

REPORT SUMMARY

REFERENCE NUMBER: 24/500504/FULL		
APPLICATION PROPOSAL: Demolition of existing agricultural barn and erection of 1no. chalet bungalow with associated access, landscape and biodiversity enhancements (revised scheme to 20/504096/FULL).		
ADDRESS: Lodge Farm Goudhurst Road Marden Tonbridge Kent TN12 9NW		
RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions		
<p>SUMMARY OF REASONS FOR RECOMMENDATION:</p> <p>The National Planning Policy Framework (NPPF) reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which requires by law that planning applications “must be determined in accordance with the development plan, unless material considerations indicate otherwise”. The proposal is clearly contrary to the Development Plan and has been advertised as a departure.</p> <p>The proposal will result in harm to the character and appearance of the countryside contrary to Local Plan Review policy SP9 and there are no Local Plan policies that directly support the use. In this context as the application is not in accordance with the adopted Local Plan Review, it needs to be determined as to whether there are other material considerations that justify granting planning permission.</p> <p>Permission has previously been approved for a larger new dwelling on the application site and a certificate of lawful development has confirmed that the previously approved house can be completed on the site at any time in the future. In these circumstances this earlier permission is a viable ‘fall back’ position. Moreover, the scheme proposed is superior to the ‘fall back’ position and therefore there is ‘betterment’.</p> <p>The proposal is found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area. The proposal is acceptable in relation to heritage impacts, neighbour amenity, and biodiversity. The access and parking arrangements are all acceptable.</p> <p>It is concluded that whilst the application is not in accordance with the development plan (a departure) the material considerations that have been outlined and the minimal level of harm indicate that planning permission should be approved.</p>		
REASON FOR REFERRAL TO COMMITTEE: The application seeks an educational building within the countryside, the development does not benefit from an exception to Local Plan Review policy SP9. As such the development would cause some harm to the character and appearance of the countryside and is a departure from the Local Plan Review.		
WARD: Marden And Yalding	PARISH COUNCIL: Marden	APPLICANT: Mr Thijs Bax
CASE OFFICER: William Fletcher	VALIDATION DATE: 12/02/24	DECISION DUE DATE: 26/06/24
ADVERTISED AS A DEPARTURE: Yes		

Relevant Planning History

23/502035/LAWPRO - Lawful development certificate to establish that planning permission 20/504096/FULL has been part implemented, and that the remainder of the development may be lawfully completed. Approved – 30/06/2023 (*Officer Note: This confirms that a dwelling on site has commenced and as detailed below will be given weight when considering a new residential dwelling in this location which in policy terms is within the countryside*).

20/504096/FULL - Demolition of existing agricultural barn and erection of 1no. detached dwelling, to be built to Passivhaus standards. Approved - 26/10/2020.

20/500928/PNQCLA - Prior Notification for a proposed change of use of agricultural building to 1no. dwellinghouse (Class C3) and for associated operational development. For it's prior approval to: - Transport and Highways impacts of the development - Contamination risks on the site - Flooding risks on the site - Noise impacts of the development - Whether the location or siting of the building makes it otherwise impractical or undesirable for the use of the building to change as proposed - Design and external appearance impacts on the building. Approved – 30/03/2020.

MAIN REPORT

1. DESCRIPTION OF SITE

- 1.01 The proposal site is on the eastern side of Goudhurst Road, to the south of the village of Marden. For the purposes of the Local Plan the site is within the designated countryside; and a public right of way (KM282) runs along the northern boundary of the site.
- 1.02 The site contains a low-level timber framed building (apple store) with an asymmetrical flat roof, that is in part open; in part enclosed by corrugated metal sheeting (including to the roof); and in part enclosed by post and wire fencing. This building (pole barn) is dilapidated in appearance and is built up against (but not part of) a concrete block building that is part single storey and part 2-storey, again with an asymmetrical roof. This building is rendered and in a poor state of repair, with noticeable cracks to the walls, and a dilapidated corrugated metal roof with vegetation growing through.

2. PROPOSAL

- 2.01 The application is described as "Demolition of existing agricultural barn and erection of 1no. chalet bungalow with associated access, landscape and biodiversity enhancements (revised scheme to 20/504096/FULL)."

