

REPORT SUMMARY

REFERENCE NUMBER: 24/501069/FULL		
APPLICATION PROPOSAL: Erection of new dwelling house and erection single storey rear extension to the host dwelling including erection of 2no. cycle sheds.		
ADDRESS: 62 Sovereigns Way Marden Tonbridge Kent TN12 9QF		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to planning conditions in Section 8 of this report.		
SUMMARY OF REASONS FOR RECOMMENDATION: The proposed dwelling and erection of a single storey rear extension would not result in harm to the character and appearance of the street scene or the wider area. The proposal would not impact residential neighbouring amenity, nor would it impact parking or the wider highway network. The proposal is acceptable and in accordance with the Maidstone Borough Local Plan Review 2024 and the NPPF 2023.		
REASON FOR REFERRAL TO COMMITTEE: Call in from Marden Parish Council for the reasons set out in Section 4 of this report.		
WARD: Marden And Yalding	PARISHCOUNCIL: Marden	APPLICANT: Mr G Savov AGENT: Building Design Studio
CASE OFFICER: Chloe Berkhauer-Smith	VALIDATION DATE: 15/03/24	DECISION DUE DATE: 28/06/24
ADVERTISED AS A DEPARTURE: No		

Relevant Planning History

77/0395: Residential development - Approved 29.06.1978

12/1366: Erection of an attached two storey dwelling - Refused 21.11.2012 for the following reasons:

"The proposed development by virtue of its scale, siting and proportions in relation to the application site, would result a cramped form of development which would be out of keeping with the surrounding pattern of development and would result in the erosion of open space which would be harmful to the character and appearance of the area contrary to policies CC1, CC6 and BE1 of the South East Plan and Central Government planning policy as set out in the National Planning Policy Framework 2012".

Appeal decision letter dated 20 March 2013 against refusal of 12/1366 (APP/U2235/A/12/2188947) Appeal decision: dismissed.

The appeal Inspector concluded that the proposal would "...compromise the spaciousness of the area..." making "...the proposed house and the associated terrace seem comparatively 'squeezed in'. The proximity of the flank wall to the road would also introduce an atypical hardness to the street scene".

23/505154/FULL: Erection of two storey side and single storey rear extension - Approved 11.01.2024

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The application site is within the Marden settlement boundary as defined in the Local Plan. The application is not situated within any special land designations; however, it is partially within flood zone 2.
- 1.02 The site is a corner plot with the side (south) site boundary in Meades Close and the front (east) boundary in Sovereigns Way. The property at 25 Meades Close is to the rear (west) separated by a rear pedestrian passageway. The existing two storey property is at the end of a terrace of 5 properties (62-70 Sovereigns Way).
- 1.03 The front elevation of the existing dwelling is set back from the pavement in Sovereigns Way with a front garden approximately 16.6m long. The side elevation is set back from the pavement in Meades Close by approximately 4.9m with the close-boarded fencing approximately 1.8m high on the boundary.
- 1.04 The wider area between the railway line to the north and Goudhurst Road (B2079) to the south is characterised by relatively high-density suburban development. The pattern of development is a series of cul-de-sacs of mainly terraced and semi-detached dwellings with some detached dwellings.

2. PROPOSAL

- 2.01 Construction of a part single, part double storey end of terrace dwelling house with a single storey rear extension to the existing property at 62 Sovereigns Way including 2 cycle sheds.

3. POLICY AND OTHER CONSIDERATIONS

Maidstone Borough Local Plan Review 2024
LPRSS1 – Maidstone borough spatial strategy
LPRSP6 – Rural service centres
LPRSP6(E) – Marden
LPRSP10(A) – Housing mix
LPRSP12 – Sustainable transport
LPRSP15 – Principles of good design
LPRHOU2 – Residential extensions ... and development within the built-up area
LPRHOU4 – Residential garden land
LPRTRA2 – Assessing the transport impacts of development.
LPRTRA4 – Parking
LPRQD1 – Sustainable design
LPRQD6 – Technical standards
LPRQD7 – Private open space standards

Neighbourhood Plan: Marden, BE1 Local character, BE2 Residential amenity.

The National Planning Policy Framework (NPPF):
National Planning Practice Guidance (NPPG):

4. LOCAL REPRESENTATIONS

Local residents

- 4.01 1 representation received objecting to the application for the following (summarised) reasons:
- Parking provision
 - Visual appearance
 - Loss of light

Marden Parish Council

- 4.02 Objection and recommend refusal on the following grounds:
- Porch design should match the existing dwelling.
 - Porch roof line should be continued to match the existing dwelling.
 - Building shouldn't be set back; it should continue the line of the existing terrace.
 - Contrary to Marden Neighbourhood Plan Policy BE1 Local Character.

5. CONSULTATIONS

(Please note that summaries of consultation responses are set out below. Comments are discussed in more detail in the appraisal section where considered necessary)

Environment Agency

- 5.01 No objection. Offered their standing advice.

Environmental Health

- 5.02 No objection subject to conditions.

KCC PROW

- 5.03 No objection.

KCC Highways

- 5.04 No objection. Does not meet the criteria to warrant involvement from the highway authority.

Network Rail

- 5.05 No objection. Offered their standing advice.

6. APPRAISAL

- 6.01 The key issues are:
- LPR spatial strategy
 - Character, appearance
 - Residential amenity
 - Standard of accommodation
 - Parking/highways
 - Flooding
 - Ecology

LPR spatial strategy

- 6.02 The site is located within the Marden settlement, a designated rural service centre. Local Plan policy LPRSS1 (Maidstone Borough spatial strategy) states that the focus for new development in the borough will be Maidstone's urban area (as the largest and most sustainable location) followed by the designated rural service centres, designated larger villages, then smaller villages and hamlets and lastly, the countryside.
- 6.03 Local Plan policy LPRSP6 (Rural Service Centres) sets out that within the designated rural service centres, the council will focus new housing when it is, an allocated site, minor development such as infilling and the redevelopment of previously developed land that is of a scale appropriate to the size of the village. The current application is minor development infilling land to the side of an existing end of terrace property.
- 6.04 Policy LPRSP12 (sustainable transport) encourages development which would have a positive impact in terms of sustainable travel. The proposal site is in a sustainable location, where future occupiers will be able to meet daily needs

without use of a private car. The location is therefore generally suitable for new residential accommodation subject to the consideration of other adopted planning policies.

- 6.05 Policy LPRHOU2 (Residential extensions, conversions, annexes, and redevelopment within the built-up area) permits residential development on land outside the countryside which meet listed criteria. Policy LPRHOU4 (Residential Garden Land) permits development of domestic garden land to create buildings subject to listed criteria. These criteria are considered below:

