

APPLICATION PROPOSAL		Ref No 22/502748/FULL
The erection of 2 no. 3-bed houses and 1 no. 2-bed house plus associated parking and landscaping.		
ADDRESS Land North Of 217 And 219 Canterbury Road Sittingbourne Kent ME10 4UL		
RECOMMENDATION – Approve		
WARD West Downs	PARISH/TOWN COUNCIL Bapchild	APPLICANT G. H. Dean & Co Ltd AGENT CDP Architecture Ltd
DECISION DUE DATE 28/10/22		PUBLICITY EXPIRY DATE 25/08/22

DESCRIPTION OF SITE

This site of approximately 705m² in area lies within the Local Plan defined built-up area boundary of Sittingbourne. The site is currently used as the rear gardens to No's. 217 and 219 Canterbury Road which front the A2. The land at this location slopes gradually uphill in a northerly direction meaning that it sits higher than these dwellings. These semi-detached properties have long rear gardens that originally backed onto farmland, but construction works are currently underway for up to 600 new homes as part of the Stones Farm development.

Public Right of Way (PROW) ZR205 runs from the A2 in the south, along the side boundary of No.219, up to the new housing development to the north. The PROW now includes a road that runs in-between No's 51 & 53 Pear Tree Orchard. That road continues behind the rear gardens of No's 45; 47; 49 and 51 Pear Tree Orchard.

PROPOSAL

Planning permission is being sought for the subdivision of land to the rear of No's. 217 and 219 Canterbury Road to provide 3 two storey terraced dwellings, amenity space, and six off road parking spaces. The proposed dwellings would be facing north and situated directly behind the rear gardens to the new houses recently built as part of the Stones Farm housing development.

The proposed dwellings will be brick built (with white horizontal timber weatherboarding to the upper front walls of the three-bedroom dwellings), and have aluminium windows and doors, and a tiled roof.

The 3-bedroom houses on Plot 1 and 2 would have an L shaped footprint measuring approx. 6.8m wide by 10m, to a height of 4.8m to the eaves and 9.6m to the ridge. The house on Plot 1 will abut the PROW, with two side windows at ground floor and none at first floor.

The 2-bedroom house on Plot 3 would have an L shaped footprint measuring approx. 7m wide by 8.5m. This house will have a total ridge height of 8.6m and an eaves height of 4.7m and have a cat slide roof at the rear (with three rooflights serving the study, stairwell, and bathroom). On the side elevation there will be a window at first floor serving the bathroom, and a window at ground floor serving the downstairs WC.

The parking area in front of the new houses will provide six off road parking spaces and turning space. Each house would be provided with one EV charging point.

The rear garden to each house will be at least 10m long. There will be a side gate to each house to allow access to the refuse and cycle store situated within the rear gardens.

The application is supported by a Design and Access Statement which states:

The design has been carefully considered to create a simple and modern set of houses that blend in with the area. The use of the local vernacular materials including brick and white timber boarding is intentional so the homes would blend well into its surroundings.

The proposed dwellings are to be 2 storeys in height, with the larger 3 bed units also benefiting from a single storey rear projection that provides additional space without impacting on their neighbours to the rear. The smaller 2 bed unit has a cat slide down from the lower eaves to the rear which brings down the overall height of the unit and therefore reducing the potential impact to its neighbours.

The access is provided by a new road as part of the Stones Farm development. This keeps all the parking and vehicular access away from Canterbury Road.

Pedestrian access will be possible from Canterbury Road via an existing public right of way that runs parallel to the side of the site and 219 Canterbury Road, which is being retained as part of the wider access proposals for the Stones Farm development.

PLANNING CONSTRAINTS

Potential Archaeological Importance

POLICY AND OTHER CONSIDERATIONS

The National Planning Policy Framework (NPPF): Paragraph 128 and 130.

The DCLG Technical housing standards – nationally described space standard March 2015. The minimum gross internal floor area for a 3-bedroom two storey (5 person) dwelling is 93m², and for a 2-bedroom two storey (4 person) dwelling is 79m².

Bearing Fruits 2031: The Swale Borough Local Plan 2017:

Policy ST1 Delivering sustainable development in Swale
Policy ST3 The Swale settlement strategy
Policy ST5 The Sittingbourne area strategy
Policy CP3 Delivering a wide choice of high-quality homes
Policy CP4 Requiring good design
Policy DM6 Managing transport demand and impact
Policy DM7 Vehicle Parking
Policy DM14 General Development Criteria
Policy DM19 Sustainable design and construction
Policy DM21 Water, flooding and drainage
DM 34 Scheduled Monuments and archaeological sites

Policy ST3 states that

The main Borough urban centre of Sittingbourne will provide the primary urban focus for growth, where development will support town centre regeneration and underpin the towns role as the principal centre.

