

REFERENCE NO – 20/502032/FULL		
APPLICATION PROPOSAL Demolition of existing site structures (barn, stables, mobile home, shed) and erection of 3 dwellings with accompanying parking and landscaping (resubmission of 19/506110/FULL).		
ADDRESS Lower Bell Riding School, Back Lane, Boughton Monchelsea, Maidstone ME17 4JR		
RECOMMENDATION Grant Permission subject to planning conditions		
SUMMARY OF REASONS FOR RECOMMENDATION This revised development has addressed the previous grounds for refusal. The proposal is acceptable in relation to the potential impact on the application site, the development is acceptable in relation to visual impact or cause any loss of amenity to neighbouring properties nor would any detrimental highways impact occur. The proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations. A recommendation of approval of the application is therefore made on this basis.		
REASON FOR REFERRAL TO COMMITTEE Boughton Monchelsea Parish Council wish to see the application refused and if officers are minded to approve wish to see the application reported to MBC planning committee for the reasons set out at paragraph 5.1 of this report.		
WARD Boughton Monchelsea and Chart Sutton Ward	PARISH/TOWN COUNCIL Boughton Monchelsea	APPLICANT Mr Kayani AGENT Mr Felix Lewis
TARGET DECISION DATE 30/09/2020		PUBLICITY EXPIRY DATE 23/06/2020

Relevant Planning History

19/506110/FULL Demolition of existing site structures (barn, stables, mobile home, shed) and erection of 3 dwellings with accompanying parking and landscaping. – REFUSED 19/02/2020:

By reason of its scale, design and layout, the development of three residential dwelling, associated development and large car ports represents an intensive form of urban development that would substantially diminish the rural character and appearance of the site and the local area and would be contrary to the established local pattern of development. The proposal would be contrary to policies DM1 and DM30 of the adopted Maidstone Borough Local Plan (2017) and Paragraphs 124, and 127 of the NPPF which aim to promote good quality design.

14/503953/FULL Erection of 4 no. dwelling houses. REFUSED 25/11/2014:

1.The development of this site for housing would represent domestication of the rural character of the area and unacceptably add to sporadic residential development in the

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countryside. This would result in significant harm to the countryside contrary to Policy ENV28 of The Maidstone Borough-Wide Local Plan 2000; and the advice in paragraphs 17 and 109 of the National Planning Policy Framework 2012 that planning should recognise the intrinsic character and beauty of the countryside.

2.The development proposed is contrary to the advice in paragraph 55 of the National Planning Policy Framework 2012 in that the development would occupy an unsustainable location, poorly related to basic services and public transport, so that occupiers would be reliant on the private motor car to access their basic services.

Appeal 3003476 Dismissed 03/06/2015

02/1084 An outline application for 1 no. detached dwelling with all matters reserved for future consideration (resubmission of MA/01/0928). REFUSED 17/06/2002:

Give that a functional requirement for a further dwelling has not been established and the financial sustainability of the enterprise has not been demonstrated the proposal would involve unjustified residential development within the open countryside detrimental to the character and appearance of the countryside and contrary to the Central Government advice contained within Planning Guidance Note 7 entitled 'The Countryside Environmental Quality and Economic and Social Development', policies ENV1, and RS5 of the Kent Structure Plan 1996 and policy ENV28, of the Maidstone Borough Wide Local Plan 2000.

Appeal 1110687 Dismissed 01/07/2003.

MAIN REPORT

1 DESCRIPTION OF SITE

- 1.01 The site is in an area of countryside approximately 1km south east of Boughton Monchelsea, a designated 'Larger Village' in the adopted Local Plan. Chart Sutton is located 0.6km to the east.
- 1.02 The site is occupied by a riding school located on the south side of Back Lane. The site has a number of stables, storage buildings a large barn and other ancillary equestrian facilities arranged around a courtyard which are setback some distance from the road and a hard surfaced parking area on the road frontage.
- 1.03 The western half of the site, where the buildings are located, wraps around between the rear (south) of the adjacent residential property called Wierton Grange Cottage (and side garden land that includes an ancillary mobile home fronting the road) and to the front (north) of the residential properties called Whitewells Wierton Chase and Wierton Grange. Adjacent to Wierton Grange Cottage to the west is a residential property called Tree Whispers with two further residential properties located on the opposite (north) side of Back Lane (Amber Green Cottage and Nuthatch).
- 1.04 The eastern half of the site consists of an open paddock surrounded by low timber fencing.

