

**REPORT SUMMARY**

<b>REFERENCE NUMBER:</b> 24/502769/FULL		
<b>APPLICATION PROPOSAL:</b> Erection of a self-build 4-bedroom dwelling with an associated garage, parking and landscaping.		
<b>ADDRESS:</b> Land north east of Redwood Glade Bredhurst ME7 3JX		
<b>RECOMMENDATION: GRANT PLANNING PERMISSION subject to conditions</b>		
<b>SUMMARY OF REASONS FOR RECOMMENDATION:</b>  -Policy LPRHOU1 of the Local Plan Review (2024) accepts circumstances where brownfield sites in the countryside and outside of settlement boundaries where countryside restraint policies apply can be redeveloped.  - The scheme provides a bespoke working from home space in accordance with the requirements of policy LPRHOU1.  -The development would not be harmful to the rural character of the area, and there is no conflict with the aims of Policy LPRQD4 and LPRSP15 of the Maidstone Borough Local Plan Review (2024), and the NPPF (2024).  -The scheme provides suitable outdoor amenity area that meets requirements of policy LPRQD7 (private amenity space standards) of the Local Plan Review.  -The proposals does not raise any overriding parking and highway safety challenges.  The proposal would represent a sustainable form of development for the purposes of the Local Plan Review (2024) and the NPPF (2024). There are no other material planning considerations that would indicate a refusal of planning permission.		
<b>REASON FOR REFERRAL TO COMMITTEE:</b> Departure from the Local Plan		
<b>WARD:</b> Boxley Downs	<b>PARISH/TOWN COUNCIL:</b> Bredhurst	<b>APPLICANT:</b> Lakeland Joinery & Developments Ltd <b>AGENT:</b> DHA Planning
<b>CASE OFFICER:</b> Francis Amekor	<b>VALIDATION DATE:</b> 17/07/24	<b>DECISION DUE DATE:</b> 30/11/24
<b>ADVERTISED AS A DEPARTURE:</b> Yes		

**Relevant planning history**

22/502988/FULL Erection of 4 dwellinghouses including amendment to access into the site from access track and associated amenities. Withdrawn 10.02.2023.

23/501986/FULL Erection of 3no. dwellings with associated garages, parking, and amenities, including alterations to existing access. Refused. Appeal In Progress

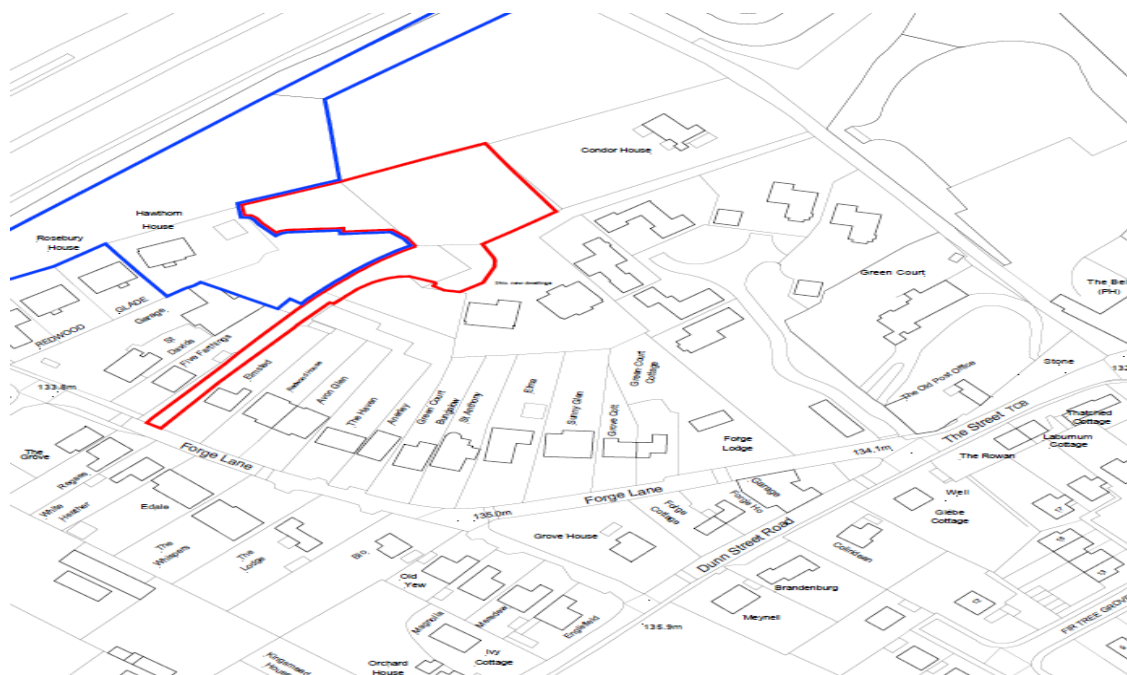
The reasons for refusal are as follows:

