

PLANNING APPLICATION REPORT

Case Officer: Jacqueline Houslander
Yealmpton

Parish: Yealmpton **Ward:** Newton and

Application No: 0075/19/FUL

Agent/Applicant:

Mr Mark Evans
Cedar House
Membland
Newton Ferrers, Plymouth
PL8 1HP

Applicant:

Mr Tyran Botha
8 Church Park Road
Yealmpton
PL8 2EY

Site Address: Site of former WI Hall, Ford Road, Yealmpton, PL8 2NA

Development: READVERTISEMENT (Revised Plans Received) Proposed revisions to design of single dwelling (self build) following extant permission 0579/16/FUL

Reason application is at Planning Committee:

Councillor Baldry requested that the application be heard by the planning committee for the following reasons

1. As the Report shows this is a site of significant flooding. It is my understanding that Yealmpton and Brixton Women's institute surrendered the site because they could no longer afford the increased insurance and they did not have the funds for a third restoration of the premises.
2. Under these circumstances a drainage report pre planning approval is needed.
3. The Environment Agency give strong advice against building on the site. The previous Committee decided to ignore this advice. I would like to find out if the new Committee are of a similar mind.
4. The design is out of keeping in the AONB.
5. I note that DCC Highways are not objecting. I find it surprising that they agree a road access onto the main Ford Road. There is an access onto the minor road known as Bold venture. I think this single access is a safer option.



Recommendation: Approval

Conditions (list not in full)

1. Time limit
2. Accord with plans
3. Samples of materials
4. Removal of pd rights
5. No mud and stones
6. Parking and turning to be laid out prior to occupation.
7. Tree protection
8. Removal of pd for windows in first floor south west and south east elevation
9. Updated emergency evacuation plan required prior to occupation.
10. Space under house to be kept permanently void
11. Parking area to be retained as a parking area.
12. Unsuspected contamination
13. Foul drainage
14. Surface water drainage

Key issues for consideration: Whether the location is acceptable for a dwelling; neighbour amenity; highways; drainage, flood risk

Site Description: The site is the location of the former WI Hall in Yealmpton. The hall no longer exists and the site is therefore currently slightly overgrown, but has no buildings on it. The site is long and narrow. The site is relatively flat and slightly overgrown and unkempt at the moment. There are two residential properties adjacent to the site, Applegarth to the south and Boldventure Cottage to the south east.

The site lies within the South Devon Area of Outstanding Natural Beauty and is also within Flood Zone 3.

The Proposal:

To erect a two storey 3 bedroom dwelling, with garden, parking / turning area. The proposed dwelling is a contemporary approach but with elements which do reflect the dwellings in the locality. The proposed dwelling has a pitched roof and a projecting element to the road, which is clad in timber and zinc. The materials proposed are grey zinc roof covering, render walls on the ground floor and timber on the first floor. The finished floor level of the proposed dwelling is above the level of the 1:100 flood event levels.

Consultations:

- County Highways Authority: The Highway Authority has no objections subject to the following conditions.
No mud, stones water or debris shall be deposited on the public highway at any time.
Reason - In the interests of highway safety.
2. The parking and turning hardstanding areas required by this permission shall be laid out, completed and maintained for those purposes prior to commencement of the building.
REASON: To ensure the provision of adequate facilities within the site for the traffic attracted to the site.
- Environmental Health Section (Emergency Planner) Previously my understanding was that there was two principle risks to the site one which was in relation to surface water run-off and then the risk from river flooding. I seem to remember a pedestrian access being put

into the rear garden area, the applicant in effect proved that safe access and egress at time of flooding could be achieved by evacuating between these two flood events. The current application does not benefit from this advice which states that safe access and egress cannot be achieved, and on this basis I have to recommend refusal.

- Upon receipt of a revised Flood risk information, indicating that there will not be a stay put policy, but indicating that there is a safe emergency access and egress route available

Environmental Health comments: Based on the revised statement bringing the risk in line with the extant planning permission I am happy that the site can be safely evacuated between the two flood windows. On this basis safe access and egress can be achieved. I also note the predicted flood level of 300mm with 0 velocity, according to FD2320 flood guidance this would be viewed as a danger to some, but in exceptional circumstances such as a medical emergency help could still be provided to the future occupants.

We will need the same condition in relation to the need for a flood evacuation plan to be submitted prior to occupation,

- Town/Parish Council: Council object to this application on the grounds that it is totally out of keeping with adjacent properties and that it has no place in the AONB. Secondary concern is that it is anyway too close to the pavement.

