

## REPORT SUMMARY

<b>REFERENCE NO:</b> 23/500949/FULL		
<b>APPLICATION PROPOSAL:</b> Demolition of detached treble bay garage and greenhouse, and erection of detached house with associated parking/gate (re-sub of 20/504039/FULL).		
<b>ADDRESS:</b> Oast Cottage Boughton Lane Boughton Monchelsea Maidstone Kent ME17 4NA		
<b>RECOMMENDATION:</b> GRANT PLANNING PERMISSION subject to planning conditions		
<p><b>SUMMARY OF REASONS FOR RECOMMENDATION:</b> The proposal does not accord with policy SP17 of the adopted Local Plan, in that there are no exception policies for a new dwelling in this location and it would cause some harm to the character and appearance of the area.</p> <p>However, in accordance with Section 38(6) of the Compulsory Purchase Act 2004, if regard is to be had to the Development Plan for the purpose of any determination to be made under the planning Acts, the determination must be made in accordance with the Plan unless material considerations indicate otherwise.</p> <p>In this respect, it is a strong material consideration that exactly the same proposal was considered acceptable and approved only 2.5 years ago under planning application reference: 20/504039, and that this permission is extant and still remains capable of implementation. There have been no physical changes at the site to reach a different decision than that made in December 2020.</p> <p>The Boughton Monchelsea Neighbourhood Plan has been adopted since that decision, and whilst the proposal would not strictly accord with policy PWP4, in that it would not result in significant benefits to the parish in resolving community issues identified in the Plan, the extant permission is a material consideration which weighs in favour of granting permission in this case. It would accord with Neighbourhood Plan policies PWP1, RH1 and RH6, in that it would provide small scale windfall housing of high quality in keeping with its location; it would not cause visual or actual coalescence; and it would not have a significant adverse impact upon the landscape.</p> <p>It has been established through case law that local authorities should ensure consistency in decision making and in this case there are no overriding reasons why a different decision should be reached.</p>		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Development is a departure from Local Plan		
<b>WARD:</b> Boughton Monchelsea & Chart Sutton	<b>PARISH COUNCIL:</b> Boughton Monchelsea	<b>APPLICANT:</b> Mr & Mrs Norman <b>AGENT:</b> Mr Wise
<b>OFFICER:</b> Kate Altieri	<b>VALID DATE:</b> 03/03/23	<b>DECISION DUE:</b> 29/05/23
<b>ADVERTISED AS A DEPARTURE:</b> YES		

## RELEVANT PLANNING HISTORY

- 20/504039 - Erection of dwelling with access/gate – Approved (expires 11<sup>th</sup> Dec 2023)
- 18/505557 – Pre-app for new dwelling
- MA/07/0895 - Erection of single storey side extension – Approved
- MA/02/1539 - Conversion of garage roof space & 2 dormers and external staircase – Approved
- MA/02/0713 - Conversion of garage roof space; 2 dormers and external staircase – Refused
- MA/88/2344 - Outline for dwelling - Refused
- MA/86/0877 - Detached double garage - Approved
- MA/83/1031 - Modification to MA/82/0227 and erection of detached garages - Refused
- MA/82/0227 - Alterations and change of use – Approved
- MA/81/1451 - Alterations to oast for residential use – Approved
- MA/79/2039 - Conversion of oast to dwelling house – Refused

## 1.0 SITE DESCRIPTION

1.01 The proposal site is located on the eastern side of Boughton Lane, to the immediate north of a Local Plan site allocation for new housing and open space (policies H1[52] and OS1[14]). This housing site allocation is also within the Boughton Monchelsea Neighbourhood Plan (Policy RH5A). The proposal site is currently garden land for a property known as Oast Cottage, with vehicle access currently from an access track off of the main road. For the purposes of the Local Plan the site is in the countryside that falls within the Loose Valley Landscape of Local Value, although some 75m to the south of the defined urban boundary; and the site also falls within an area of archaeological potential and a KCC Minerals Safeguarding Area.

## 2.0 PROPOSAL

2.01 The proposal is described as: *Demolition of detached treble bay garage and greenhouse, and erection of detached dwelling with associated parking and gate. (resubmission of 20/504039).*

2.02 In terms of external materials, the elevations will be of render at ground floor level and timber cladding at first floor level, except for ragstone at first floor on the south-western elevation; and both roof elements will be of natural slate. The vehicle access will be sited next to the existing vehicle access for Oast Cottage, with the new gates being generally of the same height as the existing close boarded fencing that surrounds the site. The existing ragstone (north-western) boundary wall will be retained.