Existing view of the site from Back Lane



2. PROPOSAL

- 2.01 The application seeks the removal of the existing buildings on site which are a barn, stables, mobile home and shed. The proposal would then construct 3 dwellings with accompanying parking and landscaping. The application is a resubmission of 19/506110/FULL.
- 2.02 The agent has provided the following calculations with regards to the existing structures and the proposed. The riding school building has a volume of 4,972m³ the stable buildings a total of 901m³ (429+331+140) with the central shed possessing a volume 152m³ and the mobile a volume of 73 m³. As such the existing structures on site have a total volume of 5962m³.
- 2.03 With regards to the proposed dwellings, dwelling type A (south eastern) has a volume 1048m³, dwelling type B (northern house) 605m³, dwelling type B (south western) 605m³, resulting in a total of 2,060 cubic metres. Based on the above the development would reduce the scale of built form in the countryside by two thirds.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

- SP17 (Countryside)
- DM1 (Principle of Good Design)
- DM2 (Sustainable Design)
- DM3 (Natural Environment)
- DM5 (Development on Brownfield Land)
- DM8 (External Lighting)
- DM12 (Density of Housing Development)

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DM23 (Vehicle Parking Standards)

DM30 (Design Principles in the Countryside)

The National Planning Policy Framework (NPPF):

Section 12 – Achieving well-designed places

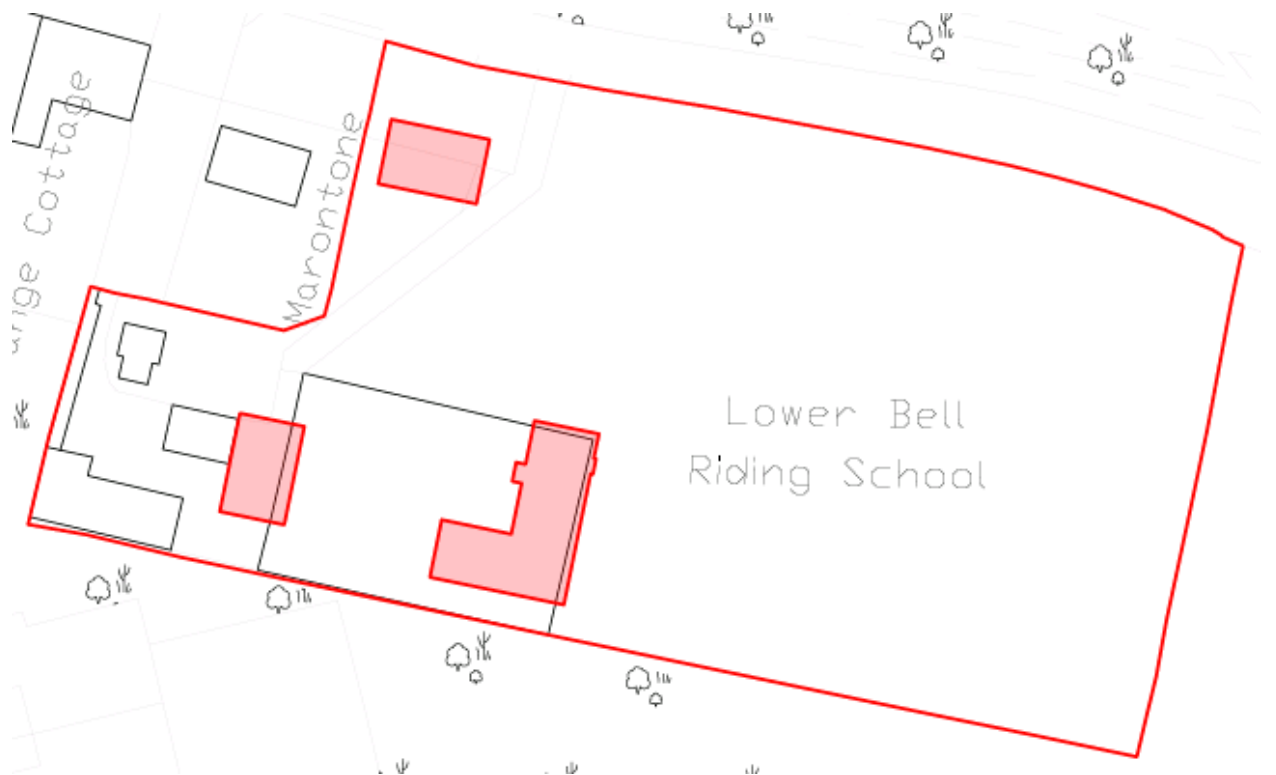
Section 15 – Conserving and enhancing the natural environment

