

<b>REFERENCE NO – 21/506664/FULL</b>		
<b>APPLICATION PROPOSAL</b> Demolition and rebuilding of the existing barn to provide a 3 bedroom dwelling including rear pavilions linked by glass link. Re-routing of existing road access to allow separate access to house and barn and new underground electric cabling. Alterations to the access. Installation of underground electric cabling		
<b>ADDRESS</b> Rosehill, Vanity Lane, Linton, Maidstone ME17 4BP		
<b>RECOMMENDATION</b> GRANT PLANNING PERMISSION subject to conditions and subject to no new issues being raised as a result of the departure press notice expiring on the 28 April 2022.		
<b>SUMMARY OF REASONS FOR RECOMMENDATION</b> <ul style="list-style-type: none"> <li>Whilst an unsustainable location for a new dwelling and contrary to established policy in that it is a 'rebuild' as opposed to a policy compliant conversion, this departure is outweighed by the public benefits of the proposal that include visual, landscape, and ecological improvements, and the preservation and reuse of the fabric of an important historic barn.</li> </ul>		
<b>REASON FOR REFERRAL TO COMMITTEE</b> The proposed new dwelling is a departure from local plan policy SP17 because it causes some harm to the character and appearance of the countryside particularly from the creation of a new independent curtilage and the associated extra residential paraphernalia and it is clearly not a conversion rather a replacement building and so contrary to policy DM31		
<b>WARD</b> Coxheath and Hunton	<b>PARISH/TOWN COUNCIL</b> Linton	<b>APPLICANT</b> Mrs Naomi Connell <b>AGENT</b> Altaras Architecture Ltd.
<b>TARGET DECISION DATE</b> 29/04/2022 (EOT)		<b>PUBLICITY EXPIRY DATE</b> 18/2/2022

**Relevant planning history:**

03/2207: Change of use and conversion of existing old coach house/store to self-contained holiday accommodation Approved 23.03.2004

**Figure 1: Photo of the barn and grade II listed Rosehill**





possible including ragstone and brick, with replacement materials also seeking to match existing materials. The existing and proposed elevations are shown below in Figure 2.

2.03 The proposal includes moving the existing front access, laid with re-claimed brick paving, closer to the retained dwelling to align with the driveway and the access. The proposed dwelling would have a front garden with a hedge and iron gates with the retention of the existing ragstone boundary wall along the front boundary. Two grass grid parking spaces are proposed to the north of the new building. Private external amenity space is proposed to the side of the new building that includes a wild garden, and rainwater ponds.

2.04 The new building includes the following:

Front elevation:

- Fully glazed gables with oak mullions at same centres as existing studwork and small section of vertical tiles cladding to match the clay roof tiles
- Insertion of two timber framed double glazed casement windows of same dimensions as existing
- Insertion of two full height glazed screens on both sides of the main door (behind the replacement coach gates)

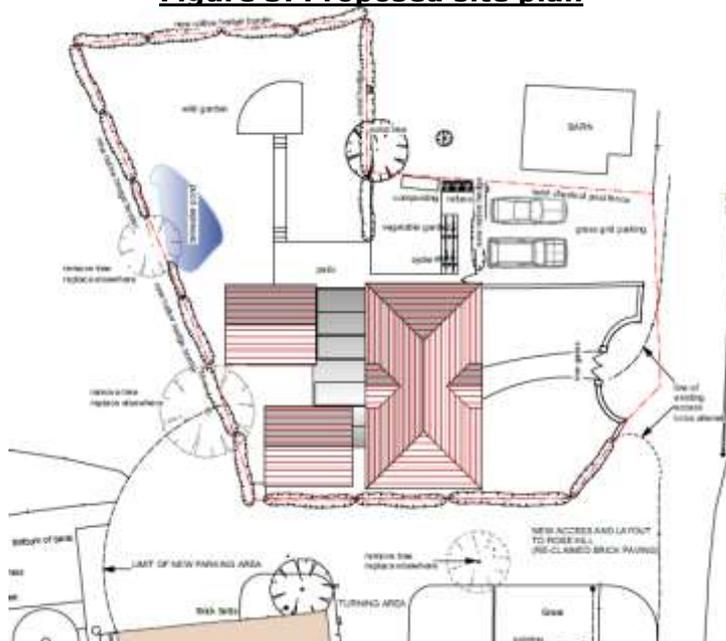
Rear elevation:

- Erection of two rear pavilions with glass link to the main building and fully glazed gable.

Side elevations and roof:

- Insertion of timber framed casement window and rooflights on the rear roof slope.

**Figure 3: Proposed site plan**



### 3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan 2017:

SS1- Maidstone borough spatial strategy

SP17- Countryside

SP18 Historic environment

DM1- Principles of good design

DM3- Natural environment

DM4- Development affecting designated and non-designated heritage assets

DM8- External lighting

DM23- Parking standards

DM30- Design principles in the countryside

Supplementary Planning Documents:

Maidstone Landscape Character Assessment (2012-amended 2013)  
Maidstone Landscape Capacity Study: Sensitivity Assessment (2015)

Maidstone Borough Council – Local Plan Review, draft plan for submission (Regulation 19) dated October 2021.

- The Regulation 19 draft is a material consideration, and some weight must be attached to the document because of the stage it has reached. This weight is limited, as it has yet to be the subject of an examination in public.

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

#### **4. LOCAL REPRESENTATIONS**

4.01 No representations received from local residents.

#### **5. CONSULTATIONS (including departure from the LP press notice)**

5.01 Linton Parish Council (consulted 13.01.2022)  
No response

5.02 MBC conservation officer  
Support, subject to conditions relating to a method statement, samples of materials, details of mortar mix, large scale joinery details of windows and doors, details of conservation roof lights and a detailed record of the barn should be made before demolition. It was found that the building was incapable of conversion based on its structural condition as evidenced by the submitted structural survey and this is an important historic barn it is worthy of preservation in the proposed rebuilt form.

The demolition of the existing barn and the proposed extension would result in some harm, but the harm would be at the lower end of the spectrum of less than substantial. In line with the NPPF, it is necessary to weigh the harm against the public benefit. As identified at the pre-application stage, the public benefit will be the reuse of an important historic barn.

5.03 KCC Minerals and Waste  
No objections

#### **6. APPRAISAL**

##### **Main issues**

6.01 Local Plan policy SP17 states (inter alia) that development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in harm to the character and appearance of the area.

6.02 The application was found to be a departure from policy SP17 in that the proposed building results in harm to the countryside. The application involves a new residential dwelling in an unsustainable location, the proposal is not covered by Local Plan policy DM31 in that it is not a conversion and not covered by DM32 as the existing building is not currently in residential use.

6.03 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and after acknowledging the departure from the plan it needs to be considered whether material considerations are present that suggest that such a departure would be justified.

- 6.04 The material considerations include the following:
- Sustainability of location
  - Conversion or demolition and replacement.
  - Heritage
  - Character and appearance of the countryside
  - Residential amenity
  - Highway safety implications

**Sustainability of location**

- 6.05 The application site is located in the open countryside. The nearest settlement is the local plan designated 'larger village' of Coxheath which is approximately 0.8km away. Vanity Lane does not have a pavement and so is not suitable for pedestrian use.
- 6.06 For these reasons future occupiers of the proposed dwelling would be reliant on the use of private vehicle for their daily needs. As such, the application site is not in a sustainable location and not in a location where further residential development would normally be supported. Whilst unsustainable, the location of the site is not isolated with Court Lodge located to the north on the opposite side of Vanity Lane and with Rose Court, Old Wheelers and Cobblers located to the south.
- 6.07 Whilst an unsustainable location for a new dwelling, this departure is outweighed by the public benefits of the proposal that are set out below.