3. POLICY AND OTHER CONSIDERATIONS

The Maidstone Borough Local Plan Review was adopted by the Council on the 20 March 2024. There have been 2 strategic level challenges to adoption. The relevant Maidstone Borough Local Plan Review (March 2024) policies are as follows:

LPRSS1 – Maidstone Borough Spatial Strategy
LPRSP9 – Development in the Countryside
LPRSP14(A) – Natural Environment
LPRSP15 – Principles of good design
LPRQD 4 – Design principles in the countryside
LPRQD6 – Technical standards
LPRQD7 – Private open space standards

Marden Neighbourhood Plan 2020:
NE3 – Landscape integration
NE5 – Landscape planting
BE1 – Local character
BE2 – Residential amenity

Supplementary Documents:
Maidstone Landscape Character Assessment (2013)

23/502035/LAWPRO - Lawful development certificate to establish that planning permission 20/504096/FULL has been part implemented, and that the remainder of the development may be lawfully completed. Approved – 30/06/2023

4. LOCAL REPRESENTATIONS

Local residents

- 4.01 As well as the posted site notice 3 neighbouring properties were consulted. No representations were received.

Marden Parish Council

- 4.02 No objections subject to conditions relating to wastewater management and biodiversity enhancements.

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)

KCC Highways

- 5.01 No objection subject to conditions on:
- Use of a bound surface for the first 5 metres of the access from the edge of the highway.
 - Provision and permanent retention of the vehicle parking spaces and/or garages shown on the submitted plans prior to the use of the site commencing.
 - Provision and permanent retention of the vehicle loading/unloading and turning facilities shown on the submitted plans prior to the use of the site commencing.

KCC Public Rights of Way

No objections subject to the following concerns being addressed:

- i) To comply with the Secured by Design recommendations with regard to footpath design (Homes Guide 2024, points 8.8 to 8.18), we would wish to see limited height to the proposed new close boarded fence on the south side of the path (1.4m max). (*This will be conditioned.*)
- ii) Withdrawal of the proposal to install benches along the line of the path. (*Revised plans have been submitted showing these have been removed.*)
- iii) The use of mulch as a one off surface treatment in a setting like this is inappropriate and would increase the maintenance liability of the County Council. In terms of providing a level surface, this should comprise a geotextile mat, 100mm of compacted MOT type 1, finished with a 25mm layer of compacted fines - 3mm to dust. (*Revised Plans have removed the mulch and now indicated the MOT type 1 as requested.*)
- iv) With regards to the inclusion of the enhanced biodiversity area at the rear of the site, which would enhance the visual amenity of the path, is appreciated but we would recommend that public access to the area is excluded. (*Revised drawings show that fencing would be placed around the enhanced biodiversity area, but it still appears that public access would be possible via the footpath, which is situated to the north of the biodiversity area. Conditions will be*

imposed requiring the applicant to submit details of all boundary fencing specifically showing that this location will be fully excluded from public access).

6. APPRAISAL

- 6.01 The key issues are:
- Spatial Strategy
 - Character and Appearance
 - Residential Amenity
 - Standard of Accommodation
 - Highways
 - Ecology
 - Sustainability

Spatial Strategy

- 6.02 The application site is in the countryside and the starting point for assessment of all applications in the countryside is LPR Policy SP9. Strategic Policy 9 states: "Development proposals in the countryside will not be permitted unless they accord with other policies in this plan and will not result in significant harm to the rural character and appearance of the area."
- 6.03 The application is described as a replacement dwelling, and replacement dwellings benefit from consideration under LPR policy HOU11, however, the previously approved house (20/504096/FULL) has not been completed.
- 6.04 The applicant has secured a lawful development certificate which confirms that construction of the approved dwelling on site has 'commenced' and as such there is an extant, implementable permission for a new dwelling on this site.
- 6.05 As will be detailed below, what is proposed is less visually intrusive than the previously approved development. Conditions are recommended to require more extensive landscaping and biodiversity enhancements than the permitted proposal. In this situation, there will be a 'betterment' over the previously permitted proposal, but nevertheless, the dwelling has not been built and as such the application must be assessed as being a new dwelling in the countryside for which there is no policy support.
- 6.06 In relation to SP9 (Development in the Countryside) and considering the impact of development on the character and appearance of the countryside the relevant adopted local plan policies are SP15 and QD4. The impact of the development on local character and appearance is considered against policies SP15 and QD4.

Character and appearance

- 6.07 LPR Policy SP15 states that development must "*Respond positively to, and where possible enhance, the local, natural, or historic character of the area. Particular regard should be paid to scale, height, materials, detailing, mass, bulk, articulation and site coverage*" Policy QD4 has similar aims and objectives.
- 6.08 Whilst policy HOU11 is not wholly relevant as this is not strictly a replacement dwelling, policy HOU11 does provide design requirements which are relevant to assessment against SP15 and QD4. The relevant parts of policy HOU11 are considered below.