Supplementary Planning Documents:

Maidstone Landscape Character Assessment 2013

Kent Minerals and Waste Local Plan 2013-30

Proposed buildings (shaded) and existing buildings on the site to be removed.



4. LOCAL REPRESENTATIONS

Local Residents:

4.01 Four representations were received as a result of the initial neighbour consultation, one in support, one neutral and two objecting to the development.

4.02 The issues raised in objections can be summarised as the following:

- The capacity of physical infrastructure, in this instance, that the development would cause detrimental flooding. Representations that support the development overall, also raise concerns regarding the sewer network in the area and its capacity.
- The design of the development is not in accordance with local planning policies.
- The development would take place on contaminated land
- The development would have a detrimental impact upon wildlife on site.
- The applicant's future plans for the site, in terms of further housing development.

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- Inaccurate site boundaries.

5. CONSULTATIONS

Boughton Monchelsea Parish Council

- 5.01 Objection The Parish Council wish to see the application refused for the following (summarised) planning reasons and wish to see it reported to MBC planning committee for decision:
- 5.02 By reason of its scale, design and layout, would have a harmful impact upon the application site as well as the wider area and be contrary to policies SS1, SP17, DM1 and DM30 of the adopted MBC Local Plan and paragraphs 124, 127 and 170 of the NPPF which aim to promote good quality design and conserve and enhance the natural environment.
- 5.03 The proposal would be contrary to policy SS1 of the MBC Local Plan and paragraphs 78 and 79 of the NPPF by introducing new dwellings into an unsustainable location which is poorly served by basic services and public transport.

Environmental Protection

- 5.04 No objection subject to planning conditions relating to measures to be taken to deal with the emission of dust, odours or vapours arising from site, as well as full details on the proposed method of foul sewage treatment, details of how manure is stored and disposed of, restriction on the hours of work on site and external lighting.

KCC Ecology

- 5.05 No objection subject to conditions regarding mitigation measures for roosting bats and biodiversity enhancements

KCC Archaeology

- 5.06 No objection subject to a condition requiring an archaeological watching brief.

KCC Highways

- 5.07 No objection as his development proposal does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements.

KCC Minerals

- 5.08 Objection: The application site is not within 250m of any safeguarded mineral or waste facility, however the consultee requests that a Mineral Assessment be submitted in order to determine whether minerals on site could be sterilised. Unless a justification for the development can be established the consultee wishes to object on behalf of the Country Council.