Policy CP4 requires development to be of a high quality of design that is appropriate to its surroundings.

Policy DM14 states that all development proposals will, as appropriate:

- 1. Accord with the policies and proposals of the adopted Development Plan unless material considerations indicate otherwise;*
- 2. Include information sufficient to enable the Council to determine the application in conjunction with the Council's published Local List of requirements;*
- 3. Accord with adopted Supplementary Planning Documents and Guidance;*
- 4. Respond to the constraints and opportunities posed from climate change and natural processes;*
- 5. Reflect the positive characteristics and features of the site and locality;*
- 6. Conserve and enhance the natural and/or built environment taking in to account the desirability of sustaining and enhancing the significance of heritage assets;*
- 7. Be both well sited and of a scale, design, appearance and detail that is sympathetic and appropriate to the location;*
- 8. Cause no significant harm to amenity and other sensitive users or areas;*
- 9. Provide for an integrated landscape strategy that will achieve a high standard landscaping scheme that informs the earliest stages of a development proposal; and*
- 10. Achieve safe vehicular access, convenient routes and facilities for pedestrians and cyclists, enhanced public transport facilities, together with parking and servicing facilities in accordance with the County Council's standards.*

Supplementary Planning Document (SPD) entitled 'Parking Standards' (May 2020). The Council's recently adopted SPD entitled 'Parking Standards' recommends 2 to 3 parking spaces for a three-bedroom house in a suburban location, and 1 to 2 spaces for a two-bedroom house. Any new dwelling would also be expected to be provided with an electric vehicle charging point, and that where no garage is provided, secure cycle parking is provided within the rear garden.

LOCAL REPRESENTATIONS

The Sittingbourne Society commented as follows:

The Sittingbourne Society is concerned at this proposal which in our view constitutes over-development of land adjoining a residential site, setting an undesirable precedent for others who may wish to ruin the character of the area for the sake of personal financial gain. We hope therefore that the Council will resolve to refuse the application.

Seven objections have been received. A summary of their comments are as follows:

- Capitalizing on an already overburdened road system whilst disrupting the current renters of the existing properties
- There are already 600 homes being built spoiling the landscape

- This will overshadow my parents' property far more than the existing development, overlooking them and cause loss of privacy, visually it would look awful, even further noise and disturbance and the layout is inappropriate
- Shared car and pedestrian access are a serious risk
- Impact on infrastructure such as sewage, schools, and doctors
- There will be a direct line of sight into our living room and front bedroom
- Not in keeping with current dwellings on the site
- There is no reference to sustainable construction techniques
- Path is totally unsuitable for construction/deliveries/emergency vehicles
- We shouldn't have to remind our children to watch out for cars while walking on a footpath
- There are no visitor parking spaces

I have contacted the Ward Councillor to see if they wanted to call the item in for consideration by the Planning Committee, but I did not receive a response within the specified period. Therefore, the application can be determined under delegated powers.

CONSULTATION RESPONSES

Natural England raises no objection to the application subject to strategic mitigation (SAMMS) payment in respect of possible increased recreational disturbance to The Swale SPA/Ramsar site.

Kent County Council Highways and Transportation (KHT) responded to say that

"As the application site will be accessed from within the Stones Farm housing development that is not being offered for adoption to the Highway Authority, it would appear that this development does not meet the criteria to warrant involvement from the Highway Authority in accordance with the current consultation protocol arrangements."

The KHT Officer was contacted for further advice and they advised they had no highways safety concerns.

The KCC Public Rights of Way (PROW) Officer initially responded to say they objected as the layout of the proposed buildings was not conducive to self-policing of the footpath. Following a site visit, they responded to say

"I am satisfied that public footpath ZR205 will not suffer from having a lack of passive observation and the footpath is wide enough and vehicular activity frequent enough to prevent it from becoming an alleyway."

I am also satisfied that the erection of a bollard at any point on the pathway will not create an obstruction to pedestrian users."

With these points I mind, I am happy to withdraw my objection to the development."

Bapchild Parish Council commented requesting further clarification as to whether the PROW Officer raised no objection to the shared use of PROW ZR205 by vehicles, and whether bollards would be constructed to stop vehicles and motorbikes using the entire length of the path as a through access route. I contacted the PROW Officer regarding this, and they responded as follows:

The adjacent Stones Farm development 18/505151/REM indicates that collapsible bollards will be installed on ZR205 as shown in [this link](#). This will prevent ZR205 from being used as a through road for cars onto the estate. Given this and the very low expected levels of traffic to and from the parking spaces associated with 22/502748/FULL of Canterbury Road I did not feel it appropriate to object the shared use of this section of ZR205.