After the plans were revised the Parish Council had no objections to the proposal.

Drainage: Objection

Based on the information provided we would object to the current proposal on the grounds of insufficient information. As such we would recommend that the application is not decided until these issues have been overcome.

Observations and comments

This is a small scale minor development for the construction of a single dwelling which is located within flood zone 3. A development of this scale requires a workable drainage scheme that prioritises the use of infiltration drainage in accordance with best practice SuDS design, (CIRIA C753). The NPPF requires that all residual flood risk for the developments within the flood zone 2/3, is managed so it is safe from flooding over its lifetime without increasing risk elsewhere and where possible reduces flood risk overall.

The Environment Agency (EA) are lead consultee on Tidal and Fluvial flooding so our advice to LPA would be to ensure that EA are consulted to confirm that the mitigation measures are appropriate for this application.

The proposed surface water drainage scheme is for the use of a soakaway but percolation testing to DG 365 and design details have not been provided. It has been acknowledged that the proposed development is likely to reduce the overall impermeable area however the application site is located within the flood zone 3, which requires the drainage situation to be improved to bring it up to current standards. Therefore a drainage assessment will be required to ensure a workable drainage solution is possible.

Overcoming the objection

To overcome the objection the applicant will need to provide the details of the most sustainable drainage scheme. Design steps are as below:

1. Soakaway testing to DG 365 to confirm the use of soakaways or to support an alternative option. Three full tests must be carried out and the depth must be

representative of the proposed soakaway. Test results and the infiltration rate to be included in the report.

2. If infiltration is suitable then the soakaway should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
3. If infiltration is not suitable then an offsite discharge can be considered. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
4. The offsite discharge will need to be limited to Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. Full details of the flow control device will be required.

If the calculated Greenfield runoff rate is too small to be practically achievable, then a maximum offsite discharge rate of 1.0l/s can be considered. Which is achievable in most cases with suitable pre-treatment and shallower storage depth.

5. A scaled plan showing full drainage scheme, including design dimensions and invert/cover levels of the soakaway/attenuation features, within the private ownership.

Additional percolation information was submitted and the objection was lifted and conditions for full details to be submitted at reserved matters stage.

Arboricultural officer: No objection subject to a tree protection plan.

Environment Agency: Our position remains as outlined under the previous planning permission (0579/16/FUL) that we consider that this site is not an appropriate location for a new dwelling because it is located in an area of high flood risk. However, we recognise that your Authority has previously taken a different position and that there is an extant permission in place for this site. In light of this, we have reviewed the amendments proposed to the design and advice that the flood risk to this proposal is the same as the extant permission. Therefore, should you be minded to approve this application, we recommend that you include conditions on the following matters to help ensure that flood risks are minimised as much as possible:

- 1) Flood warning and evacuation procedure.
- 2) Removal of permitted development rights.
- 3) The protection in perpetuity of the void below the 1 in 100 year flood level.

The reasons for this position and additional advice on flood risk is set out below.

Reasons – Flood Risk

The site is located in Flood Zone 3 (high risk of flooding). The proposal is for a new residential dwelling on the site of a demolished village hall. The flood risk vulnerability classification of the proposal is 'more vulnerable' rather than the previous 'less vulnerable' and as such should be subject to the flood risk sequential test. However, we acknowledge that there is already an extant planning permission for this site for a residential dwelling.

Summary of flood risk

Whilst the site is located within Flood Zone 3 (high risk of flooding), flood defences are estimated to protect the site from flooding to between the 1 in 30 and 1 in 50 year flood event. However, if the flood defences are overtopped or if they fail, flood depths of up to 1m in depth are predicted to surround the proposed dwelling in the 1 in 100 year return period flood event. This includes an allowance for the effects of climate change on increasing peak

river flows over the lifetime of the development. The flood water is also likely to be fast flowing.

Recent Flood History

The site was flooded twice in 2012 up to depths of approximately 600mm when the flood defences were overtopped.

Proposed flood mitigation measures

The proposal has incorporated flood mitigation measures into the design in the form of habitable floor levels being proposed to be set at a suitable height above the 1 in 100 year return period flood level. This is acceptable. A non-habitable void is proposed below the 100 year flood level which is designed to flood so that flood storage capabilities will not be reduced.