Proposed perspective view from paddock



6. APPRAISAL

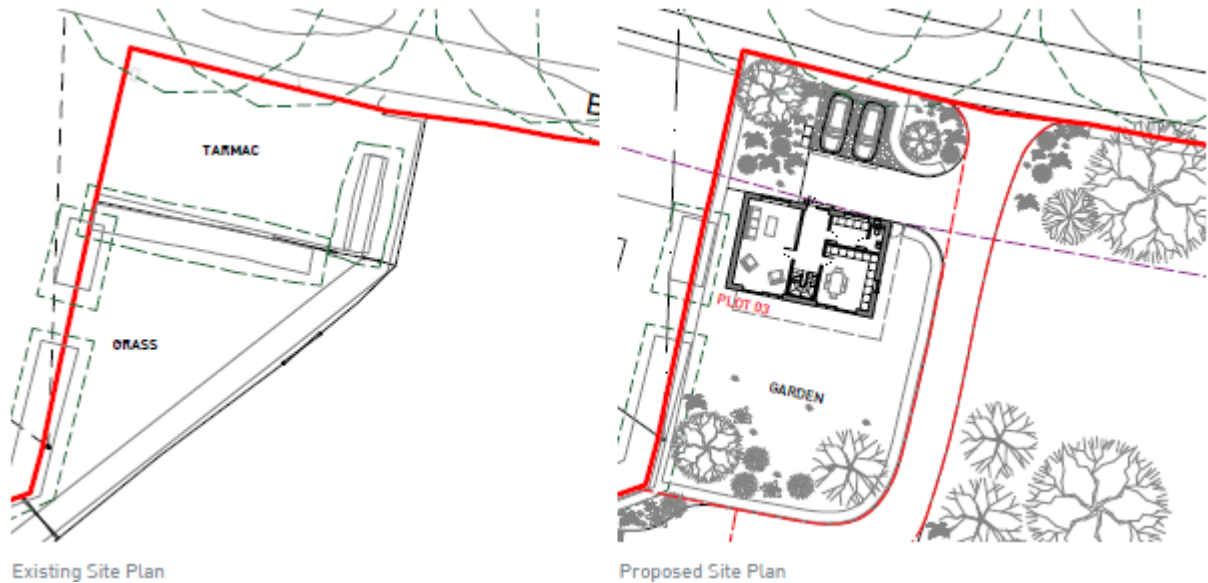
Main Issues

- 6.01 The key issues for consideration relate to:
- Principle
 - Character, appearance and landscaping
 - Ecology
 - Neighbour amenity and standard of the accommodation
 - Highways, access and parking

Principle

- 6.02 Policy SS1 of the adopted Local Plan includes a settlement hierarchy that seeks to direct new development to the most sustainable locations in the borough. Policy directs new development firstly to the Maidstone Urban Area, followed by the five rural service centres and the lastly to the larger villages, such as Boughton Monchelsea.
- 6.03 Whilst the application site is not within any of these locations, the equestrian use and the site does benefit from the proximity to the designated 'larger village' of Boughton Monchelsea village (1 kilometre) and to Chart Sutton (0.6 kilometres). It is highlighted that the pedestrian route to Chart Sutton or Boughton Monchelsea is along mainly narrow roads, without pavements or streetlights, but also with the distances involved private car journeys would be relatively short.
- 6.04 The principal objective of policy DM5 of the adopted Local Plan is to minimise the development of greenfield land by encouraging the re-use of land that has been previously developed. Policy DM5 supports the re-use of sites in current or previous economic use in countryside locations subject to acceptable scale and impact.

Existing and proposed layout on the Back Lane frontage



- 6.05 In assessing the development against policy DM5, the site is not of high environmental value. With the development retaining the open land on the eastern half of the site, the density of the proposal reflects the character and appearance of the area. With the removal of the large existing barn and other ancillary buildings the proposal will also result in a significant environmental improvement and the site. The site is accessible to the facilities in the larger village of Boughton Monchelsea after a 1km car journey.
- 6.06 The proposal involves the provision of three houses on previously-developed land which would clearly help to deliver the housing objectives of the Local Plan and one of the aims of the NPPF which is to significantly boost the supply of housing. In addition, the construction phase would provide work for local firms and businesses. With reference to the dimensions of sustainable development in the NPPF, significant weight is attached to these social and economic benefits that the proposal would bring.
- 6.07 In addition to the social and economic benefits the proposal will also provide environmental benefits. The proposal involves the replacement of a large bulky barn with dwellings of a much reduced scale of two storeys with a pitched roof, improvement in the street scene with a reduction in the large area of existing hardstanding at the front of the site and new landscaping.
- 6.08 The benefits set out above coupled with the significant weight given to the sites' brownfield designation as mandated by policy DM5 of the Local Plan, clearly outweighs any the harm resulting from the site location.
- 6.09 Taking all the above together, the site represents a suitable location for the proposed residential development. The proposal would have clear social benefit in providing new housing, and an economic benefit in its construction and in supporting facilities in Boughton Monchelsea village, with the environmental benefit involving enhancing the site through the removal of the barn, landscape planting, removal of hardstanding and the provision of a pond. The proposal complies with requirements of policy DM5 of the adopted Local Plan.

Character, appearance and landscaping

- 6.10 Policy DM30 of the adopted local plan seeks to achieve high quality design in all development in the countryside. It emphasises the need for the design, siting, materials including mass and scale to maintain and possibly enhance local distinctiveness including landscape features. The policy also requires that the impact of development on the appearance and character of the landscape is appropriately mitigated.
- 6.11 The application site is within the Boughton Monchelsea to Chart Sutton Plateau landscape character area. It is assessed that "there are numerous visual detractors, comprising much recent development, equestrian grazing and associated facilities and polytunnels. Whilst its condition is assessed as very poor, the assessment also concludes that its sensitivity is very low.

Proposed isometric overview with Back Lane at the bottom of the image



- 6.12 With the existing large area of hardstanding on the road frontage and the large barn the application site is highly visible when travelling in both directions along Back Lane. The current proposal will improve the appearance of the site with the removal of the barn, the redevelopment of the site with three dwellings of a reduced scale and bulk and significant new landscaping.
- 6.13 To reduce the number of buildings on site, Plot 2&3 do not have garages, instead grass crete will be provided for parking. The drive ways are permeable paving to reduce hard standing.
- 6.14 Whilst the site is adjacent to a number of other existing residential properties, the scale, siting and the spacing of the proposed buildings will reduce the visual impact of the existing riding school and will provide a transition to the open area to the east of the site and the open countryside beyond.
- 6.15 The design of the submitted proposal consists of a farmstead type development, with the buildings on the footprint of the existing buildings located around a courtyard. The

new buildings will use vertical timber cladding with metal roofs and wall cladding. The zinc will be pre-patinated and the timber will fade with the materials intended to weather and improve with age and provide a reference to agricultural buildings.

- 6.16 The proposal involves extensive new landscaping both of the open paddock to the east of the site, the site frontage, the access road and the individual gardens. The applicant has confirmed that *"The use for the field will not be classed as garden space for the larger 'barn' house, but will be associated with the house so that it could be used for equestrian purposes. The paddock will be bounded by native hedgerows to encourage biodiversity. Groups of trees will be planted in the field to give a parkland feel"*.
- 6.17 It was the scale, density and layout of the proposed buildings when taken with the carports, which resulted in the previous refusal. This was considered to represent an intensive form of urban development that would have substantially diminished the rural character and appearance of the site and the local area.
- 6.18 It is considered that the revised layout and reduction in built form has addressed the previous design grounds for refusal.

Ecology

- 6.19 The NPPF seeks to protect and enhance biodiversity, with paragraph 174 b) stating that plans should *"promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity"*.
- 6.20 Local Plan policy DM3 states: *"To enable Maidstone borough to retain a high quality of living and to be able to respond to the effects of climate change, developers will ensure that new development protects and enhances the natural environment ...where appropriate development proposals will be expected to appraise the value of the borough's natural environment through the provision of...an ecological evaluation of development sites...to take full account of the biodiversity present, including the potential for the retention and provision of native plant species"*.
- 6.21 A preliminary ecological appraisal and a bat survey report has been submitted with the current planning application. The appraisal found that bat activity recorded at the site was very low overall and attributed to only two species of bats. However it does conclude that the site is of importance for bats. The report concludes that prior to demolition buildings should be inspected for the presence of bats, that bat boxes be placed around the site and that outdoor lighting should be kept to a minimum. Planning conditions are recommended to seek these ecological enhancements including wildlife friendly planting as part of a landscape scheme.