I also note the clerk's concerns about vehicles parking on ZR205. I would reiterate the comments of my predecessor Michael Ellis in that it is an offence to obstruct a public right of way and that enforcement action would be taken against those that do.

I forwarded this response to Bapchild Parish Council and no further comments were received.

The Swale Footpaths Group commented that it is "difficult to see if public footpath ZR 205 would be affected. Please check."

The KCC Archaeology Officer responded to say that

"The proposal site lies immediately adjacent to the Stones Farm development site where recent investigations have revealed multiperiod archaeological remains dating from all periods from the Palaeolithic to medieval times and later. Historic maps suggest that the front part of the site, where the present properties are was once used as a gravel pit. There is no evidence that this extended into the area of proposed new build that would have remained open space throughout.

Given the above potential and the potentially undisturbed nature of the site I recommend that in any forthcoming consent provision is made for a programme of archaeological work through [a condition]"

APPRAISAL

Principle of Residential Development

The site lies within the built-up area boundary of Sittingbourne in a residential area where the principal of minor infill residential development accords with Policy ST3 of Bearing Fruits 2031 – The Swale Borough Local Plan 2017. The adopted Local Plan generally directs development towards these areas. However, it is acknowledged that the proposal represents back land development and this type of development needs to be very carefully considered in respect of its impact upon the character of existing neighbourhoods. In this case, the site adjoins the boundary to the approved mixed-use development at Stones Farm, and with the large housing development currently under construction here the character and appearance of the surrounding area is rapidly changing.

Furthermore, in terms of housing supply, the Council does not currently have a five-year supply of housing land. In this regard, the proposal would make an albeit small contribution towards the housing shortfall and I consider that the proposal represents sustainable development. Nonetheless, that still requires its layout, siting, design, scale and amenity considerations to be acceptable.

Design, character and appearance

The site lies behind residential properties that front the A2 (situated to the south) and is now enclosed by housing on all sides as a result of the Stones Farm development as referred to above. To the west of the site, the housing is set well back from the road behind linear front

gardens. As the site is now surrounded by houses, it is not easily visible from many public viewpoints. Even when viewed from directly in front of the A2, it would be partly obscured, and seen against the backdrop of the much more substantial buildings at a higher level to the rear. The materials, comprising of brick and white clad walls and tiled roof are appropriate to the location, although detailed finishes will be subject to condition. I consider the proposed dwellings have been appropriately designed and as such the visual impact on the street scene will be minimal.

Furthermore, given that the character of the area is rapidly changing, with the Stones Farm housing development comprising of a variety of street types, I believe this development will not be seriously at odds with the surrounding pattern of development.

Residential amenity

Policies DM14 and DM16 of the adopted Local Plan seek for developments to protect/cause no demonstrable harm to residential amenity.

I consider the site is of an adequate size to accommodate the proposed dwellings, and that a good level of external amenity space will be secured for future occupiers. Summarily, whilst the original large garden to No's. 217 and 219 will be reduced significantly to accommodate the new dwellings, they will still benefit from a rear garden at least 15m long that is enclosed by an established hedgerow. The proposed dwellings will be of a good internal size and meet the minimum gross internal floor areas as set out in the Nationally Described Space Standard.

The separation distance between the first-floor rear windows of No's 217 and 219, and the new dwellings is 27m which is more than the Council's policy guidance of minimum window to window distances of 21m in relation to rear windows. As such I do not believe the proposal will adversely affect the amenities of No's. 217 and 219.

I have considered the concerns raised by the occupiers of No.215 Canterbury Road that the new dwellings will overshadow their property and result in overlooking and loss of privacy.

The rear elevation of this neighbouring property sits further rearwards than No's. 217 and 219. However, the rear wall of the closest new dwelling on Plot 3 would lie approximately 18m from the rear wall of No. 215. I therefore do not believe the proposal will result in any overshadowing to this neighbouring property. I also consider there will be no harmful overlooking as the first-floor rear windows within the roof slope of the 2-bedroom dwelling will serve a study, and stairwell. I recommend imposing a condition which requires these to be high level rooflights with an internal cill height of at least 1.7m above the finished floor levels of the room they serve. On this basis, no loss of privacy would occur from these rooflights. A further two windows on the flank elevation serving a bathroom and downstairs cloakroom is also proposed. These windows will overlook the far end of the rear garden to No.215 where amenity space is generally less private. Nevertheless, I recommend imposing a condition requiring these windows to be obscure glazed and non-opening. Furthermore, a condition has been recommended below which restricts any additional windows being inserted on the west facing flank wall to safeguard privacy to this neighbouring property.

