

PLANNING APPLICATION REPORT

Case Officer: Lucy Hall

Parish: Yealmpton **Ward:** Newton and Yealmpton

Application No: 3889/19/FUL

Agent:

Mr Simon Lebrasse
Lebrasse Partnership
2 Kents Road
4 St Peters House
Torquay
TQ1 2NL

Applicant:

Mr Worthington
JELD Developments Ltd
Paddyacre, Bowden Hill
Yealmpton
PL8 2JX

Site Address: Paddyacre, Bowden Hill, Yealmpton, PL8 2JX

Development: Removal and replacement of existing garage and formation of two new dwellings (resubmission of 2520/19/FUL)



Reason item is being put before Committee

At the request of local ward members Cllr Baldry and Cllr Thomas on the grounds of overdevelopment, overlooking into Stray Park, unsuitable in a conservation area and highway access problems

Recommendation: Conditional approval subject to the completion of Section 106 Legal Agreement.

Delegate to Head of Practice (HoP) Lead Development Management, in conjunction with Chairman to conditionally grant planning permission, subject to a Section 106 legal obligation.

However, in the event that the Section 106 legal Agreement remains unsigned six months after this resolution, that the application is reviewed by the HoP Lead Development Management, in consultation with the Chairman of the Committee, and if no progress is being made delegated authority is given to the HoP to refuse to application in the absence of an agreed S106 Agreement

Conditions

1. 3 year time limit for commencement of development
2. Development to be carried out in accordance with approved plans
3. Details of surface water drainage to be provided
4. No mud, stones, water or debris deposited on the highway
5. Visibility improvements to be undertaken in accordance with drawing 033.PA.11
6. Parking/turning to be provided before dwellings are occupied
7. Adherence to recommendations set out within ecology report
8. Details of carbon reduction measures to be provided
9. Woodland management plan
10. Tree protection methodologies (new woodland edge and Copper Beech)
11. Landscaping
12. Bin/recycling
13. Use of garage associated with Paddyacre
14. Natural stone
15. Natural slate to the roof
16. Joinery
17. Roof lights
18. Flue/ducts/vents, etc
19. Verge/eaves details
20. No openings within west elevation of garage
21. Removal of PD rights
22. Privacy screens (fencing) to be provided

Section 106 contributions:

Financial contributions of £6,337.50 towards the improvement of existing facilities at Stray Park and £903.80 to secure mitigation of the additional recreational pressures upon the Plymouth Sound and Estuaries European Marine Site

Site Description:

The application site forms residential garden to Paddyacre, a modest size historic two storey dwelling located on the western side of Bowden Hill, at the junction with the A379 in Yealmpton. The site slopes from north to south. Access is off Bowden Hill to the east. Immediately to the north of the site is an existing woodland, part of which falls within the ownership of the current owners of Paddyacre. The A379 lies to the south and beyond that properties within Stray Park. Bowden Hill is to the east and beyond a row of historic terrace cottages. To the west is the Kitley Place, newly constructed residential development.

The existing dwelling, Paddyacre falls within the Yealmpton Conservation Area. The site also falls within 12.5Km zone of influence for new residents have a recreational impact on the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA).

The Proposal:

The application seeks full planning consent for the replacement of the existing garage serving Paddyacre and the provision of two dwellings. It forms a resubmission of a previous scheme which was submitted to the Council and subsequently withdrawn in 2019 (2520/19/FUL).

The new double garage serving Paddyacre would be located to the south west of the existing dwelling on part of the footprint of the existing garage building. The garage would take the form of a simple block building with pitch roof over. The footprint of the building is around 44 square metres with a height of 2.2m to the eaves rising to 4.6m to the eaves. The walls of the building would be clad in render except for the southern elevation which would be stone faced. A natural slate dual pitched roof is proposed. Access to the garage would be off the east elevation.

With regards to the new dwellings, Plot 2, would be located immediately to the west of the new garage and Plot 1 beyond that. The dwellings would be situated fairly centrally within the plots. Both proposed plots incorporate front and rear external amenity areas with parking/access track to the front.

The buildings are traditional in their form and design and essentially comprise a series of interlocking gable ends to the front and flat flush façade to the rear. External materials include natural slate, stone, render and timber framed openings.

Accommodation would be arranged over two levels and includes an open plan living/kitchen/dining area and integral single garage to the ground floor with bedrooms above. Plot 1 includes 3 beds, while Plot 2 includes 2 bedrooms.

The buildings would be elevated to the road.