Access and egress to and from the site

Regardless of the elevated floor levels, it is expected that there should also be safe access/egress available to and from the property during a flood event.

Paragraph 7-038 of the Planning Practise Guidance is clear that access and egress needs to be part of the consideration of whether new development will be safe. We do not consider that safe access /egress can be achieved at this site.

Safe access/egress is expected to be available up to and including the 1 in 100 year return period flood event. During a flood of this magnitude, water depths surrounding the property would be in the region of 1m deep and fast flowing. Based on Defra/Environment Agency guidance, this presents a Hazard Rating of a 'Danger for all' which is the most severe rating.

We note that a 'stay put' approach is being proposed during floods. While we acknowledge that this could be viable, this does not eliminate the risks and our expectation is that occupants and emergency services should be able to safely enter or leave a dwelling during times of flooding. Based on our understanding of the risks at this site, we consider that this would not be possible.

You should refer this matter to your Emergency Planner before determining the application.

Flood warning

The Environment Agency provides a flood warning service for this area based on levels within the River Yealm. This should provide sufficient warning for the occupants of the proposed dwelling to evacuate the site prior to flooding occurring. However there is always the risk of the flood defences failing which would result in a rapid inundation of the site, potentially without much prior warning.

Flood insurance

It is important that applicants/developers consider whether their proposals will be eligible for insurance against flood damages. The Flood Re scheme is a joint Government and insurance industry initiative to help property owners find affordable insurance in areas at risk of flooding. The scheme only applies to dwellings built before 2009.

Representations:

Representations from Residents

Comments have been received and cover the following points:

Object

Too many openings on to Ford Road, due to its proximity to Boldventure access to Ford Road. Why is the access from Boldventure road rather than Ford Road.
The site is within Flood Zone 3, the EA should have the opportunity to review the full FRA. Given that the EA objected to the previously approved consent, they should comment on this proposal.
The design is not at all in keeping with the surrounding houses.
Design is still not acceptable.

Support

Glad to see the site will finally be developed.
Site has been unused since the flooding at the end of 2012.
An appropriately proportioned family dwelling seems a reasonable use of the land, which at present is somewhat unsightly.
A good design which appears to address a lot of the previous concerns.

Relevant Planning History:

62/1889/14/F: FUL

Proposal Erection of 2no. dwellings

Site Address Site of WI Hall Ford Road Yealmpton PL8 2NA

Decision Withdrawn: 28 Aug 14

0579/16/FUL

Erection of a detached house on land previously used for WI hall

Decision: Approved 8/8/16

ANALYSIS

Principle of Development/Sustainability:

The principle of the development must be considered against policies SPT1 which is the strategic policy for the JLP and promotes the delivery of sustainable development in line with the NPPF 2019. Part 3 of the policy promotes the effective use of land and re use of previously developed land. This site is previously developed land and so as such the use of it is accepted in this policy.

TTV1 prioritises growth through a hierarchy of sustainable settlements and identifies the hierarchy in the policy. Yealmpton is identified in the JLP as a smaller town and key village. The strategic objective for these towns and villages is to deliver an appropriate level and mix of new homes that responds positively to local housing needs and improves long term sustainability. The JLP has allocated certain sites for development in these settlements. However the application currently before us is not on one of these sites, but would be described as a windfall site.

TTV2 promotes the delivery of sustainable development and seeks to locate housing where it will enhance or maintain the vitality of rural communities. In this case the site lies within the village and on previously developed land and as such the principle of development on this site would help enhance the vitality of rural communities

Policy DEV8 seeks to ensure that local housing need is met in the Thriving Towns and Villages policy Area. It encourages a mix of housing sizes, types and tenures appropriate to the area and supported by a local housing evidence.

The policy identified particular groups where housing need has been identified:

i. Homes that redress an imbalance within the existing housing stock.

- ii. Housing suitable for households with specific need.
- iii. Dwellings most suited to younger people, working families and older people who wish to retain a sense of self-sufficiency.