**Conversion or demolition and replacement.**

- 6.08 Policy DM31 considers the conversion of rural buildings where they amongst other criteria reinforce landscape character and where they are of sound construction and capable of conversion without major or complete reconstruction. The application barn does reinforce landscape character. The application fails to meet the second criteria on structural condition and as a result in other situations permission would be refused for the submitted proposal. The approval of planning permission is recommended on exceptional grounds relating to heritage and this assessment follows below.

**Heritage**

- 6.09 Policy SP18 of the Local Plan relates to the historic environment and requires that, inter-alia, the characteristics of heritage assets are protected, and design is sensitive to heritage assets and their settings. Policy DM4 of the Local Plan also relates to development affecting designated heritage assets and requires applicants to ensure that new development affecting heritage assets conserve, and where possible enhance, the significance of the heritage asset.
- 6.10 The application relates to the demolition of a derelict barn. The barn is curtilage listed due to its relationship with the grade II listed building called Rosehill. In this context, the heritage impact of the demolition of the curtilage listed building needs to be considered. The proposal includes rebuilding using the same materials and as a result the heritage impact of that new building also needs to be considered.
- 6.11 A decision maker is required by section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest.
- 6.12 The NPPF advises "*In determining applications, local planning authorities should take account of...the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation (para 197)*". "*Where a development proposal will lead to less than substantial harm to the significance of a designated heritage asset, this harm should be weighed against the public benefits of the proposal including, where appropriate, securing its optimum viable use*" (para 202).

- 6.13 The residential property called Rosehill was formally known as Maytum Farmhouse and the Historic England listing is as follows:  
*"VANITY LANE TQ 75 SW LINTON (West Side) 2/162 Maytum Farmhouse GV II Farmhouse. C17. Timber framed. Ground floor red and grey brick in Flemish bond, first floor tile-hung. Plain tile roof. Lobby entry plan. 2 storeys and garret on brick plinth. Eaves of left gable end slightly jettied on ovolo-moulded bressumer. Half-hipped roof. Central multiple brick ridge stack. Regular 2-window front of 3-light casements. Central ribbed door under flat floating hood. Short timber-framed rear return wing to right and another to centre, both with half-hipped roofs. Interior: not inspected, but said to have chamfered stone fireplaces".*

Demolition of the existing building

- 6.14 The submitted building survey found that the existing curtilage listed barn is structurally unsound and incapable of being retained and converted as it currently stands. The survey recommendation is that the barn is demolished and rebuilt on new foundations.
- 6.15 The Council's conservation officer agrees with the findings of the building survey that demolition and rebuilding is the best outcome. The conservation officer making the following comments at pre-application stage: *"The roof structure will have to be dismantled as the front and rear walls need to be taken down and rebuilt on new foundations. There will need to be some replacement timbers when the roof structure is re-assembled. The only elements that currently can remain standing are the end walls and even these will need to be underpinned. Even if this can be achieved there is evidence of the failure of the mortar. I think it would be a better solution to also take down these walls and rebuild them using Ragstone".*
- 6.16 The loss of the existing barn is regrettable in heritage terms. Other than allowing the building to ultimately collapse, with the potential loss of the building and existing materials, and the visual impact of this, if a building is to be retained in this location as there has been historically, demolition and rebuilding appears as the only viable option.
- 6.17 It is concluded that the proposal for the demolition and rebuilding of the barn will lead to less than substantial harm to the significance of the grade II listed building Rosehill. This harm has been weighed up against the public benefits of the proposal including the potential future visual harm of a derelict building in this location and the retention of a building in this location that reuses existing building materials and securing its optimum viable use.
- 6.18 The NPPF at paragraph 205 advises that *"Local planning authorities should require developers to record and advance understanding of the significance of any heritage assets to be lost (wholly or in part) in a manner proportionate to their importance and the impact".* A planning condition is recommended that requires the applicant to provide a photographic record of the barn prior to its demolition.

Replacement building

- 6.19 The current application is for the rebuilding of the main original barn building to the same dimensions (with a lower ground level), in the same location with the aim of using identical facing materials. In addition, the proposal includes new additional floorspace to the rear in what the applicant refers to as two 'pavilion' extensions. The body of these extensions will be of solid construction, but they will have glazed links back to the main building.
- 6.20 The single storey extensions will appear as subordinate to the main barn building and the glazed links (in a manner common with other listed building extensions) will provide visual separation and as a result will reduce potential impact on the main building (see frameless glass link image on preceding page). The design of the extensions that are mostly screened from the road by the rebuilt barn are in keeping with the existing form of the barn.

**Figure 4: Replacement materials palette**



① reclaimed clay tiles



② oak framed glazed gable



③ reclaimed red brick and ragstone walls



④ reclaimed ragstone walls with brick quoins



⑦ oak barn shutters/doors with cast steel hinges



⑥ "frameless" glass link



⑤ oak framed casement windows and screens

- 6.21 It is concluded that the rebuilding of the barn and the extensions will lead to less than substantial harm to the significance of the grade II listed building Rosehill. This harm has been weighed up against the public benefits of the proposal including the provision of sufficient internal space for a three bedroom family dwelling. In terms of securing its optimum viable use, the need for a viable development is also a relevant, with the proposal involving the additional work and cost of demolition prior to construction work commencing.

**Character and appearance of the countryside**

- 6.22 Local Plan policy SP17 states that development in the countryside will not be permitted unless it accords with other policies in the Local Plan (SP18, DM1, DM4, and DM30 are relevant) and does not result in harm to the character and appearance of the area.
- 6.23 The application site is located in the Greensand Ridge Landscape of Local Value and SP17 states that the distinctive landscape character of this area should be conserved and enhanced. Policy SP17 states that development proposals within landscapes of local value should, through their siting, scale, mass, materials and design, seek to contribute positively to the conservation and enhancement of the protected landscape.
- 6.24 The Maidstone Landscape Capacity Study sets out that this area has a high overall landscape sensitivity, and in particular of high visual sensitive due to its extensive, panoramic views across the Low Weald to the south from this elevated landscape. Development potential is limited to within and immediately adjacent to existing settlements and farmsteads.
- 6.25 The application involves the demolition of the existing building and its rebuilding to the same dimensions, although slightly lower in the ground when compared to existing. In this context the impact of the main barn is neutral. The proposal includes new extensions to the rear of the rebuilt barn building. The single storey extensions are modest in scale and with the glazed links to the main building, the extensions will take the general appearance of outbuildings. With the extensions designed in this manner, the fact that the proposal is adjacent to the existing residential property of Rosehill and with screening provided by proposed new landscaping, the visual impact of the extensions on the countryside is acceptable.
- 6.26 The application building is in the curtilage of the existing residential property of Rosehill and as a result there is currently potential for a certain level of domestic paraphneilia around the building. It is accepted that this potential will increase with the provision of a new dwelling, however this additional visual harm is in this instance not sufficient to refuse planning permission and it will be mitigated by new landscaping.
- 6.27 The submitted application includes a landscape plan that provides an indication of what is proposed for the application site. Whilst the submitted plan is considered generally acceptable, a planning condition is recommended seeking further details of this landscaping including details of plant quantities, planting arrangements and plant maturity.
- 6.28 One of the principles of the NPPF (para 180) is that: *Opportunities to improve biodiversity in and around developments should be integrated as part of their design, especially where this can secure measurable net gains for biodiversity or enhance public access to nature where this is appropriate.*
- 6.29 The application is supported by a Preliminary Ecological Appraisal and concludes that no protected species are present on site. There is no indication that the proposal will lead to the loss of wildlife habitat. The submitted details are acknowledged however a planning condition is recommended to ensure that biodiversity enhancement includes bird boxes, bat boxes/tubes and bee bricks are provided and retained and that they are integral to the building fabric.
- 6.30 The submitted application is supported by an arboricultural report. The report states that to facilitate the development 2 trees would need to be removed, a mature mulberry tree and

a young weeping willow. The mulberry tree was found to have limited visibility as it is located behind the barn and hidden in most views. The willow tree due to its age also has limited value in the wider landscape. A replacement tree is proposed on the site in an alternative location. A planning condition is recommended seeking tree protection measures for the retained trees on the site