1. *The 3 large detached 4-bedroom houses by reason of their design, height, bulk, and layout in this currently open backland location in the countryside and outside any designated settlement, would both individually and cumulatively result in harm to the character and appearance of the local area. The proposal would have a detrimental urbanising impact on the existing character and scenic beauty of the nationally significant landscape AONB with a failure to contribute positively to the conservation and enhancement of this protected landscape. With this identified harm increased by the additional domestic paraphernalia associated with this additional 4 households in this rural location. The proposal is contrary to policies SP17, DM1, DM5 and DM30 of the Local Plan (2017), the Kent Downs AONB Management Plan 2023-2026, and the National Planning Policy Framework (2023).*
2. *The proposal located outside of any outside any designated settlement, represents unsustainable residential development where future occupants would be reliant on the use of private cars to access services and facilities and in the absence of any overriding justification for three new dwellings at this location, the development is contrary to policies SS1, SP17 and DM5 of the Maidstone Borough Local Plan (Adopted October 2017) and guidance in the NPPF (2023) relating to sustainable development.*
3. *3. The application fails to demonstrate that the proposal will provide an adequate standard of living accommodation for future residents. In this location close to the M2 motorway, and with the absence of a Noise Assessment Report the application fails to demonstrate that the acoustic environment both internally and externally would be within acceptable tolerances. The proposal would fail to comply with policy DM1 of the Maidstone Borough Local Plan requiring development to secure high quality design and a good standard of amenity for future occupants of buildings. The proposal is contrary to policy DM1 of the Maidstone Borough Local Plan (Adopted October 2017) and guidance in the NPPF (2023).*

**MAIN REPORT**

**1. DESCRIPTION OF SITE**

- 1.01 The application site is in the countryside and in the Kent Downs Area of National Landscape. The site is a builder's yard accessed from Forge Lane via a long track. It contains a small timber shed and scaffolding. The site has mature vegetation along sections of its boundaries. The Maidstone Landscape Character Assessment identifies the wider area as falling within the Bredhurst to Bicknor North Downs Landscape Character Area (area 2) and the relevant advice for this area is to improve and conserve character where condition is poor.
- 1.02 Residential properties fronting Forge Lane are to the south west, whilst to the east the expansive residential garden of Condor House. The southern site boundary abuts the front garden of residential properties allowed at appeal under reference number: APP/U2235/W/17/3176721, and the detached dwelling currently under construction on plot 5. To north of the site is an open verdant field characteristic of the wider countryside beyond the M2 motorway.
- 1.03 Green Court, a grade II listed building is approximately 104 metres to the southeast of the application site. Development within the built up part of Bredhurst village has a diverse architectural character comprised mainly of traditionally built two-storey detached houses and bungalows in a wide range of designs and materials.

