

# PLANNING APPLICATION REPORT

**Case Officer:** Lucy Hall

**Parish:** Kingsbridge **Ward:** Kingsbridge

**Application No:** 3552/18/FUL

**Agent/Applicant:**

Mr Andrew Lethbridge  
Andrew Lethbridge Associates  
102 Fore Street  
Kingsbridge  
TQ7 1AW

**Applicant:**

Mr Kris Mahon  
11 Belle Vue Road  
Kingsbridge  
TQ7 1LY

**Site Address:** 129 Fore Street, Kingsbridge, TQ7 1AL

**Development:** Construction of 4no. dwelling houses to the rear of 129 Fore Street, Kingsbridge

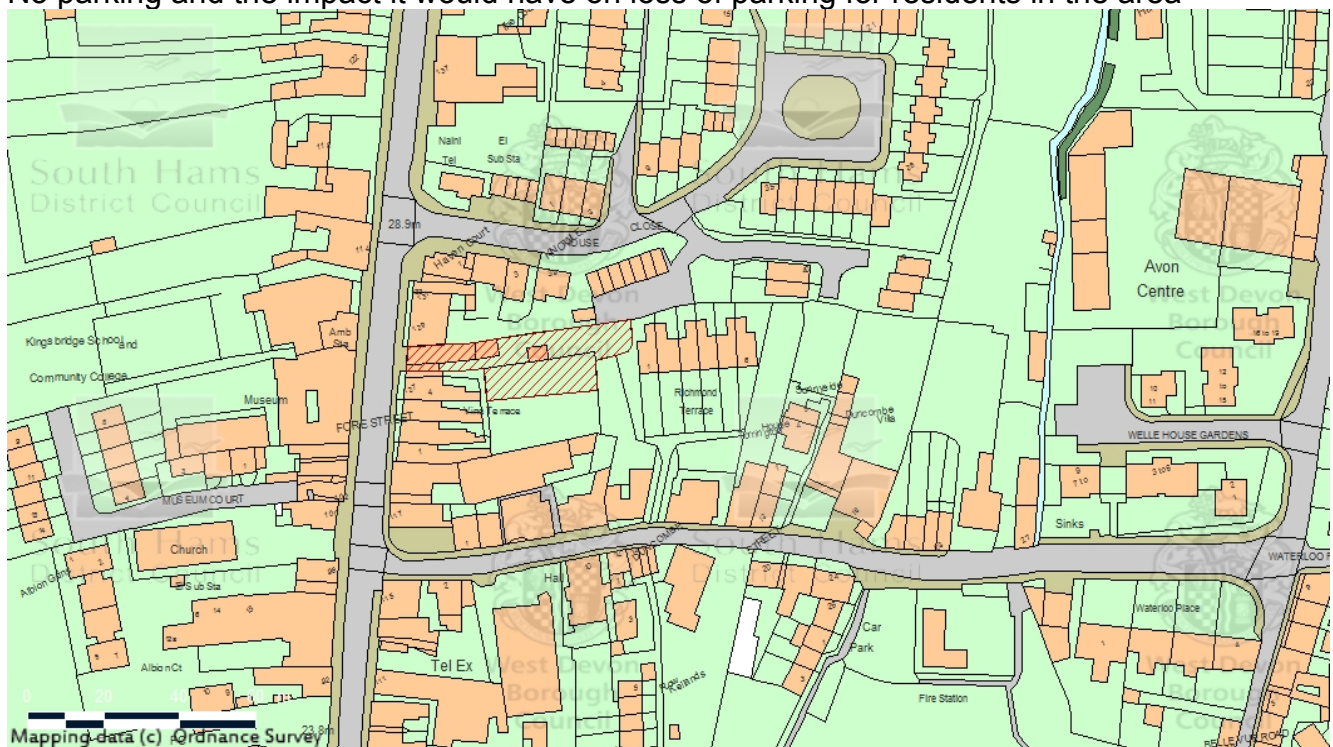
**Reason item is being put before Committee**