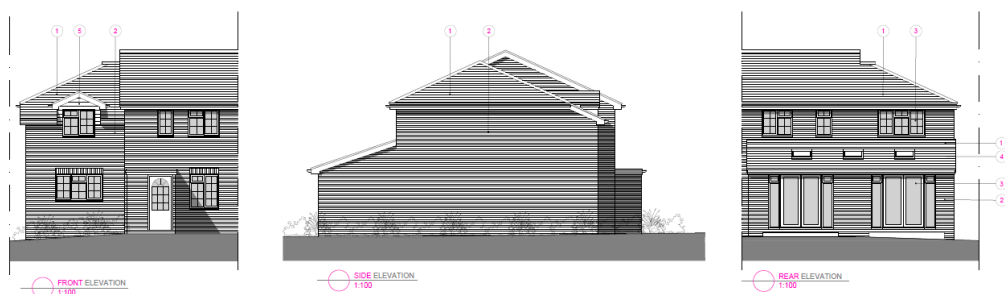
Character and appearance

- 6.06 Local Plan Review policies LPRHOU2 (i) and LPRHOU4 (5) require scale, height, form, appearance, and siting to fit unobtrusively with the existing building and the character of the street scene. Policy LPRSP15 additionally refers to materials, detailing, mass, bulk, articulation, and site coverage. Policy LPRHOU4 (1) states that the higher density should not result in significant harm to character and appearance. Marden Neighbourhood Plan policy BE1 states "*...proposals should respect and enhance the existing character of the village. Development must be both visually and functionally sympathetic to the existing styles and materials...*"
- 6.07 The character of the area between the railway line to the north and West End Road (B2079) to the south is characterised by relatively high-density suburban development. The pattern of development is a series of cul-de-sacs consisting of mainly terraced and semi-detached dwellings with some detached dwellings.
- 6.08 Most of the residential area between the railway line (to the north) and West End Road (to the south) is split into two by Sovereigns Way, with the main part of Sovereigns Way running east to west from Pattenden Lane. The land between the main part of Sovereigns Way and the railway line provides a series of cul de sacs.
- 6.09 Whilst these cul-de-sacs generally provide semi-detached dwellings and terraces of 3 dwellings, the application site at the western end of this residential area is in a group of two terraces, with each terrace currently providing 5 dwellings. The current application will result in one of these terraces providing 6 dwellings and with the current variation in the size of the terraces this is in keeping with the character of the area. Given that the application site is located at the end of the row of terraces, it would not impact the street scene by closing the gap between properties and consequently there is no terraced effect.
- 6.10 The front elevation of the existing dwelling at 62 Sovereigns Way faces east on to the cul de sac, with the new attached dwelling on garden land adjacent to the south (side) elevation of the dwelling. Whilst other dwellings in the area have similar orientation, there is some variation in the setback of dwellings from the southern boundary (this includes 2 Sovereigns Way approx. 6 metres and 44 Sovereigns Way approx. 3.5 metres). Whilst single storey, the garage to the side of 20 Sovereigns Way is also highlighted. In this context there are no grounds to refuse planning permission for the loss of the garden land to the side of the existing dwelling.
- 6.11 The proposed house has a hipped roof form. Whilst gables are the predominant local style there are examples of other styles including barn hip roofs (Bramley Court) and flat roof (garage at 20 Sovereigns Way). It is concluded that a hipped roof design for the proposal forms a satisfactory composition with the existing dwelling by removing bulk from the proposed roof and ensuring it appears subservient. In this context there is no objection to the hip roof design.
- 6.12 The proposed fenestration and external facing materials for the new house are in keeping with the host dwelling and the character of the other dwellings along

Sovereigns Way. The external facing materials and boundary treatments (Policy LPRHOU2 ii) will also be controlled by planning condition.

- 6.13 In terms of appearance, the proposed dwelling would be visually subservient to the host dwelling with a set back from the front elevation and set down of the roof ridge. Marden Parish Council have objected to this design approach stating that as a house (and not an extension) the proposed building should not be set back from the terrace. The visual benefits of a set back in elevation or height are not restricted to extensions and can also be used for new houses. There are examples of these setbacks locally for existing houses in Meades Close immediately to the west of the application site.
- 6.14 Marden Parish Council have made comments about the proposed porch design. There are many different porch designs locally, and changes to porches can be made without the need for planning permission. The proposed porch design is found to be acceptable, in keeping with proposed dwelling and the area generally.
- 6.15 This current application follows a recent separate approval (23/505154/FULL) for a two storey extension to the application property. The scale, height, form, and choice of materials of the two storey extension permitted under the previous application match that proposed for the new house. Amendments are made to front and rear fenestration to include front and rear entrance doors and the addition of a small bike shelter located in the nearby parking area, which is within the red line boundary.

Elevations approved under 23/505154/FULL for a two-storey side extension.



Elevations currently proposed for a two-storey end of terrace house.



- 6.16 In summary the proposal is in accordance with policies LPRHOU2 and LPRHOU4 that require building scale, height, form, appearance, and siting to fit unobtrusively with the existing building and the character of the street scene. The proposed setbacks of the front elevation and the roof, ensure the proposal appears subservient to the main dwelling, results in a development that fits unobtrusively with the existing dwelling and the character of the street scene.

Residential amenity

- 6.17 Local Plan Review policies LPRHOU2 (iii), LPRHOU4 (2),(4) and LPRSP15 seek to protect neighbours in relation to privacy, outlook, light, noise and activity. Marden

Neighbourhood Plan policy BE2 states "New housing development ...should provide suitable residential amenity for residents...".

- 6.18 The closest residential property is the host dwelling at 62 Sovereigns Way and then 64 Sovereigns Way beyond with both to the north of the proposed dwelling. The property at 25 Meades Close is to the west. A distance of 15 metres will separate 25 Meades Close from the new house including approximately 9m from the proposed house to the boundary of No.25.

Daylight/sunlight.

- 6.19 The proposal includes a two-storey end of terrace dwelling and single storey extension to the rear of the existing dwelling at 62 Sovereigns Way.
- 6.20 The proposed single storey rear extension will extend approximately 3m past the rear (west) elevation of 64 Sovereigns Way. The extension with eaves height of approximately 2.7m and maximum height of approximately 3.7m is acceptable in relation to overshadowing and loss of light and outlook.
- 6.21 Given the orientation of the site and the distance of the proposal from 25 Meades Close, the proposal is acceptable in relation to the residential amenity of the occupants of 25 Meades Close.

Privacy/overlooking.

- 6.22 The first floor window to the front elevation is a bathroom with a bedroom window to the rear (west) elevation. The Council seeks a minimum separation distance of 20m between directly opposing first floor habitable windows. This standard is achieved as 25 Meades Close is not directly opposite the proposed dwelling, and as a result there are no directly opposing windows.
- 6.23 The proposed first floor rear window would look towards the rear amenity space of 25 Meades Close. Existing privacy levels are relevant here and the first floor windows to the rear elevation of the terrace are highlighted. The view from the new window would be more oblique than views currently possible from existing first floor habitable windows in the terrace.
- 6.24 Considering the existing situation at the site, together with the fact there are no proposed directly opposing windows, the proposal is acceptable in relation to overlooking and privacy.

Noise/activity

- 6.25 The application is a conforming residential use in a residential area and the proposal is acceptable in relation to impact from additional noise and activity.
- 6.26 In summary overall, the proposal is acceptable in relation to residential amenity including loss of light, overshadowing, privacy and overlooking and noise and activity.

Standard of accommodation

- 6.27 Local Plan policy LPRSP15 and paragraph 135 of the NPPF state that proposals will be permitted where they create high quality design and provide adequate residential amenities for future occupiers. Adequate residential amenities for future occupiers should be achieved by ensuring that development is not exposed to excessive noise, vibration, odour, air pollution, activity or vehicular movements, overlooking or visual intrusion.

- 6.28 Policy LPRQD6 (technical standards) sets out that a 1-bedroom, 2-storey dwelling with 2 bedspaces should provide a minimum floor area of 58m². The proposed dwelling would have a gross internal area of 61m², which exceeds this minimum requirement.
- 6.29 Policy LPRQD7 (private amenity space) requires all new dwellings to have a private amenity space that is located adjacent to the dwelling, has an external private access and for houses, the rear garden is at least equal to the ground floor footprint and not triangular. The dwelling would have a suitable rear amenity area that meets these criteria.
- 6.30 Overall, in summary the proposed dwelling would meet minimum space standards and the dwelling would provide a good standard of residential amenity for future occupiers.