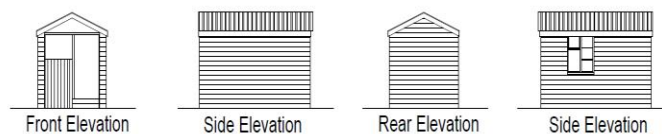


Site location plan

## 2. PROPOSAL

- 2.01 The scheme that was previously refused entailed construction of 3no. dwellings with associated garages covering much of the site area. This current application proposes erection of a self-build 4-bedroom dwelling with an associated garage, parking and landscaping.
- 2.02 This application is significantly different from the previously refused submission in terms of the of the quantum of development proposed and plot coverage. The dwelling will be double storey, detached and of traditional massing with an approximate GIA of 222.6sqm.
- 2.03 The dwelling will rise just above 8 metres above ground level with eaves at 4.5 metres. It will have a barn style design, with a south facing gable end and cat-slide roof facing north towards the M2.The submitted plans shows the layout of the proposed development including the extent of curtilage and parking arrangements. The site layout plan shows the new dwelling positioned centrally within the plot with the proposed garage building located to the west of the building.
- 2.04 The ground floor will comprise a study, utility room, an open plan family area/kitchen/breakfast space, a main entrance hall, a WC, and an open plan dinning and lounge area. The first floor will comprise three double bedrooms, two with ensuites, one with a dressing room and one single bedroom. There will a family bathroom for use by bedrooms 3 and 4.
- 2.05 The scheme incudes construction of a detached double garage with a dedicated space for recreation, hobbies or a gym.

Elevations of Existing Shed



Elevations of Existing Scaffold Structure

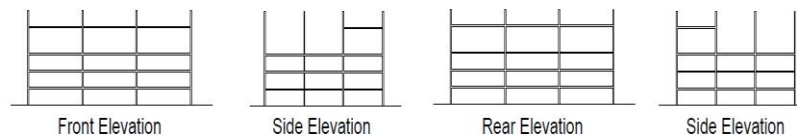


Photo of Existing Scaffold Structure



Elevations of Existing Shed & Existing Scaffold Structure.

### **3. POLICY AND OTHER CONSIDERATIONS**

#### Maidstone Local Plan Review (2024):

Policy LPRSS1– Maidstone Borough Spatial Strategy  
Policy LPRSP9 - Development in the Countryside  
Policy LPRSP15 - Principles of Good Design  
Policy LPRHOU1 - Development on Brownfield Land  
Policy LPRTRA4 – Parking  
Policy LPRQD4 - Design Principles in the Countryside  
Policy LPRQ&D6 - Technical Standards  
Policy LPRQ&D7- Private Amenity Space Standards

#### The National Planning Policy Framework (NPPF) (2024):

Section 2 – Achieving Sustainable Development  
Section 4 – Decision Making  
Section 12 – Achieving well Designed Places

#### Supplementary Planning Documents:

Kent Downs Area of National Landscape Management Plan.  
Ministry of Housing, Communities and Local Government: National Design Guide.  
Government’s Technical Housing Standards: Nationally Described Space Standards (March 2015).  
National Planning Policy Guidelines (NPPG).

### **4. LOCAL REPRESENTATIONS**

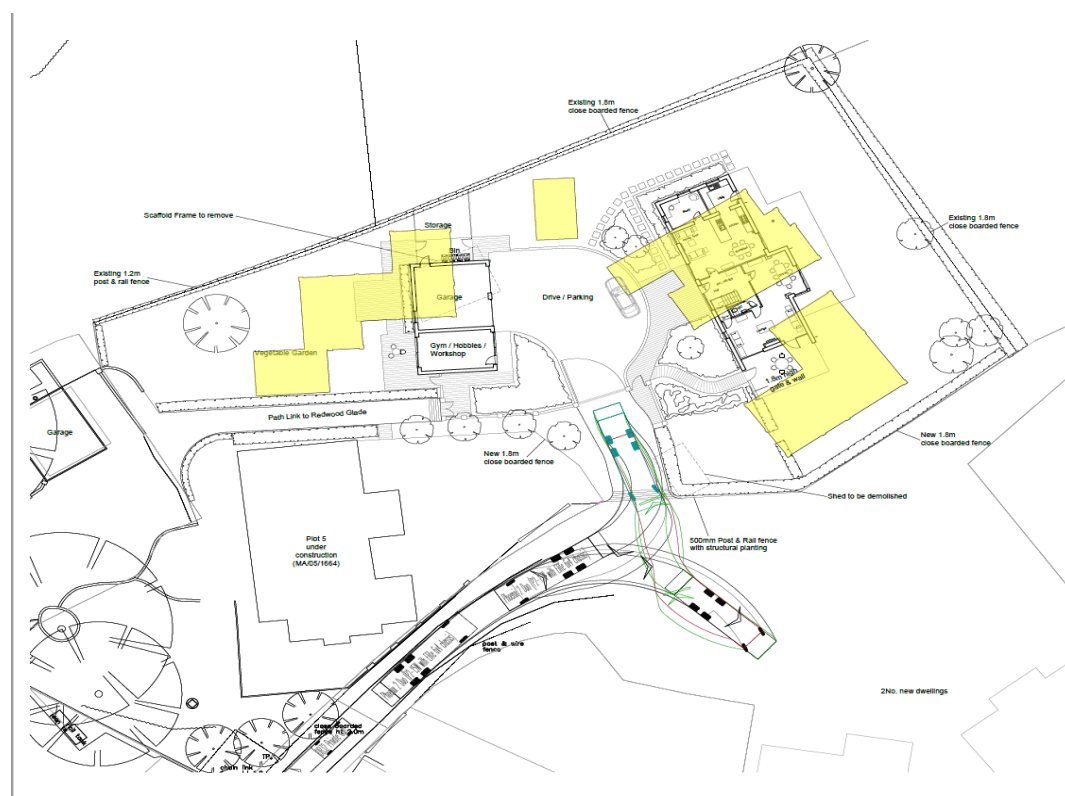
#### **Local residents:**

4.01 1 representation received objecting to the application for the following (summarised) reasons:

- Part of the line outlined in red is not in the ownership of the applicant.
- The applicant has no legal right of way and is unlikely to achieve a prescriptive right of way to enter site.
- The applicant manipulated the sound assessment by placing large heavy machinery, fence panels and various other objects in front of and around the microphone.

**Bredhurst Parish Council**

4.02 Commented as follows; “Bredhurst Parish Council wishes to support this application. If the Planning Officer is minded to refuse, BPC would like this to be called in by the Planning Committee”.



Proposed Site Plan, showing refused outline proposal

**5. CONSULTATIONS**

Network Rail

5.01 No objection

**6. APPRAISAL**

6.01 The key issues are:

- Policy LPRSP9 and Countryside location
- Policy LPRHOU1 and PDL
- Standard of accommodation
- Neighbour Amenity
- Biodiversity

**Policy LPRSP9 and Countryside location**

6.02 The starting point for assessing all applications in the countryside is Policy LPRSP9 of the Local Plan Review (2024). This Policy makes it clear that the countryside is defined as parts of the Plan area outside of the settlement boundaries. It identifies that development proposals should not be permitted where they do not accord with

other policies of the Local Plan or would result in significant harm to rural character or appearance of the area. The policy makes no distinction between different parts of the countryside such as the National Landscape but there is specific reference to these.

- 6.03 The Policy also highlights the importance of development retaining the separation of individual settlements. The objective of policy LPRSP9 is to preserve the character of the countryside and concentrate development in or adjoining existing built-up areas. Exceptions to these strict controls include dwellings for rural workers, employment development in rural areas, rural exception sites, buildings for agriculture and forestry, replacement dwellings and house extensions.
- 6.04 Policy LPRSP9 also identifies that great weight should be given to the conservation and enhancement of the Kent Downs National Landscape, and that proposals should not have a significant adverse on its setting. The NPPF (2024) provides that, amongst other things, development within the setting of designated areas should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

### **Policy LPRHOU1 and PDL**

- 6.05 The NPPF (2024) encourages the effective use of previously developed land, provided it is not of high environmental value. Policy LPRHOU1 of the Local Plan Review (2024) recognises that a number of brownfield sites are located in the countryside and outside of settlement boundaries where countryside restraint policies apply.
- 6.06 Policy LPRHOU1 explains that the key considerations for exceptionally allowing residential development are harm to the character and appearance of an area, the impact of proposals on the landscape and environment; and what sustainable travel modes are available or could reasonably be provided.
- 6.07 The policy states that proposals for development on previously developed land (brownfield land) outside of the countryside that make effective and efficient use of land, and which meet the following criteria will be permitted:

*a. Where the site has poor environmental value*

- 6.08 In this case, the development is proposed on land currently occupied by a large scaffolding structure and a single storey shed. The yard has a scruffy appearance with sections of the land comprising of remnants of stored building materials and crushed concrete and is therefore considered to be of poor environmental value.