Overdevelopment of the site

Ecological impact and loss of biodiversity

No improvement or enhancement of conservation area

No parking and the impact it would have on loss of parking for residents in the area



**Recommendation:** conditional approval, subject to S106

**Conditions**

1. Time Limit
2. Accord with plans
3. Natural Slate
4. Render
5. Joinery
6. Ducts, Flues, Vents

7. Eaves and Verge detail
8. Boundary treatment
9. Refuse storage
10. Obscure glazing to rear windows
11. Removal of PD rights
12. Unsuspected contamination
13. Installation of drainage system
14. Clearance of vegetation
15. Reptile, mitigation and transport strategy
16. Ecological enhancement strategy
17. Construction management plan
18. Archaeology

### **Section 106 contributions**

Financial contributions of £13,152.00 are sought towards the provision of additional secondary education infrastructure at the local school and £9,750 towards improvements to play, sports and recreation facilities at Duncombe Park.

### **Site Description:**

The site is around 0.05 hectares and relates to an overgrown area of land located to the northern end of Fore Street, just south of Knowle House Close within Kingsbridge. There are a number of historic features within the site including stone walls.

Access to the site is via a covered lane under the first floor accommodation of 129 Fore Street, which fronts Fore Street. The site is bordered by stone walls on all sides, with those to the north ranging in heights of between 2.1m and 2.4m high.

The plot is surrounded by a number of residential units including those in Knowle House Close, Richmond Terrace, Fore Street and Duncombe Street. The buildings surrounding the site vary considerably in their age, design and scale. Knowle House Close is a relatively modern housing estate with a mix of two storey buildings, dormered houses and coach houses. The buildings on Fore Street are much older and more substantial in height. There are a number of listed buildings on Fore Street within close proximity to the site including Knowle House to the north and numbers 108 and 109 Fore Street to the west which are Grade II\*.

The site is located within the Kingsbridge Conservation Area and a Critical Drainage Area.

### **The Proposal:**

The application seeks full planning consent for the provision of a single block of 4x 2 storey terrace dwelling houses. There have been a number of revisions made to the scheme since it was originally submitted. The revisions were made to address officer concerns and to reflect changes in planning policy following the adoption of the JLP in March. The description of the proposal reflects the latest revision.

The application proposes a single building which takes the form of a simple rectangular block set under a hip roof. The building measures around 24m by 7.3m providing a footprint of around 175 square metres. The height of the building is 4.9m to the eaves and 6.8m to the ridge.

All of the units comprise two beds with accommodation arranged over two levels. The internal layout proposes an open plan living area to the ground floor with bedrooms and bathroom at first floor.

The building and the main views from within it is orientated towards the south. Garden areas would be located to the front of the building to the south, with an access running along just beyond the porches to provide access to each plot.

External materials includes painted smooth cement sand render to the walls, natural slates to the roofs and uPVC framed openings.

### **Consultations:**

- County Highways Authority                      No objections, conditions recommended
- Environmental Health Section                      recommend unsuspected land contamination condition
- Kingsbridge Town Council                      recommend approval

Recommend approval subject to reptile and amphibian clearance/translocation programme to prepare the site in accordance with the Ecology Survey. Members were mindful of representations received from local residents.

- DCC Education                                      request a financial contribution towards the provision of additional secondary education infrastructure.
- Conservation (verbal discussion)                      no objection
- DCC Archaeology                                      no objections, initial objection withdrawn
- OSSR    no objection subject to S106 to secure financial contribution
- Drainage    no objection
- Ecology    objection
- Historic England                                      no comments

### **Representations:**

The application has been through three rounds of consultation and in response a total of 30 letters of representation all raising objection to the proposed development have been received.