In reviewing data for Yealmpton, the highest proportion of houses is for 4+ bedroom dwellings, followed by 3 bedroom dwellings, 2 bed dwellings and then 1 bed dwellings. The South Hams average as a whole shows the highest proportion of dwellings being 3 bedroom dwellings. It could be argued that the main need in Yealmpton is for 1 bed dwellings, however there is an extant consent on this site for a 3 bedroom dwelling and one 3 bedroom dwelling will not increase the number of 3 bedroom dwellings to any great extent and so it could be accepted based on the current figures. In addition policy DEV 8 has as its priorities working family housing. This proposed dwelling it is suggested would meet that need. The proposal is therefore in compliance with Policy DEV8

Design/Landscape:

Yealmpton lies within the South Devon Area of Outstanding Natural Beauty. The AONB landscape must be given great weight in the decision making process. Proposals must conserve and enhance the natural beauty under policy DEV25 in the PSWDJLP. In this case the site lies within the built up area of the village and therefore natural beauty is not prevalent in the built up area. It is more urban and any landscaping is associated with gardens and parks which are deliberately manicured or managed which would not be considered natural. The site is in an area where there are dwellings of various sizes, with manicured gardens and as such there is no natural beauty to impact upon. It is considered therefore that the proposal will not harm the AONB landscape, albeit it cannot also be demonstrated that it conserves and enhances the landscape.

In terms of design, there have been some concerns expressed about the modern design of the proposed dwelling. Suggesting that it does not relate to the existing development in the area. However it is considered that there is not one specific dwelling design in this area. The centre of Yealmpton in the conservation Area has particular characteristics, however the surrounding areas are a mix of dwelling types, ages and styles. There is a large detached older style property along Boldventure Drive. A number of detached and semi-detached dwellings further along Ford Road of varying ages and more recent bungalows and two storey properties along Riverside walk, built circa 1980's. It has also been noted that the proposal is very close to the road. However the previous WI hall actually abutted the back of the pavement.



As can be seen from the above photograph, the WI hall was a utilitarian building which did not relate at all to any of the dwellings surrounding it, albeit it was single storey. The fact that the site has been empty for some time has allowed the local community to become used to an empty site and therefore the imposition of a two storey dwelling on the site now seems excessive.

A previous proposal was granted for this site in 2016, which was also for a 2 storey 3 bedroom dwelling. Any decision on this planning application must acknowledge that the 2016 consent is a material consideration in this case.

The proposed dwelling is contemporary in design, which is a cause for concern for some people. It retains a pitched roof, in line with the other dwellings in the immediate and wider areas; it also proposes a central feature along with the property on Boldventure road and the gable features on the dwelling to the west, along Ford Road.

In terms of materials the render ground floor is found within the locality. The timber cladding and the zinc roof however are not. The use of these materials are becoming more commonplace in contemporary design. However the zinc roof is a grey roof and so is in accordance with the primarily grey roofs in the area. The timber initially will stand out when first added, because of its colour. However cedar cladding does grey quite quickly and so as such will be less obvious and more recessive. It is considered that the proposal moves the proposed property away from the neighbours and its scale is appropriate in relation to the properties around it. The materials are of a high quality and will weather in a positive way, It is considered that we should not seek to stifle high quality contemporary design (NPPF) and

as there is already an eclectic mix in the area then the design should be supported and is considered in compliance with DEV20 in the Joint Local Plan.

The previous extant permission, provided for a 2 storey 3 bedroom house, which had pitched and hipped roof structure, which would have appeared to have a reduced massing. However whilst there are the odd one or two houses (the property to the south east and on the opposite side of the road) in the area with a pitched and hipped roof, it is certainly not the predominant roof form, but rather pitched roofs with gable ends, as per the current proposal. The previous consent indicated the dwelling to be much closer to the property to the south and south east, whereas the current proposal has been moved further away from both properties. The impact on the neighbouring properties has therefore been reduced.

As such the current proposal provides a benefit to the neighbours and is the same sized property just with a different design approach. As the extant consent is still valid, the dwelling approved could be constructed on the site. It is considered that the current proposal is a better configured site layout with a design of the 21st century and so should be supported.

Neighbour Amenity: What this proposal does which the previously approved and extant permission on the site does not do is takes the proposed dwelling away from the neighbouring properties. The previous approval was approximately 5.5 metres from the cottage to the rear (wall to wall) and approximately 8 metres from the property to the south east. Whereas, this proposal is still relatively close to the cottage at the rear, but is not directly in front of it as with the extant consent and is 12 metres from the adjacent property to the south east.

The main aspect of the house is towards Ford Road and Boldventure road and away from the two residential properties to the south and south east. The height of the dwelling proposed is the same as Applegarth so there is not likely to be an overbearing issue. The end elevation of Boldventure cottage faces the proposal site and there is also some vegetation along this boundary. There are some windows in the north elevation of Applegarth, however the proposal site has its main windows to the east and west. It is not anticipated that there will be issues with regards to loss of privacy.