*b. If the proposal is for residential development, the density of new housing proposals reflects the character and appearance of individual localities and is consistent with policy LPRHOU5 unless there are justifiable planning reasons for a change in density.*

- 6.09 Policy LPRHOU5 (Density of Residential Development Policy) state that '*all new housing will be developed at a density that is consistent with achieving good design and does not compromise the distinctive character of the area in which it is situated. Development proposals that fail to make efficient use of land for housing, having regard to the character and location of the area, will be refused permission*'.
- 6.10 The existing built form at the site comprises of a small timber shed and a large scaffold structure and this would be replaced by the large, detached dwelling and garage. The new dwelling would have a contemporary design with traditional pitch roof that would reflect the character of dwellings on the adjacent plot. Its

positioning would be broadly consistent with the surrounding pattern of development.

- 6.11 The scale, layout and plot coverage would be broadly consistent with the built density of development to the east and south of the application site and would not result in overdevelopment of the site. The development would also appear visually acceptable in the context of the local area.



Site photograph

- 6.12 As already indicated above, this current scheme is significantly different from the scheme that was refused in terms of the quantum of development proposed, plot coverage, massing and layout. The design of the current scheme would assist in conserving the character of the area as advocated in the Maidstone Landscape Character Assessment and policy LPRSP15 and LPRQD4 of the Local Plan Review (2024).
- 6.13 In addition to the above, the second part of Policy LPRHOU1 of the Local Plan Review (2024) identifies that in exceptional circumstances, the residential redevelopment of previously developed land in the countryside which meet the above criteria will be permitted provided the redevelopment will also result in.

*a. meeting the policy requirements as set out elsewhere in this plan.*

- 6.14 Policy LPRSP15 of the Maidstone Borough Local Plan Review (2024) requires that proposals should create a high-quality design which responds positively to and where possible enhance the character of the local area.

- 6.15 Government guidance in the NPPF (2024) states that good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 6.16 In terms of the design, the surrounding area is residential in character and comprises a mix of two-storey semi-detached dwellings and bungalows. There is a considerable variation in the design, scale and form of built development in the local area.
- 6.17 The proposed dwelling will rise just above 8 metres above ground level with eaves at 4.5 metres. It will have a barn style design, with a south facing gable end and cat-slide roof facing north towards the M2. The scale and height of the dwelling is comparable to neighbouring two-storey houses, its design would ensure it assimilates well in the local environment without detriment to the visual character of the general locality.
- 6.18 There is also considerable variation in surfacing materials used on local buildings and the materials proposed in this case would assist in successfully assimilating the development into the local landscape. Thus, the development would be in keeping with other buildings nearby.
- 6.19 The application is supported by a Landscape Visual Impact assessment LVIS produced by ES Landscape Planning dated July (2024).
- 6.20 For the above reasons, the proposal would comply with policy LPRSP15 and LPRQD4 of the Maidstone Borough Local Plan Review (2024), and relevant provisions of the NPPF (2023) which together seeks to ensure all development are well designed to protect and enhance the special character and distinctiveness of the area in which it is situated.

*b. and the site is, or can reasonably be made, accessible by sustainable modes to Maidstone Urban Area, a Rural Service Centre or Larger Village or provides bespoke working from home space.*

- 6.21 Local Plan Review (LPR) Policy LPRSS1 sets out the spatial strategy and the settlement hierarchy for the borough. This approach directs development to areas of the borough that have been found to be the most sustainable locations for new development. This assessment included considering access by non-motorised transport such as presence of pavements, prospect of linked trips etc.
- 6.22 The hierarchy directs development firstly to the urban area, then the designated rural service centres followed lastly to the larger villages. The supporting text to Policy LPRSS1 explains that development should be delivered where employment, key services, and facilities together with a range of transport choices are available.
- 6.23 The settlement boundary is drawn up to define the area most suitable for growth and development to provide a balanced approach to protection of the environment. This has been established through the local plan process. This balanced approach to development should not be undermined unless there are good reasons to do so.
- 6.24 Whilst not well related to any of the areas specifically identified as sustainable in the Adopted Local Plan, Policy LPRSS1 accepts circumstances where new dwellings would not be in sustainable locations. Bredhurst village provides a limited number of key services and facilities, including a primary school.
- 6.25 Access to facilities in larger settlements to the north across the M2, requires a long walk along an unlit and fast-trafficked road with no pedestrian path. However, the proposed dwelling has adequate room to provide a bespoke working from home space in accordance with the requirements of policy LPRHOU1. This would assist in



limiting commute to these settlement. On this basis, the proposals would comply with policy LPRHOU1 of the Local Plan Review (2024).