Neighbour amenity and standard of the accommodation

- 6.22 Local Plan policy DM 1 states that proposals which would create high quality design and will be permitted where they respect the amenities of occupiers of neighbouring properties and uses by ensuring that development does not result in, excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion, and that the built form would not result in an unacceptable loss of privacy or light enjoyed by the occupiers of nearby properties.
- 6.23 The proposed development would provide a good standard of residential accommodation overall with adequate daylight, sunlight and privacy provision and the

residential amenity within the proposed layout is acceptable and accords with current standards.

- 6.24 The layout of the proposed dwellings and their relationship with the existing dwellings would be acceptable, due to the distance between the two dwellings it is not considered that the relocation of the dwelling upon plot 3 would have a detrimental impact upon Marontone. The proposal will replace the existing unrestricted commercial equestrian use at the site that is generally considered to be incompatible with adjoining residential uses. The existing use is a source of noise and disturbance from the activity on the site such as vehicles arriving or leaving the site as well as manure piles that are referenced in representations received. The removal of the existing equestrian commercial use therefore represents a general improvement in residential amenity for adjoining houses. In addition to the removal of the existing commercial use, the proposal involves the removal of buildings to the rear of adjacent residential properties which again would result in a positive impact.

Highways, access and parking

- 6.25 Local Plan policy DM 1 states that proposals which create high quality design will be permitted, where they safely accommodate the vehicular and pedestrian movement generated by the proposal on the local highway network and through the site access.
- 6.26 Local Plan policy DM 23 states that the car parking for residential development will take into account the type, size and mix of dwellings and the need for visitor parking. Parking shall secure an efficient and attractive layout of development whilst ensuring the appropriate provision of integrated vehicle parking. Car parking standards are set out at Local Plan Appendix B. Local Plan DM23 states that new developments should ensure that proposals incorporate electric vehicle charging infrastructure.
- 6.27 Policy DM30 states that proposals must not result in unacceptable traffic levels on nearby roads; a proposal must not result in unsympathetic changes to the character of a rural lane which is of landscape or the erosion of roadside verges. Paragraph 109 of the NPPF (2019) state that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.
- 6.28 The current proposal involves the loss of a riding school which would have generated a significant quantity of vehicle movements, and this can be seen by the large car park that is provided on the road frontage.
- 6.29 The current application will retain the existing access arrangements to the rear of the site and these arrangements are considered acceptable. The proposal provides adequate off street car parking with two spaces for the two four bedroom dwellings and three spaces for the five bedroom dwelling. A planning condition is recommended that would require the applicant to install at least one electric charge point per dwelling.
- 6.30 The development is acceptable in relation to the potential impact on the highway network, highway safety, access and parking. The Local Highways Authority have raised no objection to the proposal.

KCC Minerals

- 6.31 Policy DM7 (Safeguarding Mineral Resources) of the Kent Minerals and Waste Local Plan 2013-30 details the criteria where planning permission will be granted for non-mineral development that is incompatible with minerals safeguarding.

- 6.32 An objection has been received from KCC Minerals, requesting that a Minerals Assessment be submitted in order to determine whether materials under the site could be sterilised. In light of the fact that there are a number of existing structures on the application site it is not considered reasonable to request the applicant provide this additional information.
- 6.33 In terms of how this relates to Policy DM7 of the above document this development would fall under paragraphs 1 and 2 of DM7 that the minerals are not of economic value (they may have already been sterilised as a result of the existing use on site) and that extraction of the mineral would not be viable or practicable (there are existing buildings on site).

Other Matters

- 6.34 The submitted development is CIL liable. The Council adopted a Community Infrastructure Levy on 25 October 2017 and began charging on all CIL liable applications approved on and from 1 October 2018. The actual amount of CIL can only be confirmed once all the relevant forms have been submitted and relevant details have been assessed and approved. Any relief claimed will be assessed at the time planning permission is granted or shortly after.
- 6.35 That the development would be erected upon contaminated Land is an issue that has been raised as a result of the neighbour consultation. Land contamination has not been raised as an issue by environmental health consultees. Precommencement conditions have been requested however to address the disposal of manure on site as well as conditions to address dust, odour and vapour emissions and foul drainage.

PUBLIC SECTOR EQUALITY DUTY

- 6.36 Due regard has been had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application proposals would not undermine objectives of the Duty.