The comments received can be summarised as follows: -

- Concerns that the proposal by reason of the height of the proposed dwellings would result in loss of light to numbers 131 and 133 Fore Street.
- Request that a light survey is undertaken.
- Concerns regarding lack of parking within the scheme when there appears to be a lack of on street parking and permits available for parking within the town. Proposal will add pressure to an already congested system.
- Seek assurances that emergency services can access the site and if not does this impact on the ability to obtain a mortgage?

- Seek assurances that the boundary wall between the site and 7a/7b would be protected and a large tree within the 'garden' area immediately to the north would be retained to protect privacy.
- Proposals will result in a cramped and overdeveloped site with little spacing between properties.
- Concerns regarding construction traffic accessing the site
- Proposal will result in disruption to wildlife. Request that large magnolias area retained
- Proposed drainage plan does not comply with SHDC & West Devon Foul Drainage, Flood Risk & Surface Water requirements which requires soakaways to be located 5m from a building and 2.5m from a boundary. As the proposed soakaway locations do not comply consent would be required from the adjoining land owners.
- Proposals will impinge on side entrance of 4 Vine Terrace and amenity of 3A Haven Court
- Not clear whether any of the existing trees are specimen trees which should be preserved within a conservation area.
- Concerns about vulnerability of the high retaining wall adjoining 1 Richmond Terrace and seek reassurances that the developer/owner would have full responsibility for the maintenance and integrity of the surrounding walls.
- Inappropriate development within conservation area, and approval would set undesirable precedent for back-land development. Large garden which provides space and greenery between buildings and enhances the character of the area.
- Increased noise and nuisance to neighbours
- Environmental impact assessment is required before the application can be determined.
- Proposed site is not listed within the Authorities publication 'Considering sites for development in Kingsbridge Parish site information pack'.
- Architectural quality of the design is poor and does not enhance or conserve the conservation area.
- No details regarding bin stores
- Concerns about impact of development on dwellings at Richmond Terrace
- Consider two units within the plot would be more appropriate and would address the concerns
- Site should remain as a green space for the benefit of wildlife and the wider conservation area
- The housing need within the town is already being met on other allocated sites
- Subsequent revisions have not address previous concerns
- Concerns about stability of retaining walls

The current consultation period does not expire until 12<sup>th</sup> July. The case officer will update Members at committee of any additional comments received.

### **Relevant Planning History**

None

### **ANALYSIS**

Principle of Development/Sustainability:

The site lies within the town of Kingsbridge which is listed at one of six main towns within the JLP. JLP Policy TTV1 which sets out a settlement hierarchy priorities growth towards the main towns. The site is located centrally within the town and within easy reach of the services, facilities and transport it offers. Having regard to JLP policies SPT1 and SPT2 the site is considered to be sustainable and thus there is no in principle policy objection with the proposal.

#### Housing Mix:

JLP Policy DEV8 in trying to address the existing housing imbalance within the TTV policy area requires new developments to provide an appropriate housing mix that does not perpetuate existing imbalances. While the applicant recognises that the site lends itself to the provision of one or two generously sized units, the applicant has been keen from the outside to provide smaller units which will be more affordable. Earlier iterations of the scheme included three bed units but the mix was reduced to ensure the units would conform to national described space standards as required by JLP Policy DEV10. The provision of four x 2bed properties does not raise any concerns and accords with JLP Policy DEV8. The 2017 ONS data identifies the greatest need in South Hams being 2 bed units.

#### Design/Landscape:

The proposed design approach has attracted a number of objections from third parties who do not consider that the approach is appropriate and would not preserve or enhance the wider conservation area.

The site lies within the Kingsbridge Conservation Area and within close proximity to a number of listed buildings, all of which are defined as designated heritage assets and which the NPPF affords great weight towards their conservation. Reinforcing the advice contained within the NPPF JLP Policy DEV21 is clear that proposals which affect the historic environment should 'sustain the local character and distinctiveness of the area by conserving and where appropriate enhancing its historic environment.'

The proposed redevelopment of the site was originally explored as part of a pre application. While officers recognised that there were a number of constraints, overall it was felt that the site lent itself well to a residential scheme. The current design approach was encouraged by Officers including the Council's Conservation Specialist. It was felt that a simple, traditional block, situated on the southern or northern edge of the plot was the most appropriate approach for the site as it sits harmoniously within the surrounding historic environment, reflecting the historical linear formation of buildings to the rear of plots seen throughout the town. The external palette was also informed by existing architectural patterns within the historic environment. Materials Conditions are recommended to ensure the development is finished to a high standard.

Officers are satisfied that the proposal preserves and conserves the designated heritage assets.

While the size of the gardens associated with the dwellings are considered to be adequate, they could be comprised with further development. As such it is considered appropriate to remove PD rights.

While the proposal maximises the use of the site, on balance, officers do not consider that the provision of four 2bedroom dwellings represents an overdevelopment of the site.

#### Neighbour Amenity:

Paragraph 127 of the NPPF requires developments to provide a high standard of amenity for existing and future users. This is reinforced through JLP Policy DEV1 which provides that development proposals should safeguard the health and amenity of communities by ensuring new development provides for amongst a number of other criteria satisfactory daylight, sunlight, outlook, privacy. It goes on to say that unacceptable impacts will be judged against the level of amenity generally accepted within the locality.

Concerns have been expressed with regards to the impact that the proposal would have on the amenity of the existing residents with loss of privacy, loss of natural light and increased noise pollution. During the pre-application and lifetime of the current application the case officer has viewed the site from within a number of the surrounding dwellings including properties on Vine Terrace, Fore Street and Knowle House Close to the north.

#### No's 1-4 Vine Terrace

Number's 1-4 Vine Terrace are terrace townhouses located to the south west of the site. The dwellings front onto Fore Street and back onto the site and a large garden. Having visited a number of these properties during the pre app process officers are satisfied that the relationship between the properties and the proposal scheme is acceptable.

Number 4 Vine Terrace is the nearest property to the site. The main outside amenity space is located to the rear and almost adjoins the eastern boundary of the site. The amenity space is elevated to the application site behind a stone wall. While the occupiers of the property can look directly into the application site (when stood at the edge of their garden), due to differences in levels between the garden and the application site, views from the site into the neighbouring plot are considered to be minimal. As such officers are satisfied the privacy of the occupiers of this dwelling would be retained.

The position of the proposal building close to the northern boundary means that it is set back from the garden and the outlook from the neighbour's amenity space would largely be retained. Also with the absence of any windows within the east elevation, the privacy of this property would be retained (an earlier iteration of the scheme include a first floor opening within the east elevation but was removed following officer concerns).

Similarly officers were satisfied during the site visit that the privacy of the adjoining garden to the south of the site would be retained due in part to a good level of screening on the shared boundary.

Due to combination of the separation distance between the plots and the orientation of the proposal dwellings compared with the existing properties on Vine Terrace, loss of privacy resulting from overlooking from first floor windows is not considered by officers to be of concern or result in an un-neighbourly relationship.

Concerns have been raised about potential structural issues to existing neighbouring boundary walls during construction. However, this is a civil matter and not a planning issue.

#### No's 1- 3a Knowle House Close

The northern boundary of the site backs onto the gardens of a number of properties including dwellings on Knowle House Close. The neighbouring plots are elevated to the application and currently views from the rear gardens sweep over the site. The proposed building would sit very tight to the northern boundary. Due to the changes in levels between the sites the first floor of the building would be visible.

The original iteration of the scheme included a bathroom window and long, narrow window to the stairwell at first floor within the rear elevation. Even with obscure glazing, officers were concerned about the relationship between the sites and the perception of feeling overlooked. The rear elevation has subsequently been amended; the stairwell window has been lowered so it is not visible at first floor and while a bathroom window remains to each property, it is now a top hung window rather than a casement. The openings will be fitted with obscure

glass and a restrictor fitted to prevent a wide openings. Officers are satisfied that this change addresses officers previous concerns regarding privacy and a condition will be imposed regarding the details of the bathroom windows.

With regards to the building itself, the proposal drawing shows that the eaves height, when measured from the garden level is around 2m, 1.35 above the height of the existing fence/trellis and the ridge height is around 4m or 3m above the height of the existing fence/trellis.

The gardens to numbers 1 and 2 do not immediately adjoin the site and are set back behind a neighbouring garden. Also the build would not be directly in front of these properties and because of this combined with established planting on the boundary of the plots, officers are satisfied that the proposal would not result in an un-neighbourly relationship.

Numbers 3 and 3a sit much closer to the site and from within the garden spaces the additional mass will have an impact. The existing gardens are small and the new building will have an impact on their amenity. However, on balance Officers do not consider that the harm will be so significant to justify a recommendation of refusal. The existing planting on the boundaries is well established, and although it provides a softer outlook, in places it is similar height as the proposed development.

#### Richmond Terrace

Concerns have been raised about the impact of the development on the occupiers of these properties. However due to the orientation of these properties away from the site combined with the separation distance between the plots officers are satisfied that the proposal would not result in an un-neighbourly relationship.

#### No 131 fore street

Although this property lies to the north west of the site, due to changes in topography, the external amenity space immediately to the rear of the property is at a lower level compared with the site. Concerns have been raised about loss of natural sunlight as a consequence of the development. To address the concerns the building was reduced in size by some 1.5m at its western end. Additionally, the existing flat roof building, located on the northern boundary will be demolished as a result of the development. On balance officers consider that these combination of factors will result in a development which does not cause an unacceptable level of harm to the amenity of these occupiers.

It has been suggested that the applicants undertake a light survey to ascertain what impact the proposal would have on the occupants of existing dwellings. This has not been undertaken and officers could not require it to be as it is not a requirement within the Council's policies when having regard to amenity.

Officers are also satisfied that the increased noise generated from the development will not cause harm to the amenity of the existing residents. This is on the basis that the site is within an established, tight knit residential area.

#### Highways/Access:

The proposal has attracted a number of objections with regards to the absence of parking provision within the scheme and the added pressure to on street parking. While the concerns are noted, the Highways Authority have not raised any objections on the basis that the site is located within the town centre with good access to a range of services and facilities. With no

objections from the Highway Authority it would be unreasonable for planning officers to recommend refusal on reasons relating to the lack of parking.

Within their initial response the Highway Authority requested that the applicant provided a report setting out how construction traffic and deliveries will be managed from the site. The information was subsequently provided and reviewed by the highway authority

#### Drainage:

The site lies within a Critical Drainage Area. The proposal includes full drainage details which demonstrate to the satisfaction of the Council's drainage specialist that a workable drainage scheme can be accommodated on site. The dwellings will connect their foul systems into the existing combined sewer in Fore Street via an existing manhole on the site. South West Water have confirmed that there is sufficient capacity within their system to accommodate the proposal.

With regards to surface water, the existing roof and hard landscaping areas within the site will discharge water into the combined sewer while the run off from the dwellings will be discharged into soakaways within the site. Percolation tests have been carried out which have informed the detailed drainage design and size of the soakaways.

It has been suggested by a third party that because the drainage proposal does not accord with the Council's guidance insofar that it would be sited within 2.5m of a boundary, permission should be sought from the adjoining land owners. The case officer has discussed the matter with the Council's Drainage specialist who has advised that the measurements are intended as best practice and there will be some occasions, such as in this case, where the scheme cannot comply with the requirements.

#### Financial Contributions:

JLP Policy DEV30 requires new housing development to contribute to the delivery of sustainable communities with an appropriate range of community infrastructure. The supporting text advises that it might be necessary to secure the necessary infrastructure through planning obligations.

Devon County Council estimate have identified that the proposal will generate an additional 1.0 primary pupils and 0.6 secondary pupils which will have a direct impact on Kingsbridge primary and secondary education provision. They are satisfied there is capacity of the nearest primary school for the number of pupils, however the nearest secondary school currently does not have capacity for the number of pupils likely to be generated by the proposed development. Therefore, Devon County Council have sought a contribution directly towards additional secondary education infrastructure at the local secondary school that serves the address of the proposed development. The contribution sought is £13,152.00 (based on the DfE extension rate of £21,921 per pupil). This will relate directly to providing education facilities for those living in the development.

With regards to open space, sport and recreation, a financial contribution of £9,750 towards improvements to play, sports and recreation facilities at Duncombe Park is also sought and will be secured via a Section 106.

#### Trees:

A number of concerns have been expressed from third parties regarding the loss of trees on site. The applicants have provided a tree survey which categorises the trees as 'C' Class, with the exception of 'Tree of Heaven' which falls within category 'U'. Category C trees



includes those of low quality and value with an estimated remaining life expectancy of at least 10 years, or young trees with a stem diameter of below 150mm. The associated tree survey suggests that most of the trees on site would be removed. The information has been reviewed by the Council's Tree Specialist who considers that the information provided within the description reflects the status of the trees and that the onsite vegetation is such that it does not significantly constrain the change of use of the land. No objections are raised on arboricultural merit.

#### Ecology:

There have been a number of concerns expressed by third parties regarding the loss of the site for wildlife. The Council's Ecologist has reviewed the proposal and has raised an objection on the basis that the application is clearly leading to a loss of wildlife value which is contrary to policy to the advice contained within the NPPF and JLP Policies. The comments received are as follows: -

*As you might expect from a long established and neglected garden, there is plenty of potential nesting bird habitat and reptile habitat which will all be lost as well as benefits to pollinators. Reptiles will need to be captured and translocated as the proposed scheme would not offer the necessary opportunities for reptiles.*

*In general sites such as this and the habitats they provide are just as important within an urban environment as rural, as both refuges and linking habitats as part of urban wildlife corridors.*

*Realistically, given the proposal it is difficult (if not impossible) to see how this scheme could result in biodiversity net gain. There will of course be opportunities to incorporate bird nesting and bat roosting features, and planting (as yet undefined), but this if anything is reducing biodiversity net loss as opposed to gain and the site is being somewhat sterilised for wildlife (i.e. predominantly lawn and patio). In my opinion the proposal is accordingly not currently policy compliant and even with a prior to commencement Ecological Enhancement Strategy, I do not anticipate the proposal could be policy compliant.*

*Clearly the scale of the impact is limited, locally significant for reptiles, but they will be relocated to suitable habitat. The proposal (subject to the Ecological Enhancement Strategy) could offer value from the site for nesting birds and bats (even improvement for bats) – accordingly whilst not policy compliant the significance of the effect of proposal on wildlife might be considered as relatively low.*

The case officer has discussed the matter further with the Council's Ecologist. While the proposal does not comply with policy, within the planning balance and on the basis of the ecologists own conclusions which considers that there would be a negligible scale of impact from the proposal, officers do not consider this to be a reason to recommend the application for refusal. The ecologist recommends a number of conditions (which could offer value for nesting birds and an improvement for bats) officers recommend are attached to any notice of approval.

#### Archaeology:

The proposed development lies in an area of known archaeological potential on the edge of the historic core of Kingsbridge. The later 19th and early 20th century OS maps show the proposed development site occupied by buildings. Although the age and function of these buildings is unknown they lie in an area known to have been development by the 17th century and could be of similar age. Groundworks associated with the development of this site will

have an impact upon any archaeological or artefactual deposits associated with these buildings. The County Council's archaeologist originally objected to the application on the basis that insufficient information had been provided to enable an understanding of the significance of the heritage assets or of the impact of the proposed development upon these heritage assets. This objection was withdrawn following a visit to the site where it became clear that the site had already been disturbed by its previous use as a builder's yard and partially completed building works. However evidence of the south wall of the buildings shown on the historic maps appears to still exist and as such it is considered that there is potential for the survival of below-ground archaeological and artefactual deposits associated with these buildings and the historic settlement in Kingsbridge. It is therefore recommended that the impact of development upon the archaeological resource here should be mitigated by a programme of archaeological work that should investigate, record and analyse the archaeological evidence that will otherwise be destroyed by the proposed development. An appropriate condition is recommended which will be imposed on any notice of approval.