### **Standard of accommodation**

- 6.26 Local Plan policy LPRSP15 and paragraph 135 of the NPPF states that proposals will be permitted where they create high quality design and provide adequate residential amenities for future occupiers of new development. 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.
- 6.27 LPRQD6 (technical standards) sets out that proposed development will be expected to meet the new technical standards. For a 4-bedroom, 2-storey dwelling, the minimum national space standard is 115m<sup>2</sup>. The proposed dwelling would have an approximate internal area of 222.6m<sup>2</sup>, which is significantly over the suggested standard for a 4 Bedroom dwelling.
- 6.28 LPRQD7 (private amenity space standards) 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 in shape. The dwelling would have a suitable rear amenity area that meets this criterion.
- 6.29 The proposed dwelling would meet the minimum space standards and it would have a suitable rear amenity area. Therefore, the proposed dwelling would not result in harm to the residential amenity of future occupiers.
- 6.30 On this basis, the proposals would comply with policy LPRSP15 and LPRQD7 of the Maidstone Borough Local Plan Review and the core principles set out in the NPPF (2023) requiring planning to 'always seek to secure high quality design and a good standard of amenity for all existing and future occupants of buildings.

### **Access and Parking**

- 6.31 The submission indicates a new dwelling would utilise the existing access from Forge Lane. This would accord with industry standards. Owing to the small scale of the development, the use of this access would not result in increased risk of danger to drivers and pedestrian using Forge Lane.
- 6.32 This element of the proposals would not conflict with the objectives of the Local Plan Review or the NPPF (2023) and their requirements that development should create places that are safe, secure and attractive, which minimise the scope for conflicts between pedestrians, cyclists and vehicles.
- 6.33 Turning to parking provision and demand, policy LPRTRA4 of the Maidstone Borough Local Plan Review sets out the parking standards for the Borough. The policy adopts a flexible approach to minimum and maximum parking standards to reflect local circumstances and the availability of alternative modes of transport to the private car. It also seeks to encourage innovative designs that can sufficiently demonstrate that a provision lower than the minimum standard is feasible and would not have an unacceptable adverse impact on the surrounding locality.
- 6.34 The parking standards in the adopted local for a 4-bedroom property in a location such as this is 2 car parking spaces. The application includes provision of a hardstanding parking area in front of the proposed garage capable of accommodating 3 cars. This would comply with the standards in policy LPRTRA4 for locations such as this.

- 6.35 On this basis, there is no reason to think the development would result in significant material increase in on street parking demand around the local area or exacerbate any existing parking or highway safety challenges in the local area.

### **Biodiversity**

- 6.36 Policy LPRSP14(A) of the Maidstone Borough Local Plan Review (2024) and the NPPF (2023) directs the planning system to contribute to and enhance the natural and local environment.
- 6.37 The proposed scheme is supported by an ecological appraisal which concludes 'the area of suitable habitat available for reptiles, it is considered that any potential harm can be implemented through appropriate mitigation measures, without the need for a survey to be completed beforehand'.
- 6.38 The development would not affect the surrounding trees which are located close to the site boundaries.
- 6.39 In terms of biodiversity net gain (BNG), LPR policy LPRSP14(A) requires a 20% net gain on 'new residential development'. The application is described as self-built and so is exempt from BNG legislation introduced by the Government. Further to this, it was made valid without a BNG assessment and has therefore not been considered against policy LPRSP14(A) that refers to 20% BNG.
- 6.40 It is indicated an approximate area of 0.4ha of greenspace is provided immediately to the west of the proposed development is available for habitat creation and enhancement. This would provide a net biodiversity gain for the site and surrounding area.
- 6.41 On this basis, the proposal accords accord with Policy LPRSP14(A) and LPRSP15 of the Maidstone Local Plan Review (2024), and the NPPF (2023). These policies jointly direct the planning system to contribute to and enhance the natural and local environment.