To the north, the rear gardens of the new houses within Pear Tree Orchard back onto the site. The separation distance between the rear elevation of these adjoining dwellings and the proposed dwellings is 22m. I therefore consider they are sufficiently spaced apart and as such will not result in any loss of sunlight or any increased shading of the rear garden to these neighbouring properties, or any harmful overlooking.

I also believe the proposal would not result in harmful overlooking to the closest neighbouring property to the east at No.65 Pear Tree Orchard. The first-floor rear window of the proposed dwelling on Plot 1 will lie approximately 19m from the rear elevation of this neighbouring property but any overlooking would be from an oblique angle only. I note that no windows at first floor are proposed to the flank wall of the dwelling on Plot 1. Nonetheless, I recommend imposing a condition which restricts any additional windows being inserted on the east facing flank wall to safeguard privacy to the rear gardens of the surrounding neighbouring properties.

Access, Parking and impact upon the PROW

Policies DM6 and DM7 of the adopted Local Plan seek to ensure that new developments do not create unacceptable highway impacts and provide suitable parking.

I note local objections received raise the issue of parking and the shared use of the PROW by vehicles and construction traffic. However, KHT raise no concerns, and neither does the PROW Officer. It is not uncommon to have narrow roads in such situations, and vehicles using the road would be travelling at low speed as they enter from or approach the highway. The dwellings will be within walking distance to bus stops and public footpaths to local services provided within Sittingbourne and I consider it would be unreasonable to argue that the site is unsuitable or unsafe for residential development.

The parking area in front of the dwellings will provide two parking spaces for each 3-bed house, and one parking space for the two-bed house, leaving one visitor parking space. This is in accordance with the recently adopted SPD entitled "Parking Standards" which recommends 2 to 3 spaces per 3-bedroom dwelling and 1 to 2 spaces per 2 bedroom dwelling with a minimum size requirement of 2.5m x 5m. As such, whilst I note that parking would be constricted on the site, the minimum standards have been achieved and therefore sufficient in this regard.

Archaeology

As the site lies in an area of potential archaeological importance I have consulted with KCC Archaeology. They have confirmed that remains have been found in the adjacent Stones Farm development and therefore a recommend a condition is imposed requiring a programme of archaeological work. I have imposed this condition and as such believe that this issue has been adequately dealt with.

Sustainable design and construction

The applicant has agreed to the imposition of a pre-commencement condition requiring the new dwellings to be constructed to achieve a 50% reduction in carbon emissions.

SPA Impact

The Council seeks developer contributions on any application which proposes additional residential development within 6km of the Special Protection (SPA). The application site is within 6km of the SPA, and as such the Council seeks a mitigation contribution of £275.88 for each new dwelling which the applicant has paid.

Other matters

Local concern refers to noise and disturbance arising from the construction period, but this can be dealt with by imposing conditions. I have added conditions in relation to hours of

construction and pile driving to ensure that any potential impact on the amenity of neighbouring properties is reduced.

I note the concerns raised by the Sittingbourne Society that the proposal will set an undesirable precedent for similar development, but each application must be determined on its own merits. Due to the positioning of the plot to the rear and the retention of the existing dwellings at No's 217 and 219 there would be little visual intrusion to the frontage along Canterbury Road. I am of the view that the visual impact on the street scene will be minimal.

Conclusion

This site is located within the Local plan defined built-up area boundary of Sittingbourne where the principle of residential development is acceptable in principle. It would contribute albeit in a very small way, towards the Borough's housing land supply at a time when the Council does not currently have a five-year supply of housing land. I have considered the potential impact of this proposal on the character of the area, residential and visual amenity, and the objections of local residents. However, as the overall scale, design and layout of the proposed development is considered acceptable here I recommend that planning permission be granted.

Appropriate Assessment under the Conservation of Habitats and Species Regulations 2017.

This Appropriate Assessment (AA) has been undertaken without information provided by the applicant.

The application site is located within 6km of The Swale Special Protection Area (SPA) which is a European designated sites afforded protection under the Conservation of Habitats and Species Regulations 2017 as amended (the Habitat Regulations).

SPAs are protected sites classified in accordance with Article 4 of the EC Birds Directive. They are classified for rare and vulnerable birds and for regularly occurring migratory species. Article 4(4) of the Birds Directive (2009/147/EC) requires Member States to take appropriate steps to avoid pollution or deterioration of habitats or any disturbances affecting the birds, in so far as these would be significant having regard to the objectives of this Article.