HOU11 iv. The mass and volume of the replacement dwelling is no more visually harmful than the original dwelling.

- 6.09 In terms of design the permitted dwelling under 20/504096/FULL was a two storey, four-bedroom detached dwelling. The dwelling comprised of two sections, with a maximum depth of 13.7m, a breadth of 10.3m and was depicted as having a maximum height of 7.55m, with eaves of 5.2m and would have a gabled roof form. The building would have a footprint of approximately 130m².
- 6.10 For comparison the existing building on site which is an 'L' shaped building with a maximum depth of 20m, a maximum breadth of 12.5m, and a minimum of 8.25m. The building is depicted as having a maximum height of 6m with the main bulk of the building possessing a height of 3.15m. It has a footprint of 195m².
- 6.11 The proposed dwelling which is part single and part 1.5 storey has a maximum 6.15m ridge height, and a footprint of approximately 200m³.
- 6.12 Whilst the footprint of the proposed dwelling is larger, there would be a reduction in volume over the permitted scheme which had a volume of approximately 850m³ compared to the proposed which has a volume of approximately 800m³. Therefore, the reduction in volume would be 50 cubic metres. By setting the two storey element further from the highway the main bulk of the dwelling is also less imposing on the street scene.
- 6.13 It is concluded that the mass and volume of the proposed dwelling does not cause harm. As set out earlier in this report there is currently no completed dwelling on the site to 'replace' only an implemented permission and a partially complete building. Were the application seeking a larger dwelling than what was originally approved it is likely that this would not be supported.

HOU11 v. The replacement dwelling would result in a development which individually or cumulatively is visually acceptable in the countryside

- 6.14 The supporting text to LPR policy SP9 advises "The countryside has an intrinsic rural character and beauty that should be conserved and protected for its own sake."
- 6.15 LPR policies SP15 and QD4 of the Local Plan Review also seek to achieve high quality design in development proposals, emphasising the need for type, siting, materials and design including mass and scale of development to maintain or enhance the local character.
- 6.16 The application site is located on the eastern side of Goudhurst Road, and is screened by existing vegetation, the most prominent views are immediately to the front of the application. If the surrounding vegetation were to be lost for any reason, the dwelling is set back from the roadside by approximately 20m and as such it is not assessed that the dwelling would be an imposing addition on the application site where surrounding vegetation lost.
- 6.17 The single storey element of the dwelling is located to the 'front' of the application site with the two storey element located to the rear and as such its 'impact' on the street scene is reduced when compared to the permitted dwelling. Whilst there is an increase in footprint this is at ground floor level whereby its nature the built form is less visually intrusive.
- 6.18 In terms of the proposed materials the applicants supporting statement notes "The proposed materials have been chosen to achieve a contemporary barn style aesthetic. The contrast of the metal and natural stone adds visual interest, and the

strategic use of materials draws attention to the different levels and heights - key components of the architectural design.”

- 6.19 This is broadly agreed with, the use of zinc cladding does lend the larger portion an air of 'functionality' which reflects the type of agricultural buildings that are found in the countryside, almost akin to a converted agricultural barn with the more domestic rag stone single storey elements.
- 6.20 Conditions will be imposed requiring the applicant to submit materials samples to ensure the quality of the materials used is high and that the proposed dwelling will be of a satisfactory visual appearance.
- 6.21 Public right of way (KM282) runs along the north of the site, whilst this appears to be quite overgrown, when considering the presence of existing buildings on site the development would not have a detrimental impact on views from the public right of way. On balance the development would have only minimal impact on views from the footpath.
- 6.22 Policy BE1 of the Marden Neighbourhood Plan states "*Development proposals should be designed to protect the fabric and setting of any designated and non-designated heritage asset and respect and enhance the existing character of the village. Development must be both visually and functionally sympathetic to the existing styles and materials – examples of which are illustrated in this plan, in order to maintain and enhance Marden's sense of place*".
- 6.23 It is assessed that the development is in accordance with the Marden Neighbourhood Plan.