The main differences between the current scheme and the withdrawn scheme are: -

- Footprint and height of the proposed replacement garage to Paddyacre has been reduced and stone facing introduced to the south elevation.
- Scale of Plot 2 has been reduced from 3 bed to 2 bed. Garage element has been reduced to a single storey with bedroom above removed.
- Entranced widened by removal of section of hedge bank.

Consultations:

- County Highways Authority no objection subject to conditions
- Environmental Health Section no comments received
- Yealmpton Parish Council objection
 - Overlooking Stray Park housing with the resultant loss of privacy to residents.
 - Overmassing of the proposed site
 - There is no vehicle security barrier between the elevated drive(s) of the proposal and the A379 to prevent potential accidents.
- Trees (SHDC) no objection subject to conditions
- Drainage (SHDC) no objection subject to conditions

Representations:

The Council has received 7 responses from third parties, all of whom raise an objection to the proposal. The comments received can be summarised as follows: -

- Proposal would exacerbate existing flooding issues, with removal of trees/grass and replacement with impermeable surfaces
- New dwellings will look directly into the houses and gardens opposite in Stray Park.
- Design of new dwellings is poor and out of character with Paddyacre and adjacent historic cottages.
- New dwellings are overdevelopment and in particular the height, scale and massing of plot 1.
- Access to the site is close to A379, which is 'notoriously dangerous' and used regularly by pedestrians including school children. Proposal will lead to increased traffic within already congested location.
- Proposal will see a number of trees lost within an important local woodland, reducing green space in the centre of the village and an important green buffer between Kitley Place and the Conservation Area.
- Entrance to the site should be wider with the hedge reduced to facilitate a safer exit onto Bowden Hill.

- Request all previous objections are taken into consideration.

A number of responses suggested that the comments received with the previous withdrawn application should be taken into consideration with this application. For the avoidance of doubt the Council received 10 responses, which can be summarised as follows: -

- Highway safety concerns with increased traffic so close to the junction with Bowden Hill and A379.
- Overdevelopment of the site
- Historic drainage and flooding issues
- Are the Parish Council/Highway Authority able to impose measures to reduce traffic on Bowden Hill such as introduce a one way system?
- Yealmpton does not need more houses.
- Sloping plot means properties will be elevated thus resulting in a loss of privacy to properties on Stray Park opposite.
- Removal of trees
- No need for high value properties within the village
- Design of new dwellings is out of keeping with the village
- Existing sewage system is already at capacity
- Smaller, more reasonable application may have attracted low level of support
- Ecology implications
- Recommendations suggested within the tree survey cannot be implemented as the applicant doesn't own the land.
- Proposed garage would be over dominant

Relevant Planning History

2520/19/FUL, Removal and replacement of an existing garage and the creation of 2 new dwellings on site, Paddyacre, Bowden Hill, Yealmpton – withdrawn

ANALYSIS

Principle of Development/Sustainability:

The JLP distributes housing and employment in accordance with a hierarchy of settlements set out within policy TTV1. Yealmpton is identified as a 'smaller town and key village' within the second tier of the hierarchy, in recognition of the good level of services and facilities on offer within the settlement, and its spatial relationship with other sustainable settlements along the A379.

The JLP identifies and allocates strategic allocations within the top two tiers of the TTV settlement hierarchy. A notable exception in the strategy is the absence of housing allocations within or adjoining Yealmpton. The absence of housing allocations to support future growth of the village does not undermine the status of the village in the settlement hierarchy, and the contribution of small-scale, strategy compliant windfall proposals will make a valuable contribution to housing supply in this location.

The site occupies a fairly central position within the Yealmpton and is within easy reach of the services and facilities within it as well as public transport services. Therefore the principle of development on the site is considered to be acceptable subject to other policy considerations.

Housing Mix:

JLP policy SPT2.4 identifies a good balance of housing types and tenures to support a range of household sizes, ages and incomes to meet identified housing needs as one of the key components of a sustainable community. Policy DEV8 seeks to deliver a wide choice of high quality homes which widen opportunities for home ownership and redress existing housing imbalances. The data available to the Council suggests there is an under-provision of 2 and 3 bed properties within Yealmpton and therefore the housing mix proposed is considered to be acceptable.

Design/Landscape:

Paddyacre lies within the village conservation area, and while it is not listed officers regard the dwelling as a non-designated heritage asset. Within the Yealmpton Conservation Area appraisal Paddyacre is highlighted as a building which is considered to have a 'positive impact'.