Parking/highways

- 6.31 Policy LPRHOU2 (iv) states that sufficient parking should be provided within the curtilage of the dwelling without diminishing the character of the street scene. Policy LPRHOU4 (3) states that access of an appropriate standard should be possible to a suitable highway.
- 6.32 Policy LPRSP15 states that proposals 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. Policy LPRTRA2 seeks to ensure that the vehicle trips generated by a use can be adequately accommodated on the road network.
- 6.33 The Kent and Medway Structure Plan 2006 sets out that a 1 bedroom dwelling in this sustainable location should have a maximum of 1 space and a 2 bedroom dwelling should have a maximum of 2 spaces. These standards require a maximum of three off street car parking spaces for existing and proposed dwellings
- 6.34 In a similar arrangement to other nearby properties, the residential parking for the application property is provided in a parking court to the north of the application site. No car parking would be provided within the curtilage of the proposed dwelling or the existing dwelling. This allows the retention of the existing soft landscaped area and the positive visual impact this has on the character of the street scene.
- 6.35 The existing arrangements will provide a total of 2 car parking spaces for the existing and proposed dwellings. This provision is acceptable and in accordance with the above maximum car parking standards. The site is within Marden rural service centre and therefore in a sustainable location, with access to a variety of public transport options and public amenities.
- 6.36 The vehicle access to the car parking and pedestrian access to existing and proposed dwellings is found to be acceptable. The vehicular and pedestrian movement generated by the proposal can be safely accommodated on the local highway network and the proposal is acceptable in relation to highway safety.
- 6.37 In summary, the proposal is acceptable with regard to parking provision, highway safety, pedestrian and vehicle access and trip generation.

Flooding

- 6.38 Local Plan policy LPRSP14(C) requires new development to include a Flood Risk Assessment where the site is located within Flood Zones 2 or 3. The application site is partially within and at the eastern end of flood zone 2 with all of Meades

Close also in flood zone 2. The submitted application includes a flood risk assessment.

- 6.39 The submitted flood risk assessment sets out several measures that will be incorporated into the new house to provide flood resilience. These measures include wall power sockets raised above ground level. A planning condition is recommended to require a full list of flood resistance and resilience measures to be submitted, approved in writing and installed prior to first occupation. A further condition is recommended requiring future occupant to sign up to the EA's Flood Warning Service. With these measures and the site only partially within an area at risk from flooding the proposal is acceptable in relation to flooding.

Ecology

- 6.40 Local Plan policy LPRSP14(A) 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"*.
- 6.41 Biodiversity enhancements can be achieved by placing bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgehog corridors around the site, and incorporating bat and bee bricks into the building itself. A planning condition is recommended seeking these measures.
- 6.42 In terms of biodiversity net gain (BNG), LPR policy LPRSP14(A) requires a 20% net gain on 'new residential development'. However, it is a material consideration that the current application was submitted prior to the adoption of the Local Plan Review, prior to the implementation date for the national 10% BNG requirement and the development is for only one house; in these circumstances it is concluded that it would be unreasonable to require 20% BNG in this case.

PUBLIC SECTOR EQUALITY DUTY

- 6.43 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.

Community Infrastructure Levy

- 6.44 The proposed 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.

7. CONCLUSION

- 7.01 For the reasons outlined above, the proposed dwelling and erection of a single storey rear extension to the existing property would not result in harm to the character and appearance of the street scene or the wider area. The proposal would not impact residential neighbouring amenity, nor would it impact parking or the wider highway network. The proposal is found to be acceptable and in accordance with the Maidstone Borough Local Plan Review 2024 and the NPPF 2023.

8. RECOMMENDATION 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 and/or informatives 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:
Application form – Received 08/03/2024
Proposed House Plans, Elevations And Block Plans – Drawing No. BDS-1798-P11 – Received 08/03/2024
Bike Shelter – Received 15/03/2024
Reason: To clarify which plans have been approved.
- 3) The external facing materials used for the development hereby permitted shall match those used on the existing building at 62 Sovereigns Way.
Reason: To ensure a satisfactory appearance to the development.
- 4) The development shall not commence above slab level until, until a noise report has been submitted to and approved in writing by the Local Planning Authority. The noise report shall demonstrate that the internal noise levels within the dwelling and external noise levels in the back garden will conform to the standard identified by BS 8233 2014, Sound Insulation and Noise Reduction for Buildings - The work specified in the noise report to achieve the above standards shall be carried out in accordance with the approved details prior to occupation of the approved dwelling and shall be retained and maintained thereafter.
Reason: To protect the amenity of future occupiers of the site.
- 5) The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of ecology on the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of ecology through integrated methods into the fabric of the building by means such as swift bricks, bat tubes and bee bricks, and through the provision within the application site of measures such as bird and bat boxes, bug hotels, log piles, wildflower planting and hedgehog corridors. The development shall be implemented in accordance with the approved details prior to first occupation of the approved dwelling, and all features shall be permanently retained and maintained thereafter.
Reason: To enhance the ecology and biodiversity in accordance with national and local planning policy.
- 6) The development shall not commence above slab level until details of how decentralised and renewable or low-carbon sources of energy will be incorporated into the development hereby approved to provide at least 10% of total annual energy requirements of the development, have been submitted to and approved in writing by the local planning authority. The approved details shall be installed prior to first occupation of the approved dwelling and maintained thereafter.
Reason: To ensure an energy efficient form of development.
- 7) The development 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 (to include gaps at ground level in the