The proposal therefore has potential to affect said site's features of interest, and an Appropriate Assessment is required to establish the likely impacts of the development.

In considering the European site interest, Natural England advises the Council that it should have regard to any potential impacts that the proposal may have. Regulations 63 and 64 of the Habitat Regulations require a Habitat Regulations Assessment. For similar proposals NE also advise that the proposal is not necessary for the management of the European sites and that subject to a financial contribution to strategic mitigation and site remediation satisfactory to the EA, the proposal is unlikely to have significant effects on these sites.

The recent (April 2018) judgement (People Over Wind v Coillte Teoranta, ref. C-323/17) handed down by the Court of Justice of the European Union ruled that, when determining the impacts of a development on protected area, "it is not appropriate, at the screening stage, to take account of the measures intended to avoid or reduce the harmful effects of the plan or project on that site." The development therefore cannot be screened out of the need

to provide an Appropriate Assessment solely on the basis of the mitigation measures agreed between Natural England and the North Kent Environmental Planning Group.

NE has stipulated that, when considering any residential development within 6km of the SPA, the Council should secure financial contributions to the Thames, Medway and Swale Estuaries Strategic Access Management and Monitoring (SAMM) Strategy in accordance with the recommendations of the North Kent Environmental Planning Group (NKEPG), and that such strategic mitigation must be in place before the dwelling is occupied.

Due to the scale of development, there is no scope to provide onsite mitigation such as an on-site dog walking area or signage to prevent the primary causes of bird disturbance, which are recreational disturbance including walking, dog walking (particularly off the lead), and predation of birds by cats.

Based on the correspondence with Natural England (via the NKEPG), I conclude that off site mitigation is required.

In this regard, whilst there are likely to be impacts upon the SPA arising from this development, the mitigation measures to be implemented within the SPA from collection of the standard SAMMS tariff (to be secured prior to the determination of this application) will ensure that these impacts will not be significant or long-term. I therefore consider that, subject to mitigation, there will be no adverse effect on the integrity of the SPA.

It can be noted that the required mitigation works will be carried out by Bird Wise, the brand name of the North Kent Strategic Access Management and Monitoring Scheme (SAMMS) Board, which itself is a partnership of local authorities, developers and environmental organisations, including SBC, KCC, Medway Council, Canterbury Council, the RSPB, Kent Wildlife Trust, and others (<https://birdwise.org.uk/>).

The applicant has paid the tariff so planning permission can be granted.

RECOMMENDATION – Grant subject to the following conditions:

CONDITIONS

- (1) The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which the permission is granted.

Reason: In pursuance of Section 91 of the Town and Country Planning Act 1990 as amended by the Planning and Compulsory Purchase Act 2004.

- (2) The development hereby approved shall be carried out in accordance with the following approved drawings:

853: P02 Rev A; 853: P03; 853: P04 and 853: P06.

Reason: For the avoidance of doubt and in the interests of proper planning.

- (3) No development beyond the construction of foundations shall take place until details of the external facing and roofing materials to be used in the construction of the dwellings hereby approved have been submitted to and approved in

writing by the Local Planning Authority, and works shall be implemented in accordance with the approved details.

Reason: In the interest of visual amenity.

- (4) No development beyond the construction of foundations shall take place until full details of both hard and soft landscape works have been submitted to and approved in writing by the Local Planning Authority. These details shall include existing trees, shrubs, and other features, planting schedules of plants, noting species (which should be native species and of a type that will enhance or encourage local biodiversity and wildlife), plant sizes and numbers where appropriate, means of enclosure, hard surfacing materials, and an implementation programme.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (5) All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed in writing with the Local Planning Authority.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity.

- (6) Upon completion of the approved landscaping scheme, any trees or shrubs that are removed, dying, being severely damaged or becoming seriously diseased within five years of planting shall be replaced with trees or shrubs of such size and species as may be agreed in writing with the Local Planning Authority, and within whatever planting season is agreed.

Reason: In the interests of the visual amenities of the area and encouraging wildlife and biodiversity

- (7) No construction work in connection with the development shall take place on any Sunday or Bank Holiday, nor on any other day except between the following times:

Monday to Friday 0730 - 1900 hours, Saturdays 0800 – 1300 hours unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: In the interests of residential amenity.

- (8) No impact pile driving in connection with the construction of the development shall take place on the site on any Saturday, Sunday, or Bank Holiday, nor any other day except between the following times: -

Monday to Friday 0900-1700 hours unless in association with an emergency or with the written approval of the Local Planning Authority.

Reasons: In the interests of residential amenity.

- (9) The dwelling hereby approved shall be constