

**North Northamptonshire Area Planning Committee
(Thrapston)
10 May 2023**

Application Reference	NE/22/01472/FUL
Case Officer	Jennifer Wallis
Location	1 Hunter Rise, Brigstock
Development	Two storey dwelling with single storey granny annexe
Applicant	Mr Gary Prodger
Agent	N/A
Ward	Thrapston Ward
Overall Expiry Date	19 January 2023
Agreed Extension of Time	24 February 2023

Scheme of Delegation

This application is brought to committee because it falls outside of the Council's Scheme of Delegation as the proposal has received more than 5 neighbour objections.

1. Recommendation

- 1.1 That planning permission be GRANTED subject to conditions.

2. The Proposal

- 2.1 Planning permission is sought for the erection of a detached two-storey dwelling with single storey granny annexe and detached triple garage.
- 2.2 Planning permission has previously been granted on the site (17/02567/FUL) for a two-storey detached dwelling with a detached triple garage/store to the eastern side of the site. This also included a self-contained annex linked to the north-western corner of the dwelling to provide accommodation for an elderly family member. This application is broadly similar but seeks to slightly amend the design of the previous approval. It is noted application ref 17/02576/FUL has now expired

- 2.3 The dwelling would have a rough 'U' shaped footprint with the annex forming a single storey projecting rear wing. The dwelling would have four bedrooms with a linked annex providing a further bedroom. The detached garage would be located on the eastern boundary and the dwelling will be accessed via a 'floating' driveway which straddles two large ponds.
- 2.4 The dwelling will be a modern design and will be constructed in a mix of white render, timber cladding and grey multi brick with the roof being finished in grey concrete tiles and grey windows.

3. Site Description

- 3.1 The application site is positioned to the north side of Stanion Road, on the western edge of Brigstock. To the west of the site is a modern development of bungalows known as Swan Avenue. To the east is 19 Newtown (previously Honey Bun Hill), a detached bungalow which is accessed off Newtown, and to the north is open countryside. To the south is further residential development of varying age and design. The application site was once part of the garden for 19 Newtown.
- 3.2 Access to the site is via Hunter Rise which is a long narrow track off Stanion Road which has been improved to meet Highway Authority standards (circa 2005) where it meets the public highway.
- 3.3 The application site itself was once part of a larger site which has now been split. Two large detached dwellings have already been built on one half of the site and planning permission was granted for a single large detached dwelling on the other half; which is the site the subject of this application. A previous consent (08/00395/FUL) was implemented and foundations laid, however, these were laid incorrectly and the build did not progress any further. The site has been left for a number of years and has become overgrown and the previous concrete foundations have now been removed.
- 3.4 There is a public footpath (MK12) along the western boundary of the application site.

4. Relevant Planning History

- 4.1 NE/22/00509/FUL – Two storey dwelling with single storey granny annexe – withdrawn
- 4.2 18/01525/VAR – Variation of condition 5ii pursuant to 17/02567/FUL: Erection of a detached dwelling and a detached triple garage – Refused 15.11.18
- 4.3 17/02567/FUL – Erection of detached dwelling and detached triple garage – Permitted 07.08.18
- 4.4 08/00395/FUL – Erection of two detached dwellings with swimming pools and other associated works – Permitted 04.06.08

5. Consultation Responses

A full copy of all comments received can be found on the Council's website <https://www.east-northamptonshire.gov.uk/viewplanningapplications>

5.1 Brigstock Parish Council

Comments received 19.12.22: The proposed development is in principle the same as previous applications 17/02567/FUL (permitted) and NE/22/00509/FUL(withdrawn) to which the parish council had no objection.

Brigstock parish council would like to make the following comments on this application:

There is no objection to the actual house, but the Amended Site Plan is not fully representative of the actual scale of development. Currently in construction on the north east corner of the site is a building which forms part of this development in an area designated in the plan as "meadow grass with mown paths and fruit trees". This addition should not be omitted from the application.

Concern is also been expressed at the 2.2mtr high timber/corrugated steel panelled fence to the western boundary of the development. Its construction and size are out of keeping with its setting.

In the Previous application 17/02567/FUL and NE/22/00509/FUL there was a landscaping condition number 5, one of its clauses being :-

5ii) details indicating the positions, height, design, materials and type of any new boundary treatment to be installed. The submitted information shall include provision to ensure that access between MK12 and the Swan Avenue footpath link is enabled and kept open and useable as a footpath link in perpetuity.

This clause was challenged with a new application 18/01525/VAR Variation of condition 5ii pursuant to planning application 17/02567/FUL. The application was refused.

Subsequent to the refusal to remove condition 5ii an application appealing the above decision was made to the planning inspectorate. The application was dismissed.

Should North Northamptonshire Council be minded to approve this application the above clause 5ii should be included as a condition prior to development commencement.

5.2 Highway Authority

Comments received 15.12.22: The LHA has the following observations, comments and recommendations:

- It is unclear whether the applicant has the rights to access by Hunters Rise due to it being a Public Right of Way. The LHA also query whether there are already 5 or more dwellings being served off Hunters Rise as per policy DM 15 we resist any proposal that seeks to intensify a private

drive with more than 5 dwellings. Can the applicant demonstrate or provide evidence of these queries?

- The proposed dwelling is more than 45 metres from the highway boundary. Vehicular accesses over 45 metres in length from highway boundary to the face of a building should be referred to a Building Regulation Approved Inspector. In such circumstances, access and turning for emergency vehicles will be required and the Northamptonshire Fire and Rescue service require;
 - All accesses over 45 metres in length to be a minimum of 3.7 metres wide for its whole length, to accommodate an appliance;
 - Such accesses to accommodate a fire appliance with a 15 Ton axle loading;
 - Turning space for a fire appliance;
 - Please see "Fire and Rescue Pre-Application Advice and Guidance for Developers Designing New Residential and Commercial Development Schemes in Northamptonshire" for further information.
- Vehicular accesses over 45 metres in length can also have refuse collection implications. Part H of the Building Regulations limits carry distances for residents to no more than 30 metres from their building and that of operatives collecting waste to no more than 25 metres. There are also gradient restrictions.
- Please note the required number of parking spaces per number of bedrooms (in accordance with the NNC Parking Standard Documents dated September 2016);
 - Parking for a 1 Bed = 1 Space,
 - Parking for a 2 Bed = 2 Spaces,
 - Parking for a 3 Bed = 2 Spaces,
 - Parking for a 4+ Bed = 3 spaces,
 - A single garage cannot be counted as a space,
 - A double garage can be counted as a single space,
- Residential Spaces must be a minimum of 3 metres x 5.5 metres in size,
- Please ensure that the applicant is made fully aware of their responsibilities in respect of Public Footpath No. MK12 which runs in close proximity to the proposed. With respect to construction works to be carried out in close proximity to and using Public Rights of Way as access, please note the following standard requirements;
 - The routes must be kept clear, unobstructed, safe for users, and no structures or material placed on the right of way at all times, it is an offence to obstruct the highway under Section 137 HA 1980.
 - There must be no interference or damage to the surface of the right of way as a result of the construction. Any damage to the surface of the path must be made good by the applicant, specifications for any repair or surfacing work must be approved by this office, under Section 131 HA1980.
- Planning Permission does not give or imply permission for adoption of new highway or to implement any works within the highway and / or a Public Right of Way
- The views, observations, comments and recommendations contained in this response represent those of North Northamptonshire Council as Local Highway Authority and in no other function or authority.

- If as a result of the development, the Right of Way needs to be closed, where a Temporary Traffic Regulation Order would become necessary. An Application form for such an order is available from Northamptonshire County Council website, a fee is payable for this service and a period of six weeks' notice period is required.

5.3 Northamptonshire Fire and Rescue Service

Comments received 07.12.22: It is recommended that consideration be made in regards to the NFRS Pre-Planning Guide for Domestic properties.

In summary it is not clear from the plans that the following have been taken into account:

- The minimum width of the roads should be 3.7m.
- Any turning circles between kerbs should be 15.7m
- The road carrying capacity should be a minimum of 15 tonnes to accommodate a Northants Fire and Rescue Service pumping appliance. Access to the furthest point of any building from the road should be no more than 45m

5.4 Environmental Protection

Comments received 12.12.22: I have looked through the submitted MCS 020 Planning Standard for Air Source Heat Pumps calculation, dated 17/05/2022, reference QR182380. Based on the information submitted I have no objection on noise grounds to the air source heat pumps being installed in the location shown in plan 1540-201F; facing down the garden in a north east direction.

However, should complaints of noise be received at any time in the future, then the Environmental Protection team will investigate them under the relevant legislation and take enforcement action where necessary.

Please include conditions in any permissions granted.

5.5 NCC (Waste Management)

Comments received 07.12.22: No comments

5.6 Neighbours / Responses to Publicity

Letters have been sent to 8 properties. 20 letters of objection have been received and 14 letters of support on the following grounds;

Objection

- There should be no reduction in width of MK12 footpath
- Access from Bells Close/Swan Avenue should be opened up and kept clear
- Clause from 17/02567/FUL should be included
- The path is shown to be narrowed making it difficult to pass
- No change to MK12 footpath

- Plans have not been updated to reflect the additional traffic from the housing development nearby
- The fence blocking the footpath should be removed
- Poor siting of the site notices

Support

- No objection
- A footpath of 1m is acceptable
- The fence of 2.2m is no problem
- Restrict access ensures pedestrian access only and no access for motorised bikes, scooters etc
- Stunning design
- Aesthetically pleasing
- There are other footpaths in the village
- Support
- Adds visual amenity to the area
- Do not want link opening
- Environmentally friendly house
- MK12 always accessible
- Asset to community
- Adequate room on footpath

The application should have been heard at the Planning Committee on the 29th March 2023, however, the application was deferred due to concerns over the submitted location plan. Comments have been submitted by residents which were to be addressed to Members at the meeting. These comments are with regards to the footpath and concerns over the wording of Condition 7 and also in respect to the footpath from Swan Avenue to the MK12 footpath being blocked off.

6. Relevant Planning Policies and Considerations

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) (2021)
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 9 – Sustainable Buildings and Allowable Solutions
Policy 11 – The Network of Urban and Rural Areas
Policy 15 – Well-connected Towns, Villages and Neighbourhoods
Policy 28 – Housing Requirements
Policy 29 – Distribution of New homes

Policy 30 – Housing Mix and Tenure

6.4 Rural North Oundle and Thrapston Plan (RNOTP) (2011)

Policy 2 – Windfall Developments in Settlements

Policy 4 – Green Infrastructure

Policy 5 – Transport Network

Policy 6 – Residential Parking Standards

Policy 12 – Considerate Construction

6.5 Brigstock Neighbourhood Plan (2019)

Policy B1 – Housing Provision

Policy B2 – Infill Development

Policy B4 - Housing Mix

Policy B8 – Landscape Character and Locally Important Views

Policy B10 – Ecology and Biodiversity

Policy B16 – Design

Policy B17 – Construction Method Statements

6.6 Other Relevant Documents

Northamptonshire Highways Parking Standards (2016)

Northamptonshire County Council - Local Highway Authority Standing Advice for Local Planning Authorities (2016)

Householder Extensions Supplementary Planning Document (June 2020)

Residential Annexes Supplementary Planning Document (Sept 2021)

East Northamptonshire Council - Domestic Waste Storage and Collection Supplementary Planning Document (2012)

East Northamptonshire Council - Trees and Landscape Supplementary Planning Document (2013)

Biodiversity SPD

Planning out Crime In Northamptonshire

7. Evaluation

7.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990, require that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise.

7.2 The following considerations are relevant to the determination of this application:

- Principal of Development
- Visual Impact
- Impact on Neighbouring Amenity
- Highway Safety and Parking

7.3 Principle of Development

7.3.1 The principle of development of a dwelling with annexe and detached garage was established by the previous consent (17/02567/FUL). This planning permission has expired therefore it does not carry full weight. Notwithstanding this, the decision was made under a policy position similar to the current development plan, therefore officers do consider it remains a

material planning consideration. This application wishes to make slight alterations to the design and layout of the previously approved dwelling.

- 7.3.2 The annexe proposed is physically linked to the main dwelling and is therefore not easily occupied independently. There is also no boundary demarcation or sub-division of the land shown on the submitted plans. It would therefore be possible to impose a condition to secure that the building remained as ancillary accommodation.
- 7.3.3 Regardless of the above, the applications site is considered to be within the built up area when considering Policy 11 of the Joint Core Strategy 2011-20131. It is therefore considered that the principal of development is acceptable, and the proposal would meet the definition of an annexe and is acceptable in this respect.

7.4 Visual Impact

- 7.4.1 National guidance contained within the NPPF states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Policy 1 of the North Northamptonshire Joint Core Strategy seeks to secure sustainable development and Policy 8 requires new development to comply with a number of sustainable principles including being of a high standard of design and not impacting on the amenities of neighbours. Policy
- 7.4.2 The proposed dwelling and detached garage would be of a modern design which would complement the style of the two constructed dwellings on the adjacent site with Hunter Rise but it would be individual in terms of its appearance when compared to the development in the wider area. However, as the site is discreet, due to it being surrounded by but isolated from other development on three sides, the fact that the dwelling would have an individual appearance would not cause any significant harm to the character and appearance of the area. The design is broadly similar to that previously approved and has therefore already been accepted in principle as outlined above.
- 7.4.3 The dwelling would be visible from the footpath which runs to the side of the site, but as the site is isolated from the surrounding development, it takes on a character of its own and the proposed dwelling would not therefore appear out of keeping.
- 7.4.4 The dwelling would also be visible from the open countryside to the north but it would be set against a backdrop of other residential development of varying height. The scale of the dwelling proposed as part of this application is similar to the dwelling approved in 2017 in terms of its bulk and height. The scale of the development would therefore be acceptable for its context and would not appear cramped.
- 7.4.5 The dwelling will be constructed of render, timber cladding and grey multi brick for the walls and dark grey tiles for the roof. Solar PV panels are proposed on the flat roof element of the main roof. The dwelling would be large, but its mass would be broken down into smaller elements and the

massing would be reduced by using a mix of contrasting materials and large windows.

- 7.4.6 Given the previous approval and the wide range of architectural styles and materials that surround the site it is considered that the design is appropriate.
- 7.4.7 The approach to the site will incorporate an innovative decked vehicular and pedestrian access way which will 'float' over two large ponds, one slightly higher than the other. Again this is similar to the previous approval and is therefore considered acceptable.
- 7.4.8 Subject to conditions including requests for further details on materials, landscaping and boundary treatments, which are considered reasonable and necessary to preserve the character of the area, the design and layout of the development is considered acceptable in this location.

7.5 Impact on Neighbouring Amenity

- 7.5.1 The proposed dwelling has been designed with only two en-suite and one dressing room window at first floor level in the west elevation facing the Swan Avenue development. A condition is recommended to ensure that these three windows are obscure glazed to prevent overlooking and to protect user privacy, given that there would be less than 9 metres between the windows and the nearest adjacent bungalow at 25 Swan Avenue.
- 7.5.2 The proposed dwelling would be similar in terms of its height and bulk in the area close to the western boundary than the previously approved dwelling, although the dwelling would be positioned slightly closer to the boundary. However, on balance, the impact of the proposed dwelling would not be significantly increased in comparison to the previous approval.
- 7.5.3 Moving on to the impact on 19 Newtown to the east, the proposal is located in a similar location to the previous approval. The design is also broadly similar with the application proposing two secondary bedroom windows and a large en-suite window at first floor level in the east elevation. There would also be an external balcony with open sides allowing views to the east. A condition is recommended to ensure that the bedroom and en-suite windows are obscure glazed and it is also proposed that a screen is installed along the east side of the balcony to prevent views over the garden area of 19 Newtown. A similar screen is also required on the west side of the terrace to bedroom 2, to prevent views towards 25 Swan Avenue. Further details of the screens to be submitted and agreed.
- 7.5.4 There are windows on the front elevation of the proposed dwelling which would face the dwellings within Hunter Rise, however, the separation distance and oblique relationship would prevent any significant direct overlooking which would constitute refusing the application.
- 7.5.5 The triple garage would also be located on the eastern boundary and therefore the impact on the garden area of 19 Newtown and Ashmead needs to be assessed. The building is single storey in height and has no windows overlooking the garden of 19 Newtown. The garage will have a length of 10 metres and a ridge height of 5.2m. It is in a similar location to

the previously approved dwelling (17/02567/FUL) and although the ridge height is slightly higher than previously approved (4.4m) it is not considered that the garage would have significantly more of an overbearing or overshadowing impact than the existing conifer hedge. Accordingly, the impact on No. 19 is considered acceptable.

- 7.5.6 The boundary to Ashmead is a 1.8m high brick wall on the application side (3.2m high on Ashmead side). There are no windows on the nearest part of Ashmead that face this boundary, the nearest being on the southern part of the house which are over 12m from the boundary. Given this boundary is to the north of Ashmead there is not considered to be any loss of direct sunlight or daylight.
- 7.5.7 The dwelling would be accessed via a shared drive and the additional traffic resulting from the development would not be so great as to cause harm levels of disturbance to adjacent neighbours.
- 7.5.8 The proposal would also have an adequate sized garden, so as to provide a satisfactory level of amenity to future occupiers.
- 7.5.9 Having regard to the above it is not considered that the proposal would have an adverse impact upon neighbouring properties in terms of mass, overshadowing and overlooking.

7.6 Highway Safety and Parking

- 7.6.1 The Local Highways Authority have requested further details from the applicant with regards to the suitability of the main shared access and provided comments on the turning area and parking provision within the site.
- 7.6.2 It is clear from taking measurements of the plans that the required 6m is available for reversing manoeuvres and it is also possible to provide three useable parking spaces for the dwelling and one for the associated annex within the paved and gravel area at the frontage and in the triple garage. A condition is recommended to ensure that adequate parking provision is retained.
- 7.6.3 The main access into the site was constructed as part of the original planning approval for the two other dwellings within Hunter Rise. In accordance with the Highway Authority requirements at the time. The Local Planning Authority considered that the visibility splays, surfacing and drainage of the main private drive are therefore acceptable in this case. Similarly, the proposed access point into the site is in the same position as the access point previously approved and is of adequate width. In addition, there is limited risk of conflict between the vehicles leaving the application site and pedestrians using the public right of way given that there is a close boarded fence erected for a distance well beyond the access point.
- 7.6.4 The development incorporates a bridge feature crossing over two ponds in the front garden area. It will be the responsibility of the applicant to ensure that this feature is constructed appropriately to ensure that access to the parking area is achievable at all times, even in inclement weather.

Standards conditions are recommended with regards to surfacing and drainage for the driveway within the site.

- 7.6.5 The access and parking for the site are similar to that previously approved and subject to the aforementioned conditions, it is not considered that the proposal would give rise to any significant highway safety issues.

7.7 Footpath

- 7.7.1 Public footpath MK12 runs along the western boundary of the site, to the west of the public footpath is Swan Avenue which has a stepped access route on to the public footpath. This is outside the red line in the current planning application. This link is currently blocked and a number of objections have been received with respect of the blocked path and the requirements imposed on previous applications.
- 7.7.2 In 2008, planning permission for a number of bungalows was granted at Swan Avenue and a condition stipulated that footpath linking the access road to the adjoining MK12 be completed prior to occupation of the dwellings. The path was constructed as a stepped path with street lighting on Swan Avenue. The use of Swan Avenue footpath is currently restricted by a substantial wooden fence where the footpath link and MK12 meet.
- 7.7.3 Previous planning permission, 17/02567/FUL, included a condition requiring that prior to commencement of development that the access between MK12 and the Swan Avenue footpath link is enabled and kept open and useable as a footpath link in perpetuity. This condition was subject of a variation of condition application (18/01525/VAR) to remove the footpath element, which was refused and then subject to appeal, APP/G2815/W/19/3223241. The appeal was dismissed as the Inspectorate concluded that the footpath link was important, and the condition was necessary as without it the use of the route would be permanently impeded. The Inspector went on to conclude that the condition continues to serve a useful purpose have regard to the current development plan and there would be significant harm caused to future users of the footpath link and the condition was necessary to ensure that boundary treatments do not obstruct the continued use of the footpath link. It was also concluded that the condition met the tests for conditions as set out in the framework.
- 7.7.3 In considering the appeal, the Inspector made a reference that the appellant had control over this area of land. The current application has been submitted with a different red line and under the current application the public footpath, MK12, and the link to Swan Avenue do not form part of the application site. The applicant has confirmed in writing that the red line is accurate.
- 7.7.4 The footpath is now outside the application boundary and as a result the requirement to remove the barrier to MK12 from Swan Avenue could not form part of the conditions given it would not meet the 6 tests which require conditions to be necessary, reasonable, enforceable, relevant to planning, relevant to the application and precise. Only a condition requiring the submission of the boundary treatment along the footpath could be imposed to protect the Public Footpath to the eastern boundary.

- 7.7.5 Therefore, whilst the restriction of the footpath link to MK12 is a material planning consideration as it falls outside the site boundary of the site it would not form part of the consideration of this current application. Any complication with the footpath is a separate private/civil matter.

8. Other Matters

- 8.1 Equality Act 2010: It is not considered that the proposal raises any concerns in relation to the Equality Act (2010).
- 8.2 A satisfactory degree of private amenity space serving this dwelling after the addition of the extension would remain.
- 8.3 Environmental Protection: Requested conditions relating to construction hours and the burning of materials. These are considered suitable to be attached to any grant of planning permission.
Heating will be by air source heat pump and a phase electrical supply has already been installed. Environmental Protection are satisfied that air source heat pumps will not give rise to unacceptable noise and disturbance to neighbouring properties.
- 8.4 Biodiversity and Wildlife: The application includes two large ponds which will be designed to be suitable for natural pond life with the immediately surrounding garden designed to be a bog garden. It is not considered that the proposal would have a significant adverse impact on protected species.
- 8.5 Trees: The site was cleared several years ago and there are no significant trees within the site. The applicant has submitted garden illustrations but further landscaping details are required. A condition is recommended to secure the appropriate details.
- 8.6 Drainage: Rainwater will be harvested and storm water will be attenuated by the on site landscape features. The site is not on a floodplain and it is considered that drainage would be satisfactorily dealt with by the Building Regulations.
- 8.7 Waste: There would be adequate space on site for storage of refuse/recycling bins. The residents would need to present their bins for collection at the access
- 8.8 Crime and Security: The proposal would not be considered to have a significant impact on issues surrounding crime and security.
- 8.9 Public Footpath: The public footpath MK12 runs along the western boundary of the site. It is proposed to remain open as part of the proposals and should not be obstructed in any way. A number of objections have been submitted about the width of the footpath, the site location plan shows the footpath outside the red line of the site and there are no alterations to its width proposed as part of this application.
- 8.10 Pre-Commencement Conditions: The applicant has agreed to the proposed pre-commencement condition.

- 8.11 The comments of the Parish Council are noted and the conditions of the previous application can be imposed, if considered to be reasonable and necessary in relation to the current application. With regards to a building in the north-east corner, the application is not applying for a building and the land is shown as 'meadow grass with mown paths and fruit trees'. Any structure built in this area, that wouldn't be classed as permitted development would require the benefit of planning permission.

9. Conclusion / Planning Balance

- 9.1 In light of the above it is considered that the revised proposal is acceptable. Overall, the principle of the development is acceptable and there would be no impact on the character and appearance of the area, amenities of neighbouring properties, or highway safety which would justify refusing the application.

10. Recommendation

- 10.1 That Planning Permission be GRANTED subject to conditions:

11. Conditions

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

Reason: To ensure compliance 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 documents:
- Proposed Location Plan, Scale 1:1250 submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Site Plan, Drawing No. 1540-200 Rev A, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed first floor and roof plan, Drawing No. 1540-202 Rev G, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Ground floor plan, Drawing No. 1540-201 Rev F, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Elevations Sheet 1 (of 2) , Drawing No. 1540-203 Rev G, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Elevations Sheet 2 (of 2), Drawing No. 1540-204 Rev G, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Sections, Drawing No. 1540-205, submitted to the Local Planning Authority on 7th December 2022; and
 - Proposed Sections, Drawing No. 1540-101 Rev C, submitted to the Local Planning Authority on 7th December 2022.