#### Other Matters:

The Council's Environmental Health Specialist has not raised any objections subject to the provision of a condition regarding unsuspected land contamination.

Concerns have been raised about the impact the development will have on the stability of retaining walls, however this is not a planning matter.

Following concerns raised by third parties the case officer has verbally discussed the proposal with the fire brigade who has advised that they do not wish to comment, noting that this is a matter which would be considered at building regulations stage.

The applicants have provided a statement which confirms how the proposal will satisfy JLP Policy DEV32. Officers are satisfied that this information satisfies the policy requirements.

Recommendation: Conditional approval

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004 and, with Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.***

#### **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  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
SPT3 Provision for new homes  
SPT9 Strategic principles for transport planning and strategy  
SPT10 Balanced transport strategy for growth and healthy and sustainable communities  
SPT11 Strategic approach to the Historic environment  
SPT12 Strategic approach to the natural environment  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
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  
DEV10 Delivering high quality housing  
DEV20 Place shaping and the quality of the built environment  
DEV21 Development affecting the historic environment  
DEV23 Landscape character  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV29 Specific provisions relating to transport  
DEV30 Meeting the community infrastructure needs of new homes  
DEV31 Waste management  
DEV32 Delivering low carbon development  
DEV33 Renewable and low carbon energy (including heat)  
DEV35 Managing flood risk and Water Quality Impacts  
DEL1 Approach to development delivery and viability, planning obligations and the Community Infrastructure Levy

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG).

### **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.

### **Time Limit**

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).

### **Accord with plans**

The development hereby approved shall in all respects accord strictly with drawing number(s) ACL.1172.001 (site location plan) received by the Local Planning Authority on 19.12.18 and drawing numbers ACL.1172.202 Rev B (first floor plans), ACL.1172.204 Rev B (elevations), ACL.1172.201 Rev B (ground floor plan), ACL.1172.203 Rev B (site/roof plan) and ACL.1172.205 Rev B (sections) received by the Local Planning Authority on 12.06.19.

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.

### **Natural Slate**

The roofs of the buildings shall be clad in natural slates, fixed in the traditional manner with nails rather than slate hooks. Any hips shall be finished with a close mitre or narrow cement fillet rather than hip tiles. Prior to installation a full roofing specification including the types and sizes of natural slates to be used, together with the type, colour and profile of the ridge tiles shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

### **Render**

Prior to installation details of the proposed render type and colour(s) shall be agreed in writing with the Local Planning Authority and shall be applied without the use of metal beads or stops. Movement joints, where required, shall be positioned at changes of direction or directly behind rainwater downpipes.

Reason: To ensure that the finishes and colours are appropriate to the locality.

### **Joinery**

Notwithstanding the information submitted prior to installation full details of all new joinery have been first submitted to and approved in writing by the Local Planning Authority. Such details shall be at full or half scale and shall include cross-sections, profiles, reveals, surrounds, materials, finish and colour in respect of new windows, doors and other glazed or timber panels. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be permanently retained in that form unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area.

### **Ducts, Flues, Vents**

Prior to installation full details of all ducts, flues, rainwater goods, vents and other external attachments shall have been first submitted to and approved in writing by the Local Planning Authority. The work shall thereafter be carried out in accordance with the approved details and shall thereafter be retained in that form unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of the appearance of the development and the surrounding area.

### **Eaves and verge detail**

Prior to installation, constructional details of all eaves and verges shall be submitted to and approved in writing by the Local Planning Authority, together with details of any extract or flue that terminates through the roof cladding. All such extractors shall terminate through in line slate ventilators positioned on non-prominent roofslopes.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to allow the Local Planning Authority to assess the details of the scheme to ensure that their character is maintained.