Conclusion

- 6.37 The proposal is acceptable in relation to the potential impact on the application site, the development would have no impact visually, or cause any loss of amenity to neighbouring properties nor would any detrimental highways impact occur. The proposal is acceptable with regard to the relevant provisions of the Development Plan, the NPPF and all other material considerations. A recommendation of approval of the application is therefore made on this basis.

7. RECOMMENDATION

Grant Permission subject to the following planning conditions

- 1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission;

Reason: In accordance with the provisions of 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 permitted shall be carried out in accordance with the following approved plans/documents:

Application for planning permission

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Bat Survey Plan

Habitat Plan

Tree Constraints Plan

250(P)001 Rev 1 Site Location Plan

250(P)002 Rev 2 Block Plan

250(P)003 Rev 2 Existing Site Plan

250(P)004 Rev 2 Existing Landscape Plan

250(P)006 Rev 6 Proposed Landscape Plan

250(P)007 Rev 0 Proposed Site Plan - Plot 1

250(P)008 Rev 0 Proposed Site Plan - Plot 2

250(P)009 Rev 1 Proposed Site Plan - Plot 3

250(P)010 Rev 3 Existing Barn Ground Floor Plan

250(P)015 Rev 3 Existing Barn East and West Elevations

250(P)016 Rev 3 Existing North and South Elevations

250(P)030 Rev 4 Proposed North and South Longitudinal Elevations

250(P)031 Rev 3 Proposed East Longitudinal Elevation and Section

250(P)032 Rev 3 Proposed West Longitudinal Elevations

250(P)033 Rev 0 Proposed South Elevation

250(P)040 Rev 0 Proposed Ground Floor Plan - House Type A

250(P)041 Rev 0 Proposed First Floor Plan - House Type A

250(P)042 Rev 0 Proposed Roof Plan - House Type A

250(P)043 Rev 0 Proposed Front and Rear Elevations – House Type A

250(P)044 Rev 0 Proposed Side Elevations 1 and 2 – House Type A

250(P)045 Rev 0 Proposed Ground and First Floor Plans – House Type B

250(P)046 Rev 0 Proposed Roof Plan - House Type B

250(P)047 Rev 0 Proposed Front and Rear Elevations – House Type B

250(P)048 Rev 0 Proposed Side Elevations 1 and 2 – House Type B

Bat Survey Report

Ecological Appraisal

Transport Statement

Tree Survey

Design and Access Statement

Reason: To ensure a satisfactory appearance to the development and in the interests of residential amenity.

- 3) The development hereby approved shall not commence above slab level until written details and samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority and the development shall be constructed using the approved materials;

Reason: To ensure a satisfactory appearance to the development.

- 4) Prior to the development hereby approved reaching slab level a scheme for (a) the storage and screening of refuse bins, and (b) the collection of refuse bins shall be submitted to and approved by the Local Planning Authority. The approved details shall be in place before first occupation of the development hereby approved, and maintained thereafter.
- 5) Reason: In the interests of amenity and the streetscene.

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- 6) The development hereby approved shall not commence above slab level until full details of all measures to be taken to deal with the emission of dust, odours or vapours arising from the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the first use of the premises. Any equipment, plant or process provided or undertaken in pursuance of this condition shall be installed prior to the first use of the premises and shall be operated and retained in compliance with the approved scheme.

Reason: In the interests of safeguarding neighbouring amenity.

- 7) The development hereby permitted shall not commence above slab level until details on the proposed method of foul sewage treatment, along with details regarding the provision of potable water and waste disposal must be submitted to and approved by the LPA prior to occupation of the site.

These details should include the size of individual cess pits and/or septic tanks and/or other treatment systems. Information provided should also specify exact locations on site plus any pertinent information as to where each system will discharge to, (since for example further treatment of the discharge will be required if a septic tank discharges to a ditch or watercourse as opposed to sub-soil irrigation).

If a method other than a cesspit is to be used the applicant should also contact the Environment Agency to establish whether a discharge consent is required and provide evidence of obtaining the relevant discharge consent to the local planning authority.

Reason: To ensure adequate sewage disposal arrangements and in the interests of the amenities of the area.

- 8) Prior to the commencement of the development, details of where and how manure is to be stored and ultimately disposed of shall be submitted to and approved in writing by the Local Planning Authority. Once the use commences, this shall be carried out in accordance with the approved details. No manure or waste materials shall be burned upon the land within the application site.

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

- 9) No development shall commence above slab level until there has been submitted to and approved in writing by the Local Planning Authority, a scheme of hard and soft landscaping for the site, including details of all hard surfacing and planting within the site and boundary treatments, using indigenous species and a programme for the approved scheme's implementation and long term management. The scheme shall include indications of all existing trees and hedgerows on the land and adjacent to the site boundaries and details of any to be retained, together with measures for their protection during the course of development. The scheme shall be designed using the principles established in the Council's adopted Landscape Character Assessment and Landscape Guidelines. The development shall be carried out in accordance with the approved scheme of hard and soft landscaping and boundary treatments;

Reason: In the interests of visual amenity and to ensure a satisfactory setting and external appearance to the development is provided and maintained.

- 10) All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the first

occupation of the building or the completion of the development, whichever is the sooner; and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation;

Reason: In the interests of visual amenity and to ensure a satisfactory setting and external appearance to the development is provided and maintained.

- 11) The approved details of the parking/turning areas shall be completed before the commencement of the use of the land or buildings hereby permitted and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them;

Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.

- 12) Prior to the first occupation of the new dwellings hereby permitted, an accessible electric vehicle rapid charging point shall be installed within the site for each new dwelling in accordance with details which shall have been submitted to and approved in writing by the Local Planning Authority. The electric vehicle rapid charging points shall be retained and maintained within the site thereafter;

Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with paragraph 110 of the NPPF (2019).

- 13) From the commencement of works (including site clearance), precautionary mitigation measures for bats will be implemented, including pre-demolition internal inspections of the buildings and dismantlement of potential roost features under supervision of a licenced ecologist. If bats or evidence of roosting bats is found, all works must cease and Natural England contacted.

Reason: To protect and enhance the ecology and biodiversity on the site in the future

- 14) The development hereby approved shall not commence above slab level until, details of all fencing, walling and other boundary treatments have been submitted to and approved in writing by the local planning authority with the details including gaps at ground level to allow the passage of wildlife and the development shall be carried out in accordance with the approved details before the first occupation of the building(s) or land and maintained thereafter;

Reason: To ensure a satisfactory appearance to the development, to safeguard the enjoyment of their properties by existing and prospective occupiers and in the interests of wildlife.

- 15) The development hereby approved shall not commence above slab level until details for a scheme for the enhancement of biodiversity on the site shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the extension by means such as swift bricks, bat tube or bricks. The

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development shall be implemented in accordance with the approved details and all features shall be maintained thereafter.

Reason: To protect and enhance the ecology and biodiversity on the site in the future.

16) No external lighting shall be installed on the site without the prior written consent of the Local Planning Authority.

Reason: To ensure a satisfactory appearance to the development, to safeguard the enjoyment of their properties by existing and prospective occupiers and in the interests of wildlife.

17) Upon completion, no further development, whether permitted by Classes A, B, C, E or F of Part 1 and/or Class A of Part 2 of Schedule 2 to the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking and/or re-enacting that Order, with or without modification) or not, shall be carried out to or within the curtilage of the new dwellings hereby permitted without the prior written consent of the Local Planning Authority;

Reason: In the interests of the visual amenities, character and appearance of the area and the amenities of the occupiers of neighbouring properties.

18) Prior to the commencement of development the applicant, or their agents or successors in title, will secure and implement:

i) archaeological field evaluation works in accordance with a specification and written timetable which has been submitted to and approved by the Local Planning Authority; and

ii) further archaeological investigation, recording and reporting, determined by the results of the evaluation, in accordance with a specification and timetable which has been submitted to and approved by the Local Planning Authority

Reason: To ensure that features of archaeological interest are properly examined and recorded.

Case officer: William Fletcher