous planning permission 16/01126/FUL was acceptable to the area and not objected to. There were NO objections. It was in keeping at 238m<sup>2</sup>, afforded a family property of 5 bedrooms, did not contravene the building/conservation line
- No planning has been permitted outside the building line except when agricultural barns have been repurposed and then the development must sit on the footprint of the existing barns.
- Proposal is contrary to the need for smaller homes

### 5.2 Neighbours / Responses to Publicity

Seven objections have been received which are summarised below:

- Design and scale are not proportionate to the surroundings
- Impact on Ecology
- Highway Safety
- Access
- Overshadowing and loss of light to surrounding dwellings
- Extends beyond the existing building line
- Previous permissions retained the small cottage as an annexe
- Materials are not traditional
- Previous approvals have required new dwellings to remain on footprint of existing barns
- Lack of public Transport in the village

### 5.3 Local Highway Authority (LHA)

#### No objection, comments summarised below:

- The applicant will need to confirm the total number of accesses/parking spaces serving Plot 31.
- Access width inadequate must be a minimum width of 4.5 metres for the first 10 metres from the highway boundary.
- The access must be constructed in a hard-bound material for the first 5.5 metres from the highway boundary in the interests of highway.
- The applicant must provide the necessary 2 metres x 2 metres pedestrian visibility splays required on both sides of the access.
- The applicant will be required to demonstrate the necessary vehicular visibility splays of 2 metres x 43 metres (for a 30mph road) on both sides of the access.
- All accesses over 45 metres in length to be a minimum of 3.7 metres wide for its whole length, to accommodate an appliance;

### 5.4 Environmental Protection

#### No objection

- The Contaminated Land report submitted with the application suggests that contamination may be present and therefore conditions are recommended to ensure that a strategy of dealing with contamination and remediation are submitted and approved prior to commencement of development
- No other obvious concerns in terms of noise or odour subject to conditions to prevent burning of waste on site, to restrict construction operating times and to ensure adequate dust mitigation methods are used.

### 5.5 Waste Management

#### No objection

- Waste containers must be presented at the kerbside on collection day

### 5.6 Ecology Advisor

#### No objection

- The Ecological surveys submitted with the previous application have been submitted again and are still valid and therefore are acceptable
- It hasn't demonstrated that a biodiversity net gain would be delivered in accordance with JCS Policy 4, NPPF paragraph 174 or as recently upheld at appeal (APP/Y3940/W/21/3278256, APP/Y3940/W/21/3282365)
- Given the number of dwellings the Defra small sites metric would be needed to assess net gain delivery.

- If despite the lack of net gain information, the council deems that the planning balance warrants approval I would recommend a CEMP be conditioned; this should include the precautionary measures recommended in the Preliminary Ecological Appraisal report.
- As there is established bat roosting and bird nesting in the cottage adjacent to the site, I would recommend that a number of integrated bat and bird roosting/nesting features are installed on the new dwelling. The applicant's ecologists can advise on the most appropriate models, elevations and locations.

## **6. Relevant Planning Policies and Considerations**

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### 6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan, unless material considerations indicate otherwise.

### 6.2 National Policy

National Planning Policy Framework (NPPF) (2019)  
National Planning Practice Guidance (NPPG)  
National Design Guide (NDG) (2019)

### 6.3 North Northamptonshire Joint Core Strategy (JCS) (2016)

Policy 1 - Presumption in Favour of Sustainable Development  
Policy 2 - Historic Environment  
Policy 4 – Biodiversity and Geodiversity  
Policy 8 - North Northamptonshire Place Shaping Principles Policy Considerations  
Policy 9 - Sustainable Buildings & Allowable Solutions  
Policy 11 – Network of Urban and Rural Areas  
Policy 28 – Housing Requirements  
Policy 29 – Distribution of New Homes  
Policy 30 - Housing Mix and Tenure

### 6.4 Emerging East Northamptonshire Local Plan (LPP2) (2021)

Policy EN1: Spatial development strategy  
Policy EN3: Settlement boundary criteria - freestanding villages  
Policy EN5: Development on the periphery of settlements and rural exceptions housing  
EN14: Designated Heritage Assets

### 6.5 Rural North, Oundle and Thrapston Plan (RNOTP) July 2011.

Policy 2 - Windfall Development Policy 23 - Rural Buildings - General Approach

### 6.5 Other Relevant Documents

Domestic Waste Supplementary Planning Document - (Adopted July 2012)  
Northamptonshire County Council - Local Highway Authority (LHA) Standing Advice for Local Planning Authorities (2016)  
Northamptonshire County Council - Local Highway Authority (LHA) Parking Standards (2016)

## **7. Evaluation**

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The key issues for consideration are:

- Principle of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Matters
- Environmental Matters
- Ecology
- Heritage
- Waste Management

### **7.1 Principle of Development**

7.1.1 Paragraph 69 c) of the NPPF supports the development of small to medium sized windfall sites and places great weight to the benefits of suitable sites within existing settlements for new homes.

7.1.2 The proposed building would be located within the settlement boundary for Woodnewton as defined in the Council's Rural North, Oundle and Thrapston Plan. Policy 2 of this document supports windfall development within the settlement boundary subject to the proposal meeting certain criteria. Criterion a) requires development to meet the local circumstances and need to provide for a balanced mix in the neighbourhood or community. Criterion b) is not relevant in this case as relates to employment related development, criterion c) and e) are the most relevant and are discussed in more detail below while criterion d) requires there to be sufficient infrastructure and services to serve the development. It is considered that small scale development for schemes of one or two dwellings within an established village would not be enough to justify a requirement for additional services and facilities and a refusal of planning permission on this basis would not be justified. Further, the nearby town of Oundle approximately five miles away provides extensive facilities.

7.1.3 It is acknowledged that the dwelling subject to this proposal would have a large footprint and could lend itself in the future to be split to provide two semi-detached dwellings. Therefore, when determining the application consideration should be given as to whether the principle would be acceptable for the dwelling to be split to provide two dwellings.

7.1.4 The principle of two dwellings being provided on the footprint would be acceptable as the site could accommodate this form of development and one additional dwelling would not create a significant impact in terms of demand for local services or infrastructure and the provision of two smaller homes would accord with the requirements of Policy 11 of the JCS which is discussed in more detail further in this report. However, planning permission would be required for this and any future application for such a proposal would be considered on its merits at that time. This application does not automatically assume permission would be granted.

- 7.1.5 It is noted that the garden area for the dwelling would fall within land outside of the settlement boundary. However, this in itself would not be a reason for refusal, given that other properties surrounding the site have similar relationships with the settlement boundary; with large sections of their gardens falling on land outside of the settlement boundary with domestic paraphernalia such as tennis courts and outbuildings being located on this land. Further, if permission were to be granted, conditions could ensure that no buildings such as sheds or enclosures etc. could be erected without planning consent and that the land shown edged in blue on the submitted location plan remained as open countryside, This would ensure this land maintained an open appearance.
- 7.1.6 Criterion c) of Policy 2 of the RNOTP requires the scale and siting of any new dwellings to accord with the character of the surrounding properties and that they satisfactorily integrate into the settlement and surrounding area.
- 7.1.7 The proposal seeks to erect a large dwelling with an irregular T shape footprint on land beyond number 31 Main Street and an existing cottage. This part of Woodnewton is characterised by dwellings with a street frontage with long plots of land to the rear which extends down to the river. Many of the surrounding plots contain various outbuildings and the adjacent plot at number 33 has four dwellings located to the rear of number 33 in the form of converted barns.
- 7.1.8 It is acknowledged that the proposal is for a large dwelling, however, the defining character in terms of style and size of dwelling in this area is varied with modestly sized narrow buildings fronting the street and larger dwellings set back to the rear of the street facing properties.
- 7.1.9 Criterion e) of Policy 2 of the RNOTP requires development to maintain important views and vistas within the settlement or of open countryside beyond the settlement and that the development would not detract from the appearance of the settlement from the surrounding area. The dwelling has been designed in an irregular T shape arrangement with the longest side elevation clinging to the south west boundary of the site, the result is a dwelling which would have two fairly narrow wings with projections to the rear. Therefore, whilst views across the site to the open countryside beyond would be slightly obscured in comparison to the current situation with the agricultural style building that occupies part of the site, the scale, bulk and massing of the proposal would ensure that the views across the site to the countryside beyond would be retained to a degree.
- 7.1.10 Policy 11 criterion 2 (b) of the JCS also states that small scale infill development will be permitted on suitable sites within villages where this would not materially harm the character of the settlement and residential amenity and the proposal would meet this criterion. Criterion 2 (c) of Policy 11 goes on to clarify that local and neighbourhood plans will identify sites within or adjoining villages to meet the rural housing requirements. In this regard, the site has not been allocated for development and as such is considered as a windfall site.

- 7.1.11 Policy 8 of the JCS requires development to be sustainable and accessible, the development would utilise an existing access and is located within the main built up area of the village. It has been stated that the village does not provide services such as a shop or bus services, however, the village does provide some degree of amenity and further facilities can be found in the larger village of Kings Cliffe and the town of Oundle.
- 7.1.12 Based on the above, the principle of a single residential dwelling on the site is acceptable, subject to all other material planning considerations being met.

## 7.2 Visual Impact

- 7.2.1 The proposed dwelling would be visible in the street scene and in views within and across the Woodnewton Conservation area. The proposed dwelling would be set well back from the road with the main bulk of the dwelling being tucked behind the existing cottage and dwelling at number 31 Main Street. The north (front) elevation of the dwelling would be visible in the street scene, with the projecting front gable and barn style door feature being visible through the gap between numbers 31 and 33 Main Street which provides the access.
- 7.2.2 The proposal would sit to the rear part of the site and would consist of a dwelling with two, narrow, two storey wings with part single and part two storey projections to the rear (south) elevation. Whilst it is accepted that the proposal would have a large footprint, the overall bulk, scale, massing and position of the building would ensure that it did not appear incongruous. The proposal would accord with the character and appearance of the area immediately surrounding the development which is characterised by narrow and modestly sized buildings fronting Main Street with converted barns located beyond.
- 7.2.3 In terms of materials, the submitted plans show that the dwelling would be constructed in local limestone with matching quoins which would blend well with the surrounding development, which is characterised by buildings constructed from stone. Cedar timber boarding would be used on the side and rear projections with traditional style window frames, conservation style rooflights and natural slate roofing. The main feature of the front elevation would be a large glazed entrance with oak lintel and sliding barn style door feature which would soften the impact of an otherwise large area of glazing.
- 7.2.4 It is considered that the use of sympathetic materials and design features (such as the barn style door) would give the building an agricultural appearance which would accord with the character of the surrounding barn conversions in terms of overall appearance, which would be appropriate given the location. It is noted that comments have been received which allude to no evidence of the site having an agricultural use in the past. These points are noted, however, the adjacent site comprises a dwelling with a street frontage with a series of former converted barns in residential use to the rear, therefore a building with an agricultural appearance would not appear incongruous within the setting.



7.2.5 It is therefore considered that the proposal complies with the requirements of paragraphs 126 and 130 of the NPPF and Policy 8 d) i. and ii of the JCS.

### 7.3 **Impact on Neighbouring Amenity**

#### 7.3.1 Stable Barn

The closest dwelling to the proposal would be Stable Barn to the west. The rear of this property abuts the boundary with the site and has no windows facing the proposal. Therefore, this would raise no concerns regarding overlooking of any windows or overshadowing impacts. The proposed dwelling would have a side to rear relationship with Stable Barn with the west elevation of the proposal having a total ridge height of 6.489 metres at the closest point, this, coupled with the separation distance would ensure that the dwelling had an acceptable relationship with Stable Barn and did not appear overly dominant or overbearing when viewed from the outside space surrounding Stable Barn.

7.3.2 There are no residential properties which would be impacted to the south or east and 'the cottage' and number 31 Main Street to the west would be located a sufficient distance away from the proposal to avoid an unacceptable level of impact in terms of overlooking, overshadowing or overbearing effects.

### 7.4 **Heritage**

7.4.1 The council is required by section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses.

7.4.2 Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 places a duty on a decision maker to pay special attention to the need to preserve or enhance the character or appearance of a conservation area.

7.4.3 Paragraph 206 of the NPPF and Policy 2 of the JCS support new development within the setting of heritage assets and Conservation Areas where the development would enhance or better reveal their significance. .

7.4.4 Whilst it is acknowledged that the proposal is for a large dwelling, the position, design, shape, bulk, scale and mass would ensure that the building was appropriate within the setting of 31 Main Street and wider Conservation Area. The submitted plans show that sympathetic materials are proposed to be used and it can be secured by condition that samples of all external materials are submitted for approval prior to commencement of development above slab level.

7.4.5 Further, the distance of the proposal from number 31 Main Street and the fact that the site slopes gradually to the south west would ensure that the proposal did not have a detrimental impact on the heritage assets or wider setting.

7.4.6 The Council's Conservation Officer was consulted and has raised no concerns or objections in relation to the proposal.

## 7.5 Highway Safety and Parking

7.5.1 The proposal would use the existing highway access off Main Street to the west of number 31. The submitted plans show the shared access would lead to a private parking area for the proposed dwelling where adequate off-road parking spaces and a double garage have been indicated.

7.5.2 The site was previously used for commercial activities in the form of a market garden and it is presumed that the land to the rear of number 31 Main Street was also used to provide a degree of off-road parking for that dwelling. The re-development of the site for further residential use is viewed as a lesser intensification of the site in terms of the number of vehicle movements and the type of vehicles that would regularly access the site, given the sites previous mixed commercial and residential uses.

7.5.3 Given that the site plan indicates parking spaces for number 31 Main Street and the derelict cottage, which the applicant has stated would be renovated and bought back into use as a separate dwelling, it is considered that in terms of parking the proposal would be acceptable.

7.5.4 The Local Highway Authority (LHA) has raised no objection to the proposal in terms of the access. However, they have raised a query as to the number of parking spaces provided for number 31 which would be two. They have also noted that the width of the access must be greater than 4.5 metres for the first 10 metres and that the required pedestrian and vehicular visibility splays must be shown. The LHA have also stated that the first 10 metres of the access must be surfaced in a hard-bound material to avoid loose material being deposited on the highway where it may become a skid risk.

7.5.5 The proposal relies on an existing access which is bounded by the existing dwelling at number 31, and the access to number 33 and converted barns to the south west. Therefore, these constraints mean that the access does fall short of the requirements of the current standards in terms of width and visibility. However, given that the proposal would not lead to an intensification of the access due to the permitted uses on site it is not considered that a refusal on the grounds of highway safety would be justified subject to a condition to clarify that the first 10 metres must be surfaced in a hard bound material.

## 7.6 Housing Mix

7.6.1 The proposal is for a large four-bedroom property. Policy 30 of the JCS requires development to provide a mix of house types to accommodate smaller households with an emphasis on medium sized 1-3 bedroom dwellings. As this proposal is for a single dwelling it cannot provide a mix. However, the surrounding development does provide a mix in terms of dwelling size.

7.6.2 Policy 29 of the JCS supports re-development of suitable previously developed land and buildings. This part of the site does contain a large outbuilding and was previously used for commercial purposes. However, it is noted that the footprint of the proposed dwelling is significantly larger than this building and the proposal is for a new build rather than a conversion, therefore, the proposal would partly comply with this policy.

## 7.7 Ecology

7.7.1 The wider site has been identified as being used by bats. The Council's Ecology Advisor has accepted the ecology reports that have been submitted to support this application which identify the derelict cottage to the north east of the site as a bat roost. The Council's Ecology Advisor has also noted that no details have been provided to demonstrate how the proposal will deliver a net gain in biodiversity.

7.7.2 The above points are noted, however, the wider site comprises 31 Main Street, the derelict cottage and the remainder of the site which was formerly used in connection with the market garden business. Therefore, the site is relatively clear and has been a building site for a considerable time should permission be granted a detailed landscaping scheme would be secured by planning condition along with the recommended CEMP (construction environmental management plan). This will include details of integrated bird and bat boxes to be incorporated into the new build dwelling. The combination of the recommendations of the site specific CEMP, site appropriate landscaping and the provision of bat and bird nesting boxes will ensure that the ecology and biodiversity impacts are managed in an appropriate way to ensure that any potential harm is mitigated and is appropriate for the creation of a further dwelling on this site.

## 7.8 Environmental Matters

7.8.1 There are no obvious concerns in terms of noise or odour. The Environmental Protection team have recommended conditions to restrict construction working hours, prevent burning and to control dust and mud during the construction phase which are reasonable given the close proximity to residential properties.

7.8.2 The contaminated land report submitted with the application has highlighted that contamination may be present and therefore conditions are recommended to ensure that a strategy of dealing with contamination and remediation are submitted and approved prior to commencement of development.

## 7.9 Waste

7.9.1 Waste collection vehicles would not enter a private driveway and therefore the waste containers would have to be presented at the kerbside at the junction with Main Street on collection day, as with all neighbouring dwellings.

## **8. Other Matters**

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- 8.1 Lack of Services: Comments have been received which allude to references in the submitted documents to services such as a shop, school and bus services that are not provided within the village. It is noted that Woodnewton does not have provisions for such services and any future occupiers would have to travel to either a nearby larger village or approximately 5 miles to Oundle. However, the application is for a single dwelling and any future occupier would be aware that they would have to travel further afield for services such as schools, shopping or medical appointments. The dwelling would also support services in neighbouring settlements.
- 8.2 The Cottage: Comments have been received regarding the semi derelict cottage to the north east of the proposed dwelling within the wider setting of 31 Main Street. It has been stated that the cottage appears to have become a separate dwelling and no longer an annex and references were made to a previous planning consent on application ref: 16/01126/FUL which depicted the small cottage as an annexe to the dwelling approved on that application. The permission granted on ref: 16/01126/FUL was never implemented and as the cottage is an existing independent cottage it will remain as such and the Council have no mechanism or powers to insist it is used as an annexe to any existing or proposed dwellings.
- 8.3 Building Line: Comments have been received to state that the siting of the proposed dwelling would breach the established building line. It is acknowledged that many of the dwellings on the southern side of Main Street have land within their ownership which extends down to the river. It is clear from aerial photography that there are items such as tennis courts and items of a domestic nature located on land to the south of the main built up area of the village. However, in terms of a build line, the proposal would be broadly in line with Brookview Barn to the West and 19 Main Street to the south east and it is not considered that the erection of a dwelling in this location would set a precedent for further or unsuitable development on land closer to the river.
- 8.4 Equality: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).

## **9. Conclusion / Planning Balance**

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- 9.1 The proposal is considered to be acceptable in terms of its impact on the character and appearance of the area, heritage, amenity impact, ecology, highway safety and environmental considerations. The proposal is therefore recommended for approval.

## **10. Recommendation**

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- 10.1 That Planning Permission be GRANTED subject to conditions

## 11. Conditions

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- 1 The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with Section 91 of the Town and Country Planning Act 1990, as amended.

- 2 The development hereby permitted shall be carried out strictly in accordance with the following plans and documents:

Application Form, received on 5th July 2022,  
Design and Access Statement, received on 5th July 2022,  
Geotechnical Desk Study with Walkover Survey, received 5<sup>th</sup> July 2022,  
Preliminary Ecological Appraisal (PEA) Report, received 5<sup>th</sup> July 2022,  
Location Plan, drawing no. 1386-01 Rev B, Received 5<sup>th</sup> July 2022,  
Proposed Site Plan, drawing no. 1386-07 Rev D, received 6<sup>th</sup> July 2022,  
Sitewide Plan, drawing no. 1386-09, received 25<sup>th</sup> July 2022,  
Groundfloor Plan, drawing no. 1386 – 03 D, received 6<sup>th</sup> July 2022,  
Firstfloor Plan, drawing no. 1386 – 04 C, received 6<sup>th</sup> July 2022,  
Proposed Elevations, drawing no.1386 – 05 C, received 6<sup>th</sup> July 2022,

Reason: In order to clarify the terms of the planning permission and to ensure that the development is carried out as permitted.

- 3 Prior to development above slab level, details of all external materials shall have been submitted to the local planning authority for written approval and samples made available for inspection on site. The approved materials shall then be retained in perpetuity.

Reason: To ensure a satisfactory elevational appearance.

- 4 The development hereby approved shall not be occupied until there has been submitted to and approved by the Local Planning Authority a comprehensive scheme of landscaping for the site, including surfacing of all shared drives which shall be implemented strictly in accordance with the approved details in the first planting season following the occupation of the development. Any planting that may die, are removed or become seriously damaged or diseased within 5 years shall be replaced with others of similar size and species in the current or next planting season, whichever is the sooner, unless agreed in writing by the Local Planning Authority.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of development

- 5 Notwithstanding the submitted information, prior to development above slab level, details of the location, height, design and materials of all screen walls and fencing shall be submitted to and approved in writing by the Local Planning Authority and all such works shall be erected concurrently with the erection of the development hereby permitted. The boundary screening shall be retained in the agreed manner in perpetuity.

Reason: To ensure that the appearance of the development is satisfactory and that it contributes to the visual character and amenity of the area, and to ensure that the private areas of the development are afforded an appropriate level of privacy.

- 6 All planting, seeding and turfing comprised in the approved details of landscaping shall be carried out in the first planting season following the occupation of the building or the completion of the development, whichever is the sooner. Any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased, shall be replaced in the next planting season with others of a similar size and species.

Reason: To ensure a reasonably satisfactory standard of development which is not detrimental to the visual amenity of the area and in the interests of crime prevention.

- 7 Notwithstanding the submitted details, prior to the commencement of development, details of the existing ground floor levels (in relation to an existing datum point), proposed finished floor levels and floor slab levels of the development hereby approved and adjoining sites shall have been submitted to and approved in writing by the local planning authority. All works shall thereafter be carried out in accordance with the approved details.

Reason: In the interests of neighbouring amenity and visual impact.

- 8 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, E or G of Part 1 of Schedule 2.

Reason: In the interest of conserving the character and appearance of the buildings and the character and appearance of the area.

- 9 Notwithstanding the details submitted, only the area within the red line shown on drawing no. 1386-01B shall be included within the residential curtilage of the dwelling hereby approved. The area shown within the blue line on the same plan shall remain as open countryside. This arrangement shall remain in perpetuity.

Reason: To ensure that development does not encroach the open countryside.

- 10 No demolition or construction work (including deliveries to or from the site) shall take place on the site outside the hours of 0800 and 1800 Mondays to Fridays and 0800 and 1300 on Saturdays, and at no times on Sundays, Bank Holidays or Public Holidays.

Reason: To ensure the protection of the local amenity throughout construction works

- 11 During the demolition and construction phases the developer shall provide, maintain and use a supply of water and means of dispensing it, to dampen dust in order to minimise its emission from the development site.

The developer shall not permit the processing or sweeping of any dust or dusty material without effectively treating it with water or other substance in order to minimise dust emission from the development site.

The developer shall provide and use suitably covered skips and enclosed chutes or take other suitable measures in order to minimise dust emission to the atmosphere when materials and waste are removed from the development site.

Reason: To ensure the protection of the local amenity throughout construction works

- 12 Precautions shall be taken to prevent the deposit of mud and other debris on adjacent roads by vehicles travelling to and from the construction site. Any mud refuse etc. deposited on the road as a result of the development must be removed immediately by the operator/contractor.

Reason: In the interests of residential amenity and highway safety.

- 12 There shall be no burning of any material during construction, demolition or site preparation works.

Reason: To minimise the threat of pollution and disturbance to local amenity

- 13 No development shall take place (including demolition, ground works or vegetation clearance) until a construction environmental management plan (CEMP: Biodiversity) has been submitted to and approved in writing by the local planning authority. The CEMP (Biodiversity) shall include the following.
- a) Risk assessment of potentially damaging construction activities.
  - b) Identification of "biodiversity protection zones".
  - c) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements).
  - d) The location and timing of sensitive works to avoid harm to biodiversity features.
  - e) The times during construction when specialist ecologists need to be present on site to oversee works.
  - f) Responsible persons and lines of communication.
  - g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similarly competent person.
  - h) Use of protective fences, exclusion barriers and warning signs.
- The approved CEMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details, unless otherwise agreed in writing by the local planning authority.

As there is established bat roosting and bird nesting in the cottage adjacent to the site the CEMP should include details of integrated bat and bird roosting/nesting features within the new dwelling.

Reason: In the interests of ecology and biodiversity

- 14 Prior to first use or occupation of the dwelling hereby approved, the first 5.5 metres of the access from the highway boundary must be constructed in a hard-bound material.

Reason: In the interests of highway safety.

- 15 The development hereby permitted shall not be commenced until details of a strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by the LPA. This strategy will include the following components, unless the LPA dispenses with any such requirements in writing:

A site investigation scheme, based on the report no: M3520, dated July 2021, to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures).  
<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Agreement of remedial scheme (options appraisal)

Based on the risk assessment referred to in 2 an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken shall be submitted to and approved in writing by the LPA. No development shall take place until the LPA has given its written approval of the scheme.

This must be conducted in accordance with the Environment Agency's 'Land Contamination Risk Management (LCRM)' (or any procedures revoking or replacing those procedures).  
<https://www.gov.uk/government/publications/land-contamination-risk-management-lcrm>

Carrying out of remedial works

Remediation of the site shall be carried out in accordance with the approved remedial option. No deviation shall be made from the approved scheme without the express written agreement of the LPA. The LPA must be given two weeks written notification of the date of commencement of the remediation scheme works.

Verification

Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and is subject to the approval in writing of the LPA



## Unexpected contamination

If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to, and approved in writing by, the local planning authority. The remediation strategy shall be implemented as approved.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risks to workers, neighbours and other offsite receptors.