2.03 This application is exactly the same proposal as that already approved under 20/504039; and this existing permission is extant and remains capable of implementation. The extant permission has not been implemented due to the applicant's ill health over the years.

## 3.0 POLICY AND OTHER CONSIDERATIONS

- Local Plan (2017): SS1, SP17, DM1, DM2, DM3, DM8, DM23, DM30
- Boughton Monchelsea Neighbourhood Plan (2021-2031): PWP1, PWP4, PWP6, PWP7, PWP8, PWP10, PWP11, PWP12, PWP13, PWP14, PWP15, RH1, RH5A, RH6,
- National Planning Policy Framework (2021) & National Planning Practice Guidance
- Landscape Character Assessment (2012 amended July 2013)
- Maidstone Landscape Capacity Study: Sensitivity Assessment (Jan 2015)
- Kent Minerals & Waste Local Plan (2013-30) as amended (2020)
- Regulation 22 Local Plan

### Local Plan

3.01 The application site is within the designated countryside. Local Plan policy SP17 states that new development will not be permitted unless it accords with other policies in this Plan and it will not result in harm to the character and appearance of the area. Furthermore, other policies in the Local Plan seek for new development in the countryside to: Respect the amenity of local residents; to be acceptable in highway safety, heritage and arboricultural terms; to protect and enhance any on-site biodiversity features where appropriate, or provides sufficient mitigation measures; and to be acceptable in flood risk terms. Landscapes of Local Value should also be conserved and enhanced.

### Boughton Monchelsea Neighbourhood Plan (BMNP)

3.02 The adopted BMNP forms part of the Development Plan. This Plan was adopted by the Council on 14<sup>th</sup> July 2021, after 20/504039 was permitted (11<sup>th</sup> Dec 2020).

3.03 Policy PWP1 seeks to ensure a sustainable and resilient community; and policy PWP4 (provision for new housing) states (of most relevance):

*Positive and appropriate provision for new housing development for Boughton Monchelsea parish, and as required by the Maidstone Borough Local Plan, is made as follows:*

*B Development may be supported on other windfall sites and through conversions where:*

- (i) It is in line with policies RH1 and RH6 of this plan in particular, is small scale and of high quality and in keeping with its location*

- (ii) AND results in significant benefits to the parish in resolving community issues identified in the Plan such as specific identifiable housing needs OR*
  - (iii) It constitutes enabling development contributing to the retention and sustainability of heritage and/or community assets OR*
  - (iv) It is within the Boughton village development boundary*
- C In other circumstances, and particularly where development would result in the coalescence of hamlets within the parish, development will not be supported.*

3.04 Policy RH1 (location of new residential development) states (inter alia): *New residential development to north of Heath Rd, will be supported where it is within Boughton village development boundary, retains the dispersed character of existing hamlets in the area and avoids visual or actual coalescence and subject to no significant adverse impact on landscape or infrastructure, including parking.* Policy RH6 relates to the design of new housing development.

#### **Maidstone Landscape Character Assessment**

3.05 The Maidstone Landscape Character Assessment identifies the application site as falling within the Farleigh Greensand Fruit Belt Landscape Character Area (Area 27-11). The landscape guidelines for this area are to 'RESTORE & IMPROVE'. Within the Council's Landscape Capacity Study, the overall landscape sensitivity of the Farleigh Greensand Fruit Belt LCA is 'HIGH', with the area being 'sensitive to change'.

#### **Regulation 22 Local Plan**

3.06 The emerging plan is a material consideration, but at this time limited weight is attached to it because of the stage it has reached, having not yet been the subject of full public examination.

#### **5yr housing supply**

3.07 At this time the Council is of the view that it can demonstrate more than a 5yr housing land supply.

### **4.0 LOCAL REPRESENTATIONS**

4.01 **Local Residents:** No representations have been received.

### **5.0 CONSULTATIONS**

(Please note summaries of consultation responses are set out below with responses discussed in more detail in main report where considered necessary)

5.01 **Boughton Monchelsea Parish Council:** Raise no objection to application.

5.02 **KCC Archaeology Officer:** Raise no objection (see main report).

5.03 **KCC Minerals Safeguarding:** Have no minerals or waste management capacity safeguarding objections or comments to make regarding this proposal.

5.04 **Env Protection Team:** Raised no objection on air quality; contamination and noise under 20/504039.

5.05 **MBC Landscape Officer:** Raised no arboricultural objection under 20/504039.

5.06 **KCC Highways:** Raised no objection under 20/504039.

### **6.0 APPRAISAL**

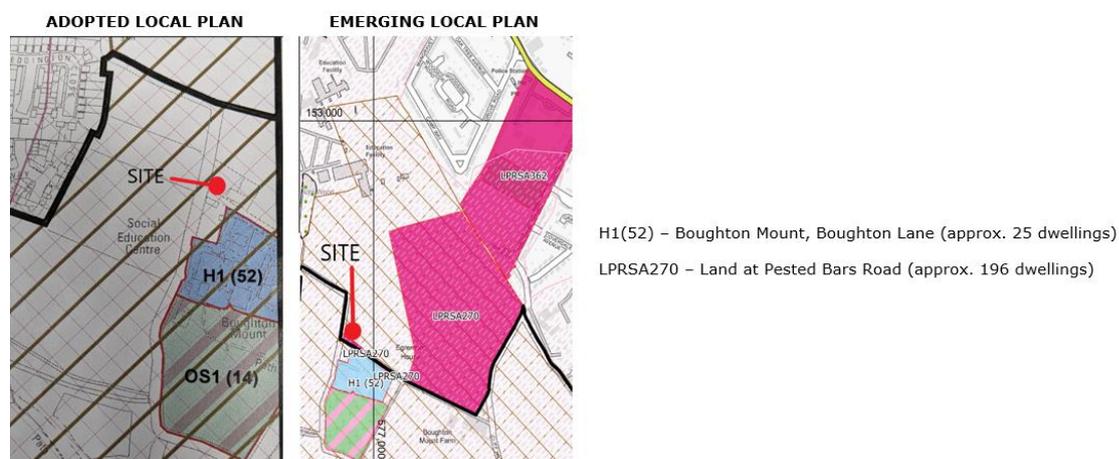
6.01 The key issues are:

- Location;
- Impact upon character and appearance of countryside;
- Residential amenity;
- Highway safety matters; and
- Other planning considerations.

6.02 The details of the submission will now be considered.

## Location

- 6.03 Local Plan policy SS1 identifies the focus for new residential development in the settlement hierarchy as firstly the urban area, then rural service centres, and lastly the larger villages. The proposal site is in the countryside for the purposes of the Local Plan. However in this instance it is a strong material consideration that there is already an extant planning permission for a dwelling on the site; and as considered before (under 20/504039), the site is less than 100m from the defined urban boundary of the site (see adopted Local Plan extract below). Furthermore, there are schools within immediate proximity of the site; Boughton Parade Local Centre is only around 1km to the north of the site; there is a public footpath some 280m to the south of the site that leads to a recreation ground (some 850m away in total); and there is a public footpath some 115m to the north of the site that leads to a supermarket (around 1km away). With this all considered, no objection is raised to the proposal in terms of its location.
- 6.04 It is also noted that the proposal site is within the defined urban area within the emerging Local Plan (see emerging Local Plan extract below). The extracts below, from the adopted Local Plan and the emerging Local Plan, also show that the surrounding area has been considered acceptable for new housing developments by the Council.



## Impact upon character and appearance of countryside

- 6.05 The proposal site is a reasonably prominent corner plot that is currently garden land associated to Oast Cottage. The garage building on the site is not particularly attractive and it sits end-on to the lane; and the site is enclosed by close boarded fencing and in part by an attractive ragstone wall.
- 6.06 As accepted under the extant planning permission (20/504039), whilst the proposal introduce more built form on the site and would cause some harm to the character and appearance of the countryside hereabouts, this harm is considered to be limited and the distinctive landscape character of the Loose Valley Landscape of Local Value would be conserved and enhanced.
- 6.07 Indeed, under 20/504039 it was judged that the mature planting to be retained along the north-western boundary of the site would provide a good level of screening when approaching the site from the north from Boughton Lane; and the site is only seen at short range views, when approaching the site from the south, given other existing surrounding development and landscaping. Furthermore, the set back of the 2-storey element of the house from the north-western and south-western boundaries would also help to reduce the overall bulk of the building, retaining a certain amount of openness within the site; the fenestration detail and the mixed palette of external materials would provide visual interest and relief from the bulk of the building; and existing views of the neighbouring oast from the road would not be significantly affected as a result of the development. The existing ragstone boundary wall will also be retained as part of the development, with the new access/gates going where there is only currently close boarded fencing.