National guidance and local policies including JLP DEV21 require development to conserve and or enhance the historic environment, both designated and non-designated heritage assets and their settings, according to their national and local significance. The need for good design, which respects its setting and the crucial role this plays in creating a sense of place and identity is reinforced within the Council's policies. Policy DEV20 requires proposals to have regard to the '*pattern of local development and the wider development context and surroundings*'. Policy DEV23 requires development to 'conserve and enhance landscape, townscape and seascape character and scenic and visual quality'.

The case officer has verbally discussed the proposal with the Council's Heritage specialist who has not raised any objections with the current scheme subject to conditions regarding materials to ensure a high quality design.

With regards to the proposed replacement garage serving Paddyacre, officers felt that the previous, withdrawn scheme resulted in a building of an excessive scale and height which was not subservient to the cottage and resulted in harm. The site occupies a prominent and elevated position and officers felt that this increased height would have exacerbated the impact resulting from the development. Officers also felt that the scale combined with the position of the garage within close proximity to Plot 2 would have compromised the enjoyment of the rear terrace.

The garage has now been revised, with the scale significantly reduced so it reads as a clearly subservient domestic building. Stone cladding has also been introduced to the south elevation, a change which officers welcome to 'blend in' with the historic cottage. In terms of the relationship between the garage and the new dwellings Officers are satisfied the changes go far enough to address previous concerns.

With regards to the proposed dwellings, overall officers consider they are well designed and will sit comfortably within their surroundings. The design approach aims to replicate the traditional form of buildings seen within the village with gables added to help break up the visual mass. The use of natural materials including stone, slate and timber are welcomed and will enhance the overall design and finish.

One of the main concerns with the previous application was whether the new dwellings resulted in a cramped form of development and to try and address this Plot 2 has been reduced from a 3 bed to a 2 bed. The proposal still includes a garage but with the removal of the third bedroom, this element has been reduced to a single storey addition on the side of the building. Plot 1 remains unchanged. Overall and on balance, in combination with the changes to the garage serving Paddyacre officers consider the changes go far enough to address previous concerns. The changes to Plot 2 combined with the changes to the proposed garage serving Paddyacre have allowed greater visual relief between the buildings and as such the plot density is now considered to be acceptable.

During pre app discussions officers explored with the agent whether there was an alternative layout which would improve the external amenity spaces. Part of the justification for including a terrace on the southern elevation was to take advantage of the sun and if the dwellings were pulled forward the garden would be concentrated to the north and surrounded by trees. Being able to utilise the land to the south of the building as part of the amenity space officers felt was important to the enjoyment of the residents, while retaining a private space to the rear. On balance the development is considered to provide an adequate level of amenity for the occupiers in accordance with the relevant policies

including DEV1. Officers are also satisfied that the size and quality of the remaining garden for Paddyacre is adequate.

The alternative is to provide only one dwelling within the plot but this is likely to be a much larger building with a generous garden and by implication a more expensive housing product. The greatest need across the South Hams is for smaller, ideally 2 bed properties which this proposal would provide.

Neighbour Amenity:

Paragraph 127 of the NPPF requires that developments should provide a high standard of amenity for existing and future users. JLP Policy DEV1 requires proposals to safeguard the health and amenity of local communities. DEV1.1 states *'ensuring that new development provides for satisfactory daylight, sunlight, outlook, privacy and the protection from noise disturbance for both new and existing residents, workers and visitors. Unacceptable impacts will be judged against the level of amenity generally in the locality.'*

Officers are satisfied that the standard of external amenity provided with the new dwellings is acceptable and Officers do not have any concerns with regards to the relationship between the proposed plots and are satisfied that the proposed arrangement will safeguard the amenity.

Concern has been raised about potential loss of privacy to the occupiers of Stray Park. The proposed dwellings are elevated to the road to respond to the topography of the site. In contrast the properties on Stray Park sit below the road. The proposed south elevation of the dwellings include a number of openings as well as the raised terrace and the concerns are raised regarding the ability of the occupiers to look directly into the properties opposite. While these concerns are acknowledged the properties within Stray Park are more than 25m from the proposed dwellings, separated by a heavily trafficked main road through the village of Yealmpton. The Council's emerging Supplementary Planning Document recommends a minimum distance of 21m between habitable rooms and the proposal exceeds that. Officers are therefore satisfied the neighbour relationship is adequate and the proposal complies with the relevant policies including DEV1.