Residential amenity

- 6.24 There are no neighbouring properties within the vicinity of the dwelling that could be impacted upon in terms of overshadowing and loss of light.
- 6.25 The closest property to the development is Branns Farmhouse to the south approximately 20m away. Only one proposed first floor window would face this dwelling and this is for a bathroom. With the separation distance, the impact of this window in terms of privacy is acceptable.
- 6.26 In terms of amenity impacts, the development is in accordance with Marden Neighbourhood Plan policy BE2. The development is in accordance with policy HOU11 (ix) which states that the replacement dwelling should not have a negative impact on neighbouring residential amenity in terms of privacy, daylight, sunlight and overshadowing.

Standard of accommodation

- 6.27 The proposed dwelling would be located on a plot with an area of approximately 1500m² and the dwelling would have an internal space of at least 200m². This meets the amenity space standard set out in policy LPRQD7
- 6.28 The dwelling possesses utility rooms and storage cupboards with living areas that are spacious and well lit. This meets the internal space standard set out in policy LPRQD6

Highways

- 6.29 The dwelling would be served by a parking area to its front. The development would not have a detrimental impact upon parking in the area or the wider highway network. There is sufficient space for car parking.

Ecology

- 6.30 The applicant has submitted a preliminary ecological assessment, it indicates that no protected species were discovered on site.
- 6.31 The applicant has submitted a tree survey as part of the application which indicates no trees would need to be felled to facilitate the development. Conditions will be imposed requiring the development to be carried out in accordance with tree protection measures detailed within the report.
- 6.32 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.

Sustainability

- 6.33 The application site is only 100 metres from the boundary of Marden rural service centre, which is served by a railway station. The site is located approximately 7 miles from the boundary of Maidstone urban area.
- 6.34 Whilst some services are available within Marden, realistically carrying out weekly shopping trips or accessing amenity facilities that are found within Maidstone itself, would require the use of a car. It is considered that occupants would come to rely on private vehicles to access local services to meet their day to day needs.
- 6.35 It is possible to access Marden via the public footpath adjacent to the application site but it is unrealistic to expect occupants to use this footpath in the dark and to carry shopping back and forth. Goudhurst Road is an unlit road with no public footpaths it is unlikely occupants would choose to walk north into Marden using this road.
- 6.36 Despite the above, there is an 'extant' permission for a new dwelling in this location and as such it is not assessed that the above is of significant weight in terms of refusing the application.

PUBLIC SECTOR EQUALITY DUTY

- 6.37 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

- 6.38 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 The National Planning Policy Framework (NPPF) reiterates The Town and Country Planning Act 1990 and The Planning and Compulsory Purchase Act 2004, which requires by law that planning applications "must be determined in accordance with the development plan, unless material considerations indicate otherwise".

- 7.02 The proposal will result in harm to the character and appearance of the countryside contrary to Local Plan Review policy SP9 and there are no Local Plan Review policies that directly support the use. In this context as the application is not in accordance with the adopted Local Plan Review, it needs to be determined as to whether there are other material considerations that justify granting planning permission.
- 7.03 The proposal is found to be acceptable in relation to the minimal level of harm that will be caused to the character and appearance of this rural area as a result of the reduction in built form over the previously permitted proposals on site. The proposal is acceptable in relation to neighbour amenity, and biodiversity. The access and parking arrangements are all acceptable. Conditions can be imposed to ensure that the proposal results in a 'betterment' for biodiversity on site.
- 7.04 It is concluded that whilst the application is not in accordance with the development plan (a departure) these material considerations that have been outlined and the minimal level of harm indicate that planning permission should be approved.

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 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 shall be carried out in accordance with the following approved plans:
Application for planning permission
25620A_Walbax_-PL01 Proposed Block Plan
PL02 Rev A Proposed Site Plan
25620A_Walbax-PL03 Proposed Ground Floor Plan
25620A_Walbax-PL04 Proposed First Floor Plan
25620A_Walbax-PL05 Proposed Roof Plan
25620A_Walbax-PL06 Proposed Front and Side Elevations
25620A_Walbax-PL06i Proposed Front and Side Elevations
25620A_Walbax-PL07 Proposed Rear and Side Elevations
25620A_Walbax-PL07i Proposed Rear and Side Elevations
5012179 Existing Plans And Elevations
Cover Letter
Planning Statement
Preliminary Ecological Appraisal
20/36/100 Existing Site Plan
25620_A_EX01 Site Location Plan and Existing Site Plan
25620_A_EX02 Existing Site Plan
Arboricultural Report
25620 Design and Access Statement
Reason: To ensure the development is carried out to an acceptable visual standard.
- 3) No development including site clearance shall take place until tree protection is in place for all trees both within the red line application site boundary, and within falling distance of the red line application site boundary. The tree protection shall be in accordance with BS 5837 and maintained until all equipment, machinery and any surplus materials have been removed from the 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. All construction activities, tree protection, access facilitation pruning and pre-emptive root pruning shall be carried out in accordance with the approved recommendations of the submitted tree protection details contained within document Arboricultural Report produced by The Mayhew Consultancy Ltd unless the local planning authority gives written consent to any variation.