### **PUBLIC SECTOR EQUALITY DUTY**

- 6.42 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**

- 6.43 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 In summary, whilst located outside of any defined development boundary and in the open countryside, policy LPRHOU1 of the Local Plan Review (2024) accepts circumstances where brownfield sites in the countryside and outside of settlement boundaries where countryside restraint policies apply can be redeveloped. The proposals would comply with all relevant provisions in policy LPRHOU1 of the Local Plan Review (2024).

- 7.02 The development would not be harmful to the rural character of the area, and there is no conflict with the aims of Policy LPRQD4 and LPRSP15 of the Maidstone Borough Local Plan Review (2024), and the NPPF (2024) which jointly require development to protect, conserve and where possible enhance landscape character, and to be complimentary to the locality, including through responding to local context.
- 7.03 The proposed dwelling would have a suitable outdoor amenity area that meets this criterion. The proposals does not raise any overriding parking and highway safety challenges. Accordingly, the proposal would represent a sustainable form of development for the purposes of the Local Plan Review (2024) and the NPPF (2024). There are no other material planning considerations that would indicate a refusal of planning permission.

## **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) No development shall take place other than in accordance with the following approved plans:  
Application Form  
24-03-06 Site Location Plan  
24-03-07 Elevations of Existing Shed and Scaffold...  
24-03-04 Rev B Proposed Plans and Elevations  
24-03-01 Rev E Proposed Site Plan  
24-03-02 Rev E Proposed Site Plan  
24-03-03 Rev E Proposed Site Plan Showing Refused Outline  
24-03-05 Rev A Proposed Garage Plans and Elevations  
24-03-08 Rev A Existing Site Plan  
24-03 Rev A Design and Access Statement  
12051L.LVIA.004 Landscape and Visual Impact Assessment P...  
12051L.LVIA.004 Landscape and Visual Impact Assessment P...  
Design and Access Statement  
Noise Assessment  
Ecological Appraisal  
Reason: To ensure a satisfactory appearance to the development and to prevent harm to the setting of nearby heritage assets.  
The development shall be implemented in strict accordance with the approved details of external finishing materials shown on the Design and Access Statement (24-03 Rev A). Reason: In the interest of visual amenity.
- 3) The development hereby approved shall not commence until details of
  - a) existing site levels and
  - b) proposed slab levels of the building have been submitted to and approved in writing by the local planning authority and the development shall be completed strictly in accordance with the approved levels. Reason: In order to secure a satisfactory form of development having regard to the topography of the site.  
The approved details of decentralised and renewable or low-carbon energy shall be in place before first occupation of the approved building and maintained as such at all times thereafter. Reason: To secure an energy efficient and sustainable form of development to accord with the provision of the NPPF.  
The development hereby approved shall not commence above slab level until details of all fencing, walling and other boundary treatments have been submitted

to and approved in writing by the local planning authority and the development shall be carried out in accordance with the approved details before the first occupation of the dwelling and shall be maintained as such thereafter. Reason: In the interests of landscape, visual impact, and amenity of the area; and to safeguard the enjoyment of their properties by existing and prospective occupiers.

- 4) The development hereby approved shall not commence above slab level until details of a scheme of landscaping, using indigenous species, together with a programme for the scheme's implementation, has been submitted to and approved in writing by the local planning authority. The scheme shall include indications of all existing trees and hedgerows on the land to be retained and shall also include:
- (i) A scheme designed in accordance with principles of Council's landscape character guidance (Landscape Character Assessment Supplement 2012);
  - (ii) Details of the number, size, species, maturity, spacing and position of proposed native trees and landscaping to be planted within the site including a minimum of 1(no) native tree to be planted with the site, a minimum of standard size;
  - (iii) A ten year landscaping management plan;
- Only non-plastic guards shall be used for the new trees and hedgerows, and no Sycamore trees shall be planted. The landscaping of the site and its management thereafter shall be carried out in accordance with the approved details. Reason: In the interests of landscape, visual impact, and amenity of the area; and in the interests of biodiversity enhancement.
- All landscaping specified in the approved landscape details shall be carried out in the first planting season (1 October to end of February) following the first occupation of the dwelling hereby approved. The approved landscaping shall be retained for at least 10 years following its implementation and shall be managed and retained strictly in accordance with the approved specification/management plan, and any approved or retained seeding or turfing which fails to establish or any trees or plants which, before a period of 10 years from the completion of the development has expired, die or become so seriously damaged or diseased that their 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 in the interests of biodiversity enhancement.
- 5) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and the dwellings shall not be occupied unless the notice for the dwellings of the potential consumption of water per person per day required by the Building Regulations 2015 (as amended) has been given to the Building Control Inspector (internal or external) and submitted to and agreed in writing by the Local Planning Authority. Reason: In the interests of water conservation and sustainability.
- 6) 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 Light, and
  - b) follow the recommendations within the Bat Conservation Trust's 'Guidance Note 8 Bats and Artificial Lighting'.
  - c) 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.
  - d) provide evidence that external lighting has been designed to be the minimum necessary.
  - e) show that external lighting is on timers and on motion sensors.
- The development shall thereafter be carried out in accordance with the subsequently approved details and retained and maintained as such thereafter.