Highways/Access:

Almost all of the comments received from third parties and the Parish Council raise highway matters as a reason for objection on the basis of increased traffic close to the junction with Bowden Hill and the A379. Bowden Hill is already heavily trafficked and used as a rat run and this proposal it is considered will exacerbate the existing issues. Additionally the junction is used frequently by pedestrians including school children.

The Highway Authority were consulted on the previous withdrawn application. An initial objection was received on the basis that the existing visibility splay was inadequate. To address this the applicant agreed to widen the access with the removal of a 5m section of hedge and this was sufficient to remove the objection. While the local concerns are noted, on the basis the Highway Authority raise no objection officers are satisfied that the proposed development is acceptable with regard to matters of highway safety

Officers are satisfied that the proposed parking provision is adequate. Each dwelling has one space within the garage and at least one other space within the parking area.

Trees:

DEV28 requires developments to be designed so as to avoid the loss or deterioration of woodlands, trees or hedgerows. If the loss cannot be avoided the policy requires new native and locally appropriate trees and hedgerows to be secured as mitigation to ensure they contribute to a 'net gain'. The emerging SPD recommends the number of replacement trees is based on trunk diameter of lost tree(s).

The proposal involves the loss of a number of trees. The application has been considered by the Council's Tree Specialist who notes that while the loss of the external line of edge trees will have an appreciable initial detriment to visual amenity and woodland attributes generally, these trees do not actually form the woodland edge but 'creep from the denser block behind'. The loss can be mitigated with a woodland management plan. Integral to the woodland management plan will be replacement planting. The benefit of a securing a woodland management plan is that it allows the wider enrichment of the woodland attributes which in turn will assist with the retention and ensure the succession of the trees and ultimate longevity of the woodland, and associated climate benefits.

Since the application was submitted the Council has served a Tree Preservation Order on the woodland and Copper Beech tree at the front of the site. The woodland TPO does not include the group of trees that would be lost on the southern edge of the woodland.

It is also noted that the proposal could result in significant ingress into the root protection area of the prominent Copper Beech Tree however the Council's tree specialist is satisfied this could be mitigated with a method statement setting out how the tree would be protected.

The proposal also includes the loss of a section of hedgerow at the entrance to the site. The ecology survey considers that the hedgerow is species poor but is mainly intact. There is concern that the hedgerow/root system could be damaged if excavation works are undertaken in close proximity to the hedge and therefore the report recommends a 1m buffer zone. Officers are satisfied that the loss of the small section can be compensated on site and the proposal includes a new mixed hedgerow along the top of the existing northern boundary. The details of this can be secured via a condition.

With the mitigation measures proposed, all of which will be secured via condition, the proposal is considered to accord with the relevant policies including DEV28.

Drainage:

Concerns have been raised about existing flooding problems within the area. However, the proposal has been considered by the Council's drainage specialist who is satisfied sufficient information has been provided to demonstrate a workable 'in principle' surface water drainage scheme can be accommodated on the site, although the final design will need to be agreed via condition with the LPA.

There are no existing foul sewers on site but there is a combined sewer adjacent to the development site on Bowden Hill and therefore foul will be disposed via the mains. Concern has been expressed that the existing system is already at capacity. However, on the basis SWW have confirmed there is sufficient capacity within their network to accommodate the proposed flows, an objection on this basis could not be sustained.

On the basis of the conditions the proposal is considered to comply with the relevant policies including DEV35.

Ecology/Biodiversity:

Policy DEV29 requires development to support the protection, conservation, enhancement and restoration of biodiversity across the Plan Area. The submission includes an ecology report. The survey confirms that while there were no signs of species on the site, it has the potential to support nesting birds and reptiles. The report makes a number of recommendations including the provision of a 1m buffer to protect the retained hedgerow, restriction on timing of works and additional surveys which should be carried out prior to works outlined. Enhancement measures are also proposed including the provision of two bat tubes and two sparrow terraces. The report includes a biodiversity budget and with the measures proposed overall it is considered the proposal will provide a neutral impact. This does not include the benefits which will be attributed from the woodland management plan. Officers are satisfied the proposal would accord with DEV29.

The site falls within the Zone of Influence for new residents have a recreational impact on the Tamar European Marine Site (comprising the Plymouth Sound and Estuaries SAC and Tamar Estuaries Complex SPA). This Zone of Influence has recently been updated as part of the evidence base gathering and Duty to Cooperate relating to the Joint Local Plan. A scheme to secure mitigation of the additional recreational pressures upon the Tamar European Marine Site can be appropriately secured via a legal agreement, and this approach has been agreed by Natural England.