### **Residential amenity**

- 6.31 Policy DM1 of the adopted Local Plan advises that proposals will be permitted where they *“respect the amenities of occupiers of neighbouring properties...by ensuring that development is exposed to, 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”*.
- 6.32 In relation to the amenity of neighbours, the nearest existing residential property is the grade II listed building Rosehill on the application site (at the closest point corner to corner separation of 11 metres), followed by Court Lodge (45 metres to the north on the opposite side of Vanity Lane). The residential buildings called Rose Court, Old Wheelers and Cobblers are located further away to the south. With the separation distances and the building orientation, the submitted proposal is acceptable in relation to the amenity of nearby existing residential occupiers
- 6.33 In relation to the proposed standard of accommodation for future occupiers, the submitted floor plans show that the dwelling would provide 3 bedrooms. All the proposed rooms are of sufficient size for daily activities and served by a window to provide adequate natural light. The proposal includes an adequate quantity and standard of amenity space for a family dwelling.

### **Highway safety and parking**

- 6.34 The proposal involves re-routing of existing road access to adjacent land aligning with the driveway of the parent dwelling, and the creation of a new access for the parking of two vehicles adjacent to the new dwelling.
- 6.35 Given that Vanity Lane is not a classified road, that there is no other vehicle access in close vicinity and that there is an existing access in this location, the proposal will not result in any significant impact upon highway safety and adequate parking space is provided for the development.

## **7. CONCLUSION**

- 7.01 Local Plan policy SP17 states (inter alia) that development proposals in the countryside will not be permitted unless they accord with other policies in this plan, and they will not result in harm to the character and appearance of the area. The application was found to be a departure from policy SP17 in that the proposed building results in harm to the countryside.
- 7.02 The application involves a new residential dwelling in an unsustainable location. The application barn does meet the criteria in policy DM31 of reinforcing landscape character but fails to meet the second criteria on structural condition and as a result in other situations permission would be refused for the submitted proposal. The proposal is not covered by Local Plan policy DM32 as the existing building is not currently in residential use.
- 7.03 In line with Section 38(6) of the Planning and Compulsory Purchase Act 2004 and after acknowledging the departure from the plan it needs to be considered whether material considerations are present that suggest that such a departure would be justified.
- 7.04 As set out in submitted structural survey, the structural condition of the existing building makes it incapable of being converted. The conservation officer has expressed strong support for this replacement building and the structural survey shows that the building is incapable of conversion and all the original materials can be re-used to provide a replacement building as a good copy of the original.

- 7.05 It is highlighted that the proposal will result in a degree of landscape harm including to the Landscape of Local Value, however this harm must be seen in context of the modest nature of the extensions, the existing larger neighbouring residential use and the proposed landscaping.
- 7.06 Whilst the site is located in an unsustainable location for new dwelling, given the visual, landscape improvement, and the reuse of an important historic barn, it is concluded on balance, that the public benefits of the proposal outweigh the harm of unsustainable form of development.
- 7.07 For the reasons set out in this report in relation to the heritage value of preserving a building in this location, the proposal overall will provide a benefit for this location. It is recommended that planning permission is granted subject to conditions and no new issues being raised as a result of the press notice that expires on the 28 April 2022

## **8. RECOMMENDATION**

### **GRANT PLANNING PERMISSION subject to conditions and subject to no new issues being raised as a result of the press notice that expires on the 28 April 2022:**