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

- 3 No development above slab level shall take place until, details and samples of all external materials have been submitted to and approved in writing by the local planning authority. The development shall thereafter be carried out in accordance with the approved details and the approved materials shall be retained in the agreed manner in perpetuity.

Reason: To achieve a satisfactory elevational appearance for the development.

- 4 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 or Bank Holidays unless otherwise agreed with the local planning authority.

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

- 5 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.

- 6 The annexe hereby permitted shall not be occupied as a separate or self-contained residential unit and shall remain ancillary to the domestic use of the dwellinghouse at 1 Hunter Rise, Brigstock.

Reason: To clarify the terms of the planning permission in accordance with the appropriate consideration of material planning considerations within the scope of this application.

- 7 Prior to the progression of development above slab level, a landscaping plan shall be submitted to the Local Planning Authority for approval in writing. The plan shall include:

- i) proposed soft landscaping,
- ii) details indicating the positions, height, design, materials and type of any new boundary treatment to be installed;
- iii) details of any proposed hard surfacing.

Thereafter, the development shall only be carried out in accordance with the agreed details. The boundary screening shall be provided/retained in accordance with the details so approved before the development is first brought into use and shall be retained thereafter in perpetuity. Any agreed planting shall be carried out in the first available planting season following the completion of the development or first occupation of the dwelling (whichever comes first). Any plants which within a period of 5 years from planting, die, become diseased, or are otherwise removed shall be replaced by plants of a similar size and species.

Reason: To ensure adequate standards of privacy for neighbours and occupiers; to safeguard the amenity of the area.

- 8 The vehicular access shall be constructed as shown in drawings 1540 101 Rev C, prior to the first occupation of the dwelling hereby permitted. Thereafter, the access shall be retained in this condition permanently.

Reason: In the interests of Highway safety.

- 9 Prior to the first occupation of the dwelling hereby permitted, the parking provision identified on the approved drawings shall be provided and made available for use. Thereafter, a minimum of 4 useable off-street parking spaces (including one garaged space) shall be retained in perpetuity.

Reason: In the interests of Highway safety.

- 10 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 as amended (or any Order amending or re-enacting that Order with or without modification), there shall be no development within Classes A, B, C, D, F or G of Part 1 of Schedule 2 to that Order without the prior written approval of the local planning authority.

Reason: To protect the amenity of adjacent occupiers and to ensure a satisfactory elevational appearance for the development.

- 11 The first floor east facing windows serving bedroom 1 and its en-suite and the first floor west facing windows serving the en-suite and dressing room for bedroom two and the en-suite for bedroom 3 shall either:
- i) be omitted; or
 - ii) be fitted with obscure glazing and be top opening only above 1.7m internal floor level and retained as such in perpetuity.

Reason: In the interests of residential amenity.

- 12 Prior to the first occupation of the dwelling hereby approved, the applicant shall submit details of a privacy screen to be erected along the east elevation of the rear first floor terrace off bedroom 1 in such a manner that would prevent direct views of the adjacent dwelling at 19 Newtown and details of a privacy screen for the west facing elevation of the terrace serving bedroom 2 in such a manner that will prevent the overlooking of 25 Swan Avenue. The screens shall be fitted in accordance with the approved details prior to the first occupation of the dwelling hereby approved and retained in that manner in perpetuity.

Reason: To protect the privacy of the adjacent occupiers.

- 13 Prior to the commencement of any part of the development hereby permitted, a Construction Management Plan shall be submitted to and be approved in writing by the local planning authority. The Construction Management Plan shall include and specify the provision to be made for the following:

- The timing/schedule of works;
- Details of hours of working;
- Parking areas for the vehicles of site operatives and visitors;
- Areas for the loading and unloading of plant and materials
- Areas for the storage of plant and materials used in constructing the development;
- Details of the erection and maintenance of security hoarding;
- Provision of wheel washing facilities;
- Measures to control the emission of dust and dirt during construction;
- A scheme for recycling/disposing of waste resulting from demolition and construction works;
- Access and haul routes for construction vehicles, deliveries, waste vehicles, etc. All such routes should not pass through Brigstock village centre.

The approved Construction Management Plan shall be adhered to throughout the construction period and the approved measures shall be retained for the duration of the construction works.

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