- 6.08 In addition, with the property facing onto the lane, it would positively relate to the existing cluster of road frontage buildings; the footprint of the 2-storey element of the house is not significantly different to the surrounding properties; and the new house and Oast Cottage would have similar sized plots to Boughton Mount Oast. The modern design approach of the house is also not objectionable, and the use of the high quality materials proposed would ensure that the development would integrate well with the rural character of the area. The use of ragstone to the front of the dwelling is particularly welcome, as it picks up on the appearance of the surrounding properties; and it is noted that the property opposite also has render at ground floor level, with ragstone above. On this basis, it is considered that the development would not appear cramped, or harmfully at odds with the prevailing pattern of development in the locality; and nor would it appear unacceptably dominant or visually incongruous when viewed from any public vantage point.
- 6.09 Under 20/504039, the Council's Landscape Officer was also satisfied that the proposal would be achievable without compromising the planting along the roadside boundary of the site, subject to a recommended tree protection condition. This remains relevant and on this basis there continues to be no arboricultural objection to the proposal, subject to a pre-commencement condition requiring tree protection details. This condition has been agreed by the agent. To further safeguard the character and appearance of the area, suitable conditions are recommended to secure the quality of materials and landscaping; to retain the attractive ragstone wall along part of the north-western and south-western boundaries; and to control the impact of any external lighting. It is also considered reasonable to remove permitted development rights to extend the roof of the house and to erect any other hard boundary treatments.
- 6.10 In summary, the same proposal was judged to not cause unacceptable harm to the character and appearance of area under extant planning permission 20/504039, and this view remains; and there have been no significant changes to the site or its surroundings, to reach a different conclusion on this impact.
- 6.11 It is acknowledged that the proposal would not be strictly in accordance with Boughton Monchelsea Neighbourhood Plan policy PWP4, in that it would not result in significant benefits to the parish in resolving community issues identified in the Plan. However, the extant permission is a material consideration which weighs in favour of granting permission in this case. It is also considered that the proposal would accord with Neighbourhood Plan policies PWP1, RH1 and RH6, in that it would provide small scale windfall housing of high quality in keeping with its location; it would not cause visual or actual coalescence; and it would not have a significant adverse impact upon the landscape.

### **Residential amenity**

- 6.12 As accepted under 20/504039, the proposal would not have an adverse impact upon the living conditions of any resident when trying to enjoy their own property, in terms of privacy, light, outlook, being overbearing, and general noise and disturbance. Indeed, the proposed dwelling (and its parking area), whilst close to the shared boundary with Oast Cottage, would actually be more than 10m away from the neighbouring property; and whilst there is an outdoor patio area in between the two properties, this is not the only private outdoor amenity space the occupants benefit from. Furthermore, the first floor side openings in the south-eastern boundary of the site will be conditioned to be obscure glazed and fixed shut, to safeguard the amenity of the occupants of Oast Cottage. The occupants of Oast Cottage would also retain a relatively large garden, and so there is no objection in this respect. Given the separation distances, the proposal would not adversely impact any other resident when trying to enjoy their own property. Future occupants of the site would also continue to benefit from acceptable living standards (both internally and externally).

### **Highway safety matters**

- 6.13 The new dwelling would benefit from a new vehicle access point from the lane that runs along the southern boundary of the site, with Oast Cottage retaining the use of the existing vehicle access. This is considered to raise no highway safety concern, as accepted by the Highways Authority, who had previously raised no objection to the application under 20/504039. There are continues to be acceptable levels of on-site parking provision for both Oast Cottage and the new dwelling. On this basis, the development would not have a severe impact on the road network and it would not have an unacceptable impact in highway safety terms.