- (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:  
Existing Barn Survey, NC/RH/P/EX02 received on 14 Dec 2021  
Proposed Floor Plans, NC/RH/P02 received on 14 Dec 2021  
Proposed Elevations, NC/RH/P03 received on 14 Dec 2021  
Existing and Proposed Sections, NC/RH/P04 received on 14 Dec 2021  
Existing Site Plan, NC/RH/P/EX01 received on 14 Dec 2021  
Proposed Site Plan, NC/RH/P01 received on 14 Dec 2021  
Landscape Scheme received on 14 Dec 2021  
Proposed Materials NC/PH/P07  
Reason: To clarify which plans have been approved.
- (3) The development hereby approved shall not commence until a photographic and descriptive record in accordance with level 2 of Historic England's document entitled "Understanding Historic Buildings A Guide to Good Recording Practice" has been submitted to and approved in writing by, the local planning authority. The approved descriptive record shall also be submitted to the relevant Historic Environment Record.  
Reason: To ensure that any evidence of historic significance is appropriately recorded.
- (4) The development hereby approved shall not commence until tree protection in accordance with the current edition of BS 5837 have been installed on site. All trees to be retained must be protected by barriers and/or ground protection. No equipment, plant, machinery or materials shall be brought onto the site prior to the erection of approved barriers and/or ground protection except to carry out pre commencement operations approved in writing by the local planning authority. Nothing shall be stored or placed, nor fires lit, within any of the protected areas. No alterations shall be made to the siting of barriers and/or ground protection, nor ground levels changed, nor excavations made within these areas without the written consent of the local planning authority. These measures shall be maintained until all equipment, machinery and surplus materials have been removed from the site.  
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development
- (5) The development hereby approved shall not commence until a method statement for the demolition and/or construction of the development hereby approved has been submitted to,

and approved in writing by, the Local Planning Authority. The demolition and construction works shall be carried out in accordance with the approved method statement. Details submitted in respect of the method statement, incorporated on a plan, shall provide for wheel-cleaning facilities during the demolition, excavation, site preparation and construction stages of the development. The method statement shall also include details of the means of measures to avoid dust nuisance, storage of materials to be reused, the provision of parking facilities for contractors during all stages of the development (excavation, site preparation and construction) and the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials.

Reason: To ensure the construction of development does not result in highway safety.

- (6) After the demolition works hereby approved have been undertaken and prior to the commencement of any rebuilding works, the following details shall be submitted to and approved in writing by the local planning authority:

a) Written record of salvaged external materials salvaged from the demolished building that will be reused in the development hereby approved.

b) Scaled plans showing where the salvaged external materials will be reused.

The development hereby approved shall be constructed using the approved materials and maintained as such thereafter.

Reason: To ensure a high quality appearance to the development and to protect the fabric, appearance, character and setting of the heritage assets.

- (7) A minimum of 90% of all original building materials shall be re-used in the replacement building.

Reason: This is not a conversion and so contrary to the Local Plan, but an 'authentic' replacement is deemed acceptable if an overwhelming amount of materials are re-used appropriately.

- (8) After the demolition works hereby approved have been undertaken and prior to the commencement of any rebuilding works, the following details shall be submitted to and approved in writing by the local planning authority:

a) Methodology statement for rebuilding of walls, to include proposed materials, finish, colour, treatments (bedding details, mortar mix, pointing etc.)

b) Sample brick panel (including decorative work such as corbeling) to be erected on site and retained there until substantial completion

The development hereby approved shall be constructed using the approved materials and maintained as such thereafter.

Reason: To ensure a high quality appearance to the development and to protect the fabric, appearance, character and setting of the heritage assets.

- (9) The replacement materials to be used in the development hereby approved shall be as indicated on the approved document number NC/PH/P07 'Proposed Materials'.

Reason: To ensure a satisfactory appearance to the development.

- (10) Notwithstanding details on drawing NC/RH/P05, the rebuilding of the barn hereby approved shall not commence until large scale drawings (at a scale of 1:20 or 1:50) of the following matters have been submitted to and approved by the Local Planning Authority

1. Reused and new internal joinery

2. Reused and new external joinery

3. Conservation rooflights and method of fixing

The development shall be carried out in accordance with the approved details

Reason: To ensure the appearance and the character of the building are maintained.