boundaries 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 approved building and retained and maintained as such thereafter.

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

- 8) Prior to first occupation of the approved dwelling flood resistance and resilience measures shall be in place that are in accordance with details that shall have previously been submitted to and approved in writing by the Local Planning Authority. The measures shall follow the advice of DEFRA's document Improving the Flood Performance of New Buildings Flood Resilient Construction. These measures shall be retained permanently thereafter.
Reason: To mitigate against flooding impacts and to provide an acceptable standard of living accommodation.
- 9) Within the first 3 months following first occupation of the approved dwelling evidence shall be submitted to show that residents of the dwelling have signed up to the EA's Flood Warning Service.
Reason: To mitigate against flood impact.
- 10) Prior to the first occupation of the dwelling hereby approved, facilities for (a) the storage and screening of refuse bins, and (b) the collection of refuse bins, and (c) secure bicycle storage shall be in place that are in accordance with details that have previously been submitted to and approved by the Local Planning Authority including the location of the proposed cycle storage sheds. These details will be maintained as such thereafter.
Reason: In the interests of amenity, to promote sustainable travel choices and the reduction of CO2 emissions.
- 11) At the end of the first planting season (October to February) following first occupation of the approved dwelling landscaping shall be in place, and this landscaping shall be in accordance with a landscape scheme that has previously been submitted to and approved in writing by the Local Planning Authority. The landscaping shall be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012). The landscaping shall include:
 - a) details of all existing trees, and landscaping on, and immediately adjacent to, the site and indicate whether they are to be retained or removed.
 - b) details of the number, size, species, maturity, spacing and position of proposed trees and landscaping. (Including species, spacing, maturity and quantities) *with any new hedging at approximately 45cm spacing with 30cm between rows and consisting of 70% Hawthorn or Blackthorn, 5% Dogwood, 10% Field Maple, 10% Hazel, 2.5% Holly and 2.5% Wayfaring Tree*
 - c) a timetable of implementation of the approved scheme and
 - d) a five [5] year landscape management plan (Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted).Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.
- 12) Any landscaping which fails to establish or any existing or proposed trees or plants which, within five years from planting are removed, 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.

- 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. The details 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 approved details shall be in accordance with bat conservation trust guidelines and the Institute of Lighting Obtrusive Light Limitations for Exterior Lighting Installations for Environmental Zone E1. The scheme of lighting shall be installed, maintained, and operated thereafter in accordance with the approved scheme.
Reason: To prevent undue light pollution and to protect wildlife.
- 14) The development hereby approved shall meet the higher level of water efficiency of 110 litres per person, per day as set out under the building regulations Part G2 or any superseding standard. The building shall not be occupied unless this standard has been met and this standard shall be maintained thereafter.
Reason: To ensure a sustainable form of development.
- 15) The development hereby approved shall meet the accessible and adaptable dwellings building regulations Part M4(2) standard or any superseding standard. The dwelling shall not be occupied unless this standard has been met and the dwelling shall be thereafter retained as such.
Reason: To ensure the development is in accordance with local and national policy and meets acceptable standards of accessible and adaptable dwellings.
- 16) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and reenacting 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.

NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.