Highways/Access: The proposal shows access to be from Boldventure Road, with sufficient turning and parking on site to accommodate 2 cars. Access will be via Boldventure Road and also off Ford Road, to allow cars to enter and leave in a forward direction. The Highway Authority have no objection to the proposal provided 2 conditions are added to any planning consent.

Drainage: The site lies in an area known to be at risk of flooding and is in flood zone 3. As such policy DEV35 in the Plymouth and South West Devon Joint Local Plan is relevant, as are para.'s 157 to 163 in the NPPF 2019.

In relation to DEV35, it seeks to discourage development in areas at the highest risk of flooding and advocates applying the sequential test (as outlined in the NPPF 2019). Development will be resisted in such areas if there are reasonably available sites appropriate for the proposed development.

In this case the proposed development has been designed so that the building has all living space at a minimum height of 14.010 AOD to avoid potential flooding issues. There is a void

beneath the building with apertures around the plinth of the building to allow water to flow freely during a flood event. Galvanised steel grilles will be fitted within the apertures to make the space secure.

The policy context does however require that a sequential approach is taken to the development. It can be determined that the proposal does not satisfy the requirements of a Sequential test, as there are sites in the wider area that could accommodate a dwelling that are not subject to flood risk. However what also be acknowledged is that there is an extant consent on the site and the site is surrounded by other residential development, without the under build proposed on the application. Residential use of the site is therefore established and the ability of the previous consent to be implemented outweighs the rigid application of the sequential test.

As such the exception test must be applied. The exception test has two parts and both must be met to allow for the development to proceed. The first part of the test requires that the development provides wider sustainability benefits to the community that outweigh flood risk. In this case the redevelopment of this brownfield site, returning it to an economically viable use rather than an overgrown piece of brownfield land is of benefit to the local area and with the requirements of the Environment Agency added to any consent, it is considered that the benefits of developing the site in an economically viable way outweigh the flood risks.

The second part of the Exception test requires that safe access and egress can be provided during a flood event for the lifetime of the development. This includes a forewarning procedure and a safe evacuation route for residents. This is particularly important for those groups who are most vulnerable: the young, elderly disabled and with a chronic medical condition, as 'a stay put' flood solution, waiting for the flood waters recede, may expose them to significant risk. Following extensive consideration between the applicant's representatives, the Environment Agency and the Council's Emergency Planners it has been established that it is possible to put in place a conditional regime which provides adequate warning and safe evacuation from the site in a future flood event, On this basis the Council's Emergency Planners have withdrawn their earlier objection. This satisfies the second part of the Exception Test.

It is therefore considered that the proposal satisfies Policy DEV35, subject to the necessary conditions.

The Council's Drainage engineers also had an objection to the proposal, on the basis that the percolation testing had not been carried out. However the information was subsequently forwarded and the drainage objection was satisfied and the standard pre commencement conditions were requested to be added to the consent

Conclusion

The proposal meets the relevant planning policies for this type of development in this location and so as such the proposal is supported.

This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.

Planning Policy

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise.

For the purposes of decision making, as of March 26th 2019, the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts South Hams and West Devon within Dartmoor National Park) comprises the Plymouth & South West Devon Joint Local Plan 2014 - 2034.

Following adoption of the Plymouth & South West Devon Joint Local Plan by all three of the component authorities, monitoring will be undertaken at a whole plan level. At the whole plan level, the combined authorities have a Housing Delivery Test percentage of 166%. This requires a 5% buffer to be applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 6.5 years at the point of adoption.

Adopted policy names and numbers may have changed since the publication of the Main Modifications version of the JLP.

The relevant development plan policies are set out below:

The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.

SPT1 Delivering sustainable development
DEV1 Protecting health and amenity
DEV2 Air, water, soil, noise, land and light
DEV8 Meeting local housing need in the Thriving Towns and Villages Policy Area
DEV9 Meeting local housing need in the Plan Area
DEV10 Delivering high quality housing
DEV20 Place shaping and the quality of the built environment
DEV23 Landscape character
DEV25 Nationally protected landscapes
DEV35 Managing flood risk and Water Quality Impacts

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 11, 157 – 163, 172, and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: South Devon AONB Management Plan

Neighbourhood Plan: There is currently no Neighbourhood Plan in place for Yealmpton.