### **Other planning considerations**

- 6.14 It is accepted that there is unlikely to be any protected species on the site and so no further details are required in this respect prior to the determination of this application. Notwithstanding this, one of the principles of the NPPF is that "*...opportunities to incorporate biodiversity improvements in and around developments should be encouraged, especially where this can secure measurable net gains for biodiversity*". On this basis, a suitable condition will be imposed requesting details of biodiversity enhancement on the site, including through integrated methods into the design and appearance of the dwelling.
- 6.15 The KCC Archaeology Officer confirms that the site lies within an area of archaeological potential associated with Iron Age and Post Medieval agrarian activity, and with this in mind they have recommended a condition to secure a watching brief. Such a condition is considered reasonable to ensure that features of archaeological interest are properly examined and recorded. Details are required prior to the commencement of development as groundworks are necessary to adhere to the condition, and the agent has agreed to this.
- 6.16 The Environmental Protection Team has previously raised no objection to the application in terms of air quality; contamination and noise, and so no further details are required in these respects. The proposal site is in Flood Zone 1; surface water will be disposed via soakaway; and foul sewage disposed by mains sewer. This is not objectionable and no further details are also required in these matters.
- 6.17 In accordance with Local Plan policy and in the interests of sustainability, suitable conditions will be imposed to secure the use of renewable technologies and bicycle parking on the site; no further details are required in terms of refuse storage/collection; external lighting can be controlled by way of condition, in the interests of amenity; and the KCC Minerals Safeguarding Officer has confirmed that KCC has no objection to the proposal on mineral or waste safeguarding concerns.
- 6.18 The KCC Minerals Safeguarding Team raises no objection on mineral or waste safeguarding concerns; and the KCC Public Rights of Way Officer has also raised no objection.
- 6.19 All representations received in relation to this application have been considered in this assessment; and due regard has been also had to the Public Sector Equality Duty, as set out in Section 149 of the Equality Act 2010. It is considered that the application would not undermine the objectives of this Duty.
- 6.20 The development is CIL liable. The Council adopted a Community Infrastructure Levy in October 2017 and began charging on all CIL liable applications approved on and from 1<sup>st</sup> 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 if planning permission is granted or shortly after. The submission is not EIA development.

## 7.0 CONCLUSION

- 7.01 The proposal does not accord with policy SP17 of the adopted Local Plan, in that there are no exception policies for a new dwelling in this location and it would cause some harm to the character and appearance of the area.
- 7.02 However, in this instance it is a strong material consideration that the same proposal has already been approved under planning application reference: 20/504039 and that this permission is extant and still remains capable of implementation. There have also been no physical changes at the site to reach a different decision than that made in December 2020.
- 7.03 The Boughton Monchelsea Neighbourhood Plan has been adopted since that decision, and whilst the proposal would not strictly accord with policy PWP4, in that it would not result in significant benefits to the parish in resolving community issues identified in the Plan, the extant permission is a material consideration which weighs in favour of granting permission in this case. Furthermore, the proposal would accord with Neighbourhood Plan policies PWP1, RH1 and RH6, in that it would provide small scale windfall housing of high quality in keeping with its location; it would not cause visual or actual coalescence; and it would not have a significant adverse impact upon the landscape.
- 7.04 It has been established through case law that local authorities should ensure consistency in decision making and in this case there are no overriding reasons why a different decision should be reached.
- 7.05 On this basis, a recommendation to approve this planning application, subject to conditions, is therefore made.

## 8.0 RECOMMENDATION

- 8.01 **GRANT PLANNING PERMISSION** subject to the following conditions with delegated powers to the Head of Planning and Development to be able to settle or amend any necessary planning conditions in line with the matters set out in the recommendation and as resolved by the Planning Committee.

- (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: KWTP.01; 02; 03; 04; 05; 06; 07; 08; 09; 10 (boundary treatment details); and 10 (proposed streetview).

Reason: For the avoidance of doubt.

- (3) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a watching brief to be undertaken by an archaeologist approved by the Local Planning Authority so that the excavation is observed and items of interest and finds are recorded. The watching brief shall be in accordance with a written programme and specification 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. Details are required prior to the commencement of development as groundworks are necessary to adhere to the condition.

- (4) The development hereby approved shall not commence until details of tree protection in accordance with the current edition of BS:5837 have been submitted to and approved in writing by the local planning authority. 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: To safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value. Details are required prior to the commencement of the development as tree protection needs to be in place beforehand.

- (5) As shown in the submission and prior to the commencement of development above damp-proof course level, written details of the materials to be used in the construction of the external surfaces of the building hereby approved shall be submitted to and approved in writing by the local planning authority. These details shall be:
- (i) Ragstone formation and pointing for first floor south western elevation;
  - (ii) Natural slate roof tiles;
  - (iii) Colour of painted render;
  - (iv) Vertical timber boarding; and
  - (v) Powder coated aluminium frames for external fenestration (grey or black powder in colour).