Low Carbon:

No information is given on how the proposal will seek to reduce the use of carbon, a requirement of JLP Policy DEV32. An appropriate condition is therefore recommended.

OSSR:

Plymouth and South West Devon Joint Local Plan policies DEV 3, DEV4 and DEV 27 set out the rationale for seeking OSSR provisions as key infrastructure for securing the delivery of sustainable development and meeting the various needs of the community. Until a new SPD is adopted, levels of reasonable contributions for OSSR are detailed within the SHDC OSSR Supplementary Planning Document (2006).

The proposal attracts a financial contribution of £6,337.50 towards the improvement of existing facilities at Stray Park. Stray Park is the nearest play and open space facility to the proposed development site and has been identified as requiring improvements to meet current and future needs.

Planning Balance:

This is considered a sustainable location for the provision of housing development. The provision of two modest sized 2 and 3 bed units will go towards meeting the housing needs within Yealmpton. Officers considered the proposed dwellings are well designed and will sit comfortably within their plots without appearing as an overdevelopment or causing harm to the nearby designated heritage assets. The level of external amenity space is considered to be adequate for the size of the buildings proposed. The loss of the trees is regrettable but in this instance officers are satisfied that their loss can be mitigated with a woodland management plan which in the long term will be of benefit to the woodland. The Council has not received any technical objections. The application is therefore recommended for approval subject to conditions and a S106.

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.

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
SPT13 Strategic infrastructure measures to deliver the spatial strategy
SPT14 European Protected Sites – mitigation of recreational impacts from development
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
DEV27 Green and play spaces
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
DEV35 Managing flood risk and Water Quality Impacts

Other material considerations include the policies of the National Planning Policy Framework (NPPF) and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: Yealmpton Conservation Area Appraisal.

Neighbourhood Plan

The site does not currently fall within a neighbourhood planning area.

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.

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 033.PA.02, 033.PA.12, 033.PA.13, 033.PA.14, 033.PA.15, 033.PA.16, 033.PA.17, 033.PA.18, 033.PA.19, 033.PA.20, 033.PA.21, 033.PA.22, 033.PA.23, 033.PA.24, 033.PA.25, 033.PA.26, received by the Local Planning Authority on 10.12.19 and 033.PA.11 Rev A received by the Local Planning Authority on 27.01.20.

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. Notwithstanding the submitted details, prior to the installation of any part of the surface water management scheme or before development continues above slab level, whichever is the sooner, full details of the most sustainable drainage option shall be submitted to and approved in writing by the Local Planning Authority (LPA). Design steps as below:
 - a. 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.
 - b. 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%).
 - c. If the infiltration rate is good, but due to site constraints a full soakaway can't be accommodated then a split attenuation / soakaway system should be considered to manage the surface water on site.
 - d. Only once all the above have been assessed and discounted will an offsite discharge be deemed acceptable. Attenuation should be designed for a 1:100 year return period plus an allowance for Climate change (currently 40%).
 - e. The offsite discharge will need to be limited to the Greenfield runoff rate. This must be calculated in accordance with CIRIA C753. The discharge must meet each of the critical return periods i.e. 1:10, 1:30 and 1:100 year. Full details of the flow control device including head/discharge relationship will be required.
 - f. The drainage details of the car park and access will be required. If it is proposed to be permeable then it should be designed in accordance with CIRIA C753. Full design details and sectional drawing showing the specification and make up will be required.
 - g. A scaled plan showing full drainage scheme, including design dimensions and invert/cover levels of the soakaways/attenuation features, within the private ownership.
 - h. The soakaways should be sited 5m away from all buildings and highways to accord with Building Regulations and 2.5m from all other site boundaries for best practice.
 - i. The drainage scheme shall be installed in strict accordance with the approved plans, 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.

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

Reason - In the interests of highway safety.

5. Prior to commencement of the new dwellings hereby approved visibility improvements shall be provided, laid out and maintained for that purpose at the site access in accordance with the drawing 033.PA.11 Rev A at a height of 0.75 metres above the adjacent carriageway/drive level.

Reason: To provide adequate visibility from and of emerging vehicles.

6. The occupation of any dwelling of the development shall not take place until the following works have been carried out to the written satisfaction of the Local Planning Authority: The car parking and any other vehicular access facility required for the dwelling by this permission has/have been completed;

Reason: To ensure that adequate access and associated facilities are available for the traffic attracted to the site.

7. The recommendations, mitigation and enhancement measures of the Ecological Report (Ecology Training UK Limited, May 2019) shall be fully implemented prior to the commencement of the use hereby approved and adhered to at all times. 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.

8. Prior to commencement of the new dwellings hereby approved details of how the development will meet with the objectives of Policy DEV32 of the Plymouth and South West Devon Joint Local Plan shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and maintained in perpetuity thereafter.

Reason: To demonstrate that the development can deliver low carbon development in accordance with Policy DEV32 of the Plymouth and South West Devon Joint Local Plan.

9. Prior to the first occupation of the dwellings hereby approved a woodland management plan relating to the woodland has been submitted and agreed in writing by the Local Planning Authority. The approved document shall be strictly adhered to.

Reason: To promote the long term management and improvement of the woodland.

10. Prior to commencement of development, tree protection methodologies in respect of the new woodland edge and a method statement detailing special measures to protect the Copper Beech tree and provide a suitable driveway surface shall be submitted to and agreed in writing by the Local Planning Authority. The tree methodologies shall include a tree constraints plan and site monitoring schedule. The development thereafter shall proceed in strict accordance with the agreed details.

Reason: To ensure the continued well-being of the trees of public value and in the interests of the amenity of the locality.

11. Within three months following commencement of development full details of a hard and soft Landscape Scheme shall be submitted to the Local Planning Authority for agreement in writing. The Landscape Scheme shall be prepared by an appropriately qualified professional and shall include:
 - materials, heights, levels and extent of hard landscape treatment, including access and hardstanding areas;
 - details of earthworks associated with the development, including volumes of cut and fill and arrangements for disposal of any excess excavated material or importation of material;
 - details of any new ground profiles including retaining bunds and banks;
 - materials, heights, levels and extent of hard landscape treatment, including access points, tracks, roads and any hardstanding areas;
- details of lighting including function, location, design and intensity

- the location, number, species, density, form and size of proposed tree, hedge and shrub planting;
- the method of planting, establishment and protection of tree, hedge and shrub planting including details of the 1m buffer zone around the retained hedgerow;
- maintenance schedules for the establishment of new planting and its ongoing management;
- a timetable for the implementation of all hard and soft landscape treatment

All elements of the Landscape Scheme shall be implemented and maintained in accordance with the approved details unless otherwise agreed in writing by the local planning authority. All work shall be completed in accordance with the timetable agreed in writing.

Reason: In the interest of public amenity and the conservation and enhancement of the local landscape character.

12. Adequate provision shall be made for the storage of refuse for the new dwellings, 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 the dwellings hereby approved are 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

13. The garage and hardstanding hereby permitted in association with Paddyacre shall remain available in perpetuity for the parking of motor vehicles in association with the use of the dwelling and shall not be used for any habitable accommodation.

Reason: To ensure that the off-street parking facilities remain available in the interests of highway safety.

14. Notwithstanding the information shown on the approved drawings the southern elevation of the garage hereby approved to serve Paddyacre, and all areas of stone on the new dwellings hereby approved, including the terrace, shall be constructed from natural stone which matches the colour and texture of that occurring locally, a sample of which shall be submitted to and agreed in writing by the Local Planning Authority, prior to installation. The new 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.

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.

15. 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.

16. 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, reveal, 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.

17. All rooflights hereby approved shall be fitted so as to be flush with the existing roof profile.

Reason: To protect the appearance and character of the area.

18. 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.

19. Prior to installation, constructional details at a scale of 1:20 of all eaves and verges to be used on the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority. All new and replacement fascia boards shall be fitted tight to the wall face. The barge shall be finished either with a close fitting board or natural slate, or the wall finish taken directly up to the underside of the roof covering.

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.

20. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order, 2015, as amended (or any Order revoking and re-enacting this Order) no openings shall at any time be inserted in the west elevation of the garage permitted hereby permitted serving Paddyacre without the prior permission, in writing of the Local Planning Authority.

Reason: To protect the amenity and privacy of the dwellings hereby permitted in particular Plot 2.

21. 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 (relating to the new dwellings), 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 Conservation Area and its surroundings; to ensure adequate space about the dwellings and in the interests of amenity.

22. Prior to the first occupation of Plot 2 the timber vertical fencing hereby approved on the western edge of the front terrace of the property, and fencing hereby approved on the boundary between the plots shall be erected in accordance with the details shown on the approved drawings and thereafter retained in perpetuity.

Reason: To protect the privacy of the occupiers of the dwellings hereby permitted.