### **Boundary Treatment**

Notwithstanding the information shown on the approved drawings, unless otherwise agreed in writing by the Local Planning Authority, the garden boundaries between the properties hereby approved shall be constructed from reclaimed stone from the site. The stonework shall be laid on its natural bed and pointed in a lime mortar recessed from the outer face of the stone. Machine cut or sawn faces shall not be used in the wall or for quoin stones. Full details including the height and exact location of boundary walls and other boundary treatment (including means of enclosure) shall be submitted to and agreed in writing by the LPA prior to installation. All works shall be carried out in accordance with the agreed details prior to the first occupation of the units.

Reason: To ensure that the development displays good design practice in respect of the age and character of the development and to ensure that local distinctiveness and good design are maintained in the locality.

### **Refuse storage**

Adequate provision shall be made for the storage of refuse, the details of which shall be agreed in writing with the Local Planning Authority and the provision shall be implemented in accordance with the approved scheme before any part of the development is first occupied and thereafter the provision shall be retained in accordance with the approved scheme.

Reason: In the interests of the amenities of the area.

### **Obscure glazing to rear windows**

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 all first floor windows within the north elevation (excluding stair windows) shall be glazed in obscure glass, be fixed closed, or fitted with a restrictor that prevents them being opened by more than 15cm, and thereafter so maintained.

Reason: To protect the amenity and privacy of residents of adjoining property

### **Removal of PD rights**

Notwithstanding the provisions of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 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 and Part 2 Class A 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 character and appearance of the non-designated heritage asset and its surroundings; to ensure adequate space about the dwellings and in the interests of amenity.

### **Unsuspected land 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 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

### **Installation of drainage scheme**

The drainage scheme shall be installed in strict accordance with the approved plans (drawing no: 14582-500 Rev B), maintained and retained in accordance with the agreed details for the life of the development.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

### **Clearance of vegetation**

Prior to any clearance of vegetation within bird nesting season (March – August inclusive), the area must first be thoroughly check for nesting birds by a suitably qualified ecologist, and if nesting birds are found, works must stop in that area until young birds have fledged.

Reason: To safeguard the interests of protected species.

### **Adherence to recommendations within ecology report**

The recommendations, mitigation and enhancement measures of the Ecological Report, by Colin N Wills, August 2018 shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. Works to masonry should proceed in accordance with mitigation measures detailed in section 4.6 of the Preliminary Ecological Appraisal. In the event that it is not possible to do so all work shall immediately cease and not recommence until such time as an alternative strategy has been agreed in writing with the local planning authority.

Reason: To safeguard the interests of protected species.

### **Reptile Mitigation and Translocation Strategy**

Prior to commencement a reptile mitigation and translocation strategy shall be submitted to an approved in writing by the Local Planning Authority. The work shall proceed in accordance with the agreed details.

Reason: To safeguard the interests of protected species.

A pre commencement condition is required so the details can be agreed before work commences.

### **Ecological Enhancement Strategy**

Prior to commencement an ecological enhancement strategy shall be submitted to an approved in writing by the Local Planning Authority. The work shall proceed in accordance with the agreed details.

Reason: To safeguard the interests of protected species.

**Construction Management Plan**

The construction management plan (dated 07.02.19) shall be strictly adhered to throughout the course of the construction of the development hereby approved.

Reason: In the interests of highway safety.

**Program of Archaeological works**

No development shall take place until the developer has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation (WSI) which has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out at all times in accordance with the approved scheme, or such other details as may be subsequently agreed in writing by the Local Planning Authority.

Reason: To ensure, in accordance with Policy DEV21 in the Plymouth and South West Devon Joint Local Plan 2014 - 2034 and paragraph 199 of the National Planning Policy Framework (2018), that an appropriate record is made of archaeological evidence that may be affected by the development.