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

Reason: To safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value.

- (6) The boundary treatments for the development hereby approved shall be carried out in accordance with the submitted plans (including the existing ragstone boundary wall), and shall be in place prior to the first occupation of the dwelling and maintained as such thereafter.

Reason: To safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value, and in the interests of residential amenity.

- (7) The existing ragstone boundary wall shall be retained as part of the development hereby approved. If any part of this wall is removed as a result of the building works associated to the approved development, then written details of a replacement ragstone wall shall be submitted to and approved in writing by the local planning authority. The approved details shall then be fully in place on site prior to the occupation of the dwelling hereby approved.

Reason: To safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value.

- (8) Prior to the commencement of development above damp-proof course level details of a scheme of hard and soft landscaping, using indigenous species which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with a programme for the approved scheme's implementation and long-term management, shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall be designed using the principle's established in the Council's adopted Landscape Character Assessment (2012) and shall show:
- (i) Retention and strengthening of existing planting along north-western and north-eastern boundaries with 100% native planting, with details of location, planting species, amount and size); and
  - (ii) Materials/finish of any hardsurfacing within the site.

Only non-plastic guards shall be used for new trees and hedgerows and no Sycamore trees shall be planted; and the landscaping of the site and its management thereafter shall be carried out in accordance with the approved details.

Reason: To safeguard existing trees and hedges; to safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value; and in the interests of biodiversity enhancement.

- (9) All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the dwelling or the completion of the development, whichever is the sooner. Any seeding or turfing which fails to establish or any trees or plants which, within ten years from the first occupation of a property, 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: To safeguard existing trees and hedges and to safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value.

- (10) Prior to commencement of the development above damp-proof course level, details of ecological enhancements integrated into the design and fabric of the dwelling hereby approved, to include swift bricks, bat tubes and bee bricks, shall be submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved details prior to the first occupation of the dwelling and all features shall be maintained as such thereafter.

Reason: In the interests of biodiversity enhancements.

- (11) Prior to the commencement of the development above damp-proof course level, details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby permitted shall be submitted to and approved in writing by the local planning authority. The approved details shall be installed and operational prior to the first occupation of the dwelling and shall be maintained as such thereafter.

Reason: To ensure an energy efficient form of development.

- (12) The development hereby approved shall provide useable and secure bicycle parking facilities prior to the first occupation of the dwelling, and these facilities shall be maintained as such thereafter.

Reason: In the interests of sustainable development.

- (13) No external lighting, whether temporary or permanent, shall be placed or erected within the site unless details are submitted to and approved in writing by the local planning authority. Any details to be submitted shall be in accordance with the Institute of Lighting Engineers Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2005 (and any subsequent revisions), and shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles) and an ISO lux plan showing light spill. The development shall thereafter be carried out in accordance with the subsequently approved details and maintained as such thereafter.

Reason: In the interest of amenity.

- (14) Before the development hereby permitted is first occupied, the proposed first floor windows serving 'bedroom 1' in the south-eastern elevation of the dwelling hereby approved, as shown on the submitted plans, shall be obscure glazed to not less than the equivalent of Pilkington Glass Privacy Level 3, and these windows shall be incapable of being opened except for a high level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such thereafter.

Reason: In the interests of residential amenity.

- (15) The vehicle parking spaces, as shown on the submitted plans (including the garage), shall be completed prior to the first use of the development hereby approved and shall be permanently retained for parking thereafter and not used for any other purpose. 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: In the interest of parking provision.

- (16) Notwithstanding the details shown on the approved plans and the provisions of the Town and Country Planning General Permitted Development (Amendment) (England) Order 2015 (or any order revoking and re-enacting that order with or without modification), no development within Schedule 2, Part 1, Class B and Schedule 2, Part 2, Class A to that Order shall be carried out.

Reason: Reason: To safeguard the character and appearance of the countryside that falls within the Loose Valley Landscape of Local Value; and in the interests of residential amenity.

Informative(s)

- (1) The proposed development is CIL liable. The Council adopted a Community Infrastructure Levy on 25th October 2017 and began charging on all CIL liable applications approved on and from 1st 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.