Reason: In the interests of landscape, visual impact and amenity of the area and to ensure a satisfactory appearance to the development.

- 4) The development hereby approved shall not commence above slab level until, written details and samples of external facing materials have been submitted to and approved in writing by the local planning authority and the development shall be constructed using the approved materials.

Reason: To ensure a satisfactory appearance to the development.

- 5) 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.

Details shall specifically show that there is no public access to the proposed 'Enhanced Biodiversity Area' depicted within drawing PL02 Rev A (Proposed Site Plan) and that fencing to the south of Public Right of Way KM282 is no taller than 1.4m in height.

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.

- 6) The development shall not be occupied until the enhanced biodiversity area, indicated within drawing PL02 Rev A Proposed Site Plan has been fenced off and secured. The biodiversity area and the fencing of this area shall be maintained to the satisfaction of the local planning authority in perpetuity. No plant/materials/machinery shall be stored in this area during the construction period.

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

- 7) 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 the first occupation of the dwelling and all features shall be permanently retained and maintained thereafter.

Reason: In the interests of ecology and wildlife.

- 8) 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 and maintained thereafter.
Reason: To ensure an energy efficient form of development. Details are required prior to commencements as these methods may impact or influence the overall appearance of development.
- 9) 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 submitted details shall:
- a) be in accordance with the Institute of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Lighting, GN01, dated 2021 (and any subsequent revisions) with reference to environmental zone E1.
 - b) be in accordance with the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
 - c) include a layout plan with beam orientation.
 - d) provide a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles).
 - e) provide an ISO lux plan showing light spill.
- The scheme of lighting shall be installed, maintained, and operated thereafter in accordance with the approved scheme.
Reason: To safeguard residential amenity, wildlife and to protect dark skies and prevent undue light pollution, in accordance with the maintenance of the character and quality of the countryside.
- 10) The development hereby approved shall not commence above slab level until a landscape scheme has been submitted to and approved in writing by the local planning authority. The scheme shall
- (a) be designed in accordance with the principles of the Council's landscape character guidance (Maidstone Landscape Character Assessment Supplement 2012)
 - (b) show all existing trees, landscaping on, and immediately adjacent to, the site and indicate whether it is retained or removed,
 - (c) provide details of new on-site landscaping in a planting specification (location, spacing, species, quantity, maturity).
 - (d) provide landscape implementation details and implementation timetable
 - (e) provide a [5] year landscape management plan
- Reason: In the interests of landscape, visual impact, and amenity of the area and to ensure a satisfactory appearance to the development.
- 11) All planting, seeding and turfing specified in the approved landscape scheme shall be in place by the end of the first planting season (October to February) following first occupation of the approved dwelling. Any seeding or turfing which fails to establish or any trees or plants which, within five years from the first occupation the approved dwelling property, commencement of use or adoption of land, 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.
- 12) Where the surface finish of the access road or private drive is intended to remain in unbound materials, the first 5m, as measured from the back of the highway, shall be treated with a surface dressing to avoid the displacement of loose materials onto the highway. The development shall not commence above slab level until, details of the proposed surface dressing have been submitted to and approved in

writing by the local planning authority and the approved dressing shall be provided prior to the first occupation of the building(s) or land.

Reason: In the interests of highway safety.

- 13) The dwelling 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 dwelling shall be occupied unless this standard has been met.

Reason: In the interests of sustainability.

- 14) 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.

- 15) No development shall not commence above slab level until a Verification Report, pertaining to the surface water drainage has been submitted to and approved by the Local Planning Authority.

The Report shall contain information, details and locations of the package treatment works and surface water management arrangements including means of collecting and disposal of runoff from the roofs. The development shall be carried out in accordance with the approved details and drainage measures maintained and retained thereafter.

Reason: To ensure that flood risks from development to the future users of the land and neighbouring land are minimised, together with those risks to controlled waters, property and ecological systems, and to ensure that the development as constructed is compliant with and subsequently maintained pursuant to the requirements of the National Planning Policy Framework.

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