- (11) The construction of the barn hereby approved shall not commence above ground level until a strategy to deal with foul and surface water is submitted to, and approved in writing by, the Local Planning Authority.

Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution in line with the NPPF.

- (12) The construction of the barn hereby approved shall not commence above ground level until details for a scheme for the enhancement of biodiversity on the site 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 building structure including bat and bird nest boxes and bee bricks. The development shall be implemented in accordance with the approved details prior to first occupation of the approved dwelling and all features shall be maintained thereafter. The development shall proceed in accordance with the conclusions of the submitted preliminary ecological appraisal.  
Reason: To protect and enhance the ecology and biodiversity on the site in the future.
- (13) Any external lighting installed on the site (whether permanent or temporary) shall be in accordance with details that have previously been submitted to and approved in writing by the Local Planning Authority. These details shall include, inter alia, measures to shield and direct light from the light sources so as to prevent light pollution and illuminance contour plots covering sensitive neighbouring receptors. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.  
Reason: In the interests of amenity
- (14) Notwithstanding the submitted details, the construction of the barn hereby approved shall not commence above ground level until a landscape scheme designed in accordance with the principles of the Council's Landscape Guidelines (Maidstone Landscape Character Assessment Supplement 2012) has been submitted to and approved in writing by the local planning authority. The scheme shall use all native species as appropriate, no sycamores and no plastic guards, and show all existing trees, hedges and blocks of landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed. It should demonstrate the ragstone wall to the front of the dwelling to be retained and materials reused. It shall also provide details of replacement planting to mitigate any loss of amenity and biodiversity value, and include a plant specification, implementation details, a maintenance schedule and a [5] year management plan. [The landscape scheme shall specifically detail the tree line which is proposed to be retained and expanded as indicated by the applicants supporting statement and provide screening where possible to the dwellings to the north].  
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- (15) The approved landscaping scheme shall be in place at the end of the first planting and seeding season (October to February) following first occupation of the building hereby approved. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first use of the building, die or become so seriously damaged or diseased that their long term amenity value has been adversely affected shall be replaced in the next planting season with plants of the same species and size as detailed in the approved landscape scheme.  
Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.
- (16) 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 LPA) shall be carried out until a remediation strategy detailing how this contamination will be dealt with has been submitted to and approved in writing by the LPA. The remediation strategy shall be implemented as approved.  
Reason: To ensure that the development does not contribute to, or is not put at unacceptable risk from, or adversely affected by, unacceptable levels of water pollution from previously unidentified contamination sources at the development site in line with the National Planning Policy Framework (NPPF).

21 April 2022

- (17) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification) no development within Schedule 2, Part 1, Classes A, AA, B, C, D, E and F to that Order shall be carried out to the new dwelling hereby approved without first obtaining the permission of the Local Planning Authority.  
Reason: To safeguard the character and appearance of the development and the enjoyment of their properties by prospective occupiers.
- (18) The areas shown on the submitted Proposed Site Plan, No. NC/RH/P01, as a turning area, car parking spaces and driveway for the new dwelling hereby approved shall be kept available for such use at all times and no permanent development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on the land so shown (other than the erection of a private garage or garages) or in such a position as to preclude vehicular access thereto; such land and access thereto shall be provided prior to the occupation of the dwelling hereby permitted.  
Reason: Development without adequate provision for the parking or garaging of cars is likely to lead to car parking inconvenient to other road users.
- (19) Prior to first occupation of the dwelling hereby approved one electric vehicle charging point shall have been installed for the benefit of the occupier of that dwelling with the charging point thereafter retained for that purpose.  
Reason: To promote the reduction of CO2 emissions through the use of low emissions vehicles in accordance with the NPPF.

Case officer Michelle Kwok.