Reason: To safeguard the character and appearance of the locality, protected species and in the interests of amenity.

- 7) The development hereby approved shall only be constructed and occupied in accordance with the definition of self-build and custom housebuilding as set out in the Housing and Planning Act 2016 and in the first instance the dwelling shall be occupied for period of no less than 3 years from the date of first occupation by the person/s who carried out/commissioned construction of the house hereby approved. Reason: To reflect the special circumstances of the case and any exemptions that may apply.  
The development hereby approved shall not commence until details of a sustainable drainage scheme for the disposal of surface water and waste water has been submitted to and approved by the local planning authority. The approved scheme shall be implemented prior to first occupation of the approved building and thereafter managed and maintained in accordance with the approved details. Reason: To ensure that the principles of sustainable drainage are incorporated into this development and to ensure ongoing efficacy of the drainage provisions.
- 8) The dwelling 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 policy LPRQD6 of the draft Local Plan Review.
- 9) The approved details of the parking and turning areas shall be completed prior to the first use of the dwelling hereby approved and shall thereafter be kept available for such use. No development, whether permitted by the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order, with or without modification) or not, shall be carried out on the areas indicated or in such a position as to preclude vehicular access to them. Reason: Development without adequate parking/turning provision is likely to lead to parking inconvenient to other road users and in the interests of road safety.
- 10) Prior to first occupation of the approved dwelling measures taken for the on site enhancement of ecology 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 scheme shall provide for the enhancement of ecology including bird boxes, bat boxes, bug hotels, log piles, wildflower planting and hedgerow corridors. All features shall be maintained permanently thereafter. Reason: To enhance ecology on the site.
- 11) The development hereby approved shall not commence above slab level until details and evidence of the measures necessary to incorporate at least 10% on-site renewable or low carbon energy production measured as a percentage of overall consumption have been submitted to and approved in writing by the local planning authority. Such details shall include measures for battery energy storage unless this is demonstrated with evidence to be unfeasible. The approved details shall be implemented prior to the first occupation of the dwelling and it shall be thereafter retained as such. Reason: To ensure a sustainable form of development.
- 12) The development hereby approved shall only be constructed and occupied in accordance with the definition of self-build and custom housebuilding as set out in the Housing and Planning Act 2016 and in the first instance the dwelling shall be occupied for period of no less than 3 years from the date of first occupation by the person/s who carried out/commissioned construction of the house hereby approved. Reason: To reflect the special circumstances of the case and any exemptions that may apply.

- 13) The development hereby approved shall not commence above slab level until details of a scheme for the enhancement of biodiversity on the site have been submitted to and approved in writing by the Local Planning Authority. The scheme shall consist of the enhancement of biodiversity through integrated methods into the design and appearance of the dwelling by means such as swift bricks, bat tubes or bee bricks, and through the provision within the site curtilage such as bird boxes, 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 use of the extension/s and all features shall be maintained thereafter. Reason: To enhance the ecology and biodiversity on the site in the future.
- 14) 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 lockable 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. 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.
- 15) No demolition/construction activities shall take place, other than between 0800 to 1800 hours (Monday to Friday) and 0800 to 1300 hours (Saturday) with no working activities on Sunday or Bank Holiday.  
NB: For full details of all papers submitted with this application please refer to the relevant Public Access pages on the council's website.