Considerations under Human Rights Act 1998 and Equalities Act 2010

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

Proposed Planning Conditions:

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with Section 91 of the Town and Country Planning Act, 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby approved shall in all respects accord strictly with drawing numbers: 1101-941-0001 Site Location Plan; 1101-942-0010 Rev B proposed site layout; 1101-942-0011 Rev A Proposed floor plans and elevations; 1101-942-0012 Rev B Proposed street elevations and section.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. Prior to their installation details of facing materials, and of roofing materials to be used in the construction of the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with those samples as approved.

Reason: In the interests of visual amenity.

4. The development hereby approved shall be carried out in such a manner as to avoid damage to the existing trees and hedgerows as shown on the plans, including their root systems, or other planting to be retained as part of the landscaping scheme, by adopting the following:

- (i) All trees to be preserved should be marked on site and protected during any operations on site by a fence.
- (ii) No fires shall be lit within the spread of the branches of the trees
- (iii) No materials or equipment shall be stored within the spread of the branches of the trees
- (iv) Any damage to the trees shall be treated with an appropriate preservative.
- (v) Ground levels within the spread of the branches of the trees shall not be raised or lowered in relation to the existing ground level, or trenches excavated, except in accordance with details shown on the approved plans.

Reason: To protect the existing trees and hedgerows in order to enhance the amenities of the site and locality.

5. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting or further amending that Order), all windows at first floor level and above on the southern and western elevations shall be obscure glazed prior to first occupation and shall be permanently maintained as such.

Reason: In the interests of amenity to prevent overlooking of neighbouring residential property

6. Prior to first occupation of the residential elements of the premises an emergency plan will be produced detailing the trigger points for evacuation, safe routes to safe harbourage, and contact details for emergency responders within the community. This plan once approved will be made available to future residents in the welcome pack of sale.

Reason: In order to ensure that an emergency plan is in place for residents to follow in the event of a flood.

7. Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking, re-enacting or further amending that Order), no development of the types described in Schedule 2, Part 1,

Classes A-H of the Order, including the erection of extensions, porches, garages or car ports, the stationing of huts, fences or other structures shall be carried out on the site, other than that hereby permitted, unless the permission in writing of the Local Planning Authority is obtained.

Reason: To protect the appearance of the area to ensure adequate space about the buildings hereby approved and in the interests of amenity.

8. No mud, stones water or debris shall be deposited on the public highway at any time.

Reason - In the interests of highway safety.

9. The parking and turning hardstanding areas required by this permission shall be laid out, completed and maintained for those purposes prior to commencement of the building.

Reason: To ensure the provision of adequate facilities within the site for the traffic attracted to the site.

10. The void areas shown below the dwelling on Plan Number. 1101-942-0011 Rev A Proposed floor plans and elevations Below the finished floor level 14.010 shall be kept permanently void and clear of obstruction. They shall not be used for storage or incorporated into the habitable part of the house.

Reason: To ensure flood risk is not increased elsewhere.

11. The parking area hereby approved shall be retained as a parking area unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure there is adequate off road parking for the dwelling approved.

12. 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 Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with.

Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

13. PRIOR TO COMMENCEMENT

Prior to the commencement of the development hereby approved, details of the disposal of foul water shall be submitted to and approved in writing by the Local Planning Authority and the approved foul water system shall be installed prior to occupation of the dwelling(s). Following its installation the approved scheme shall be permanently retained and maintained thereafter.

Reason: To safeguard the amenities of the locality and to ensure that the development is adequately drained. A pre-commencement condition is considered necessary to safeguard the environment in the interests of the amenities of the area.

14. PRIOR TO COMMENCEMENT

Prior to the commencement of the development, details of the surface water design including percolation test results and supporting calculations shall be submitted to and approved in writing by the local planning authority. Details of maintenance and management responsibility for the drainage system must be submitted to and approved in writing by the local planning authority prior to commencement on site. Such approved drainage details shall be completed and become fully operational before the development first brought into use. Following its installation the approved scheme shall be permanently retained and maintained thereafter. Surface water drainage systems design and installation shall be accordance with CIRIA C697 The SuDS Manual and CIRIA C698 Site Handbook for the Construction of SuDS.

Reason: To safeguard the amenities of the locality and environment and to ensure that the development is adequately drained. A pre- commencement condition is considered necessary to safeguard the environment in the interests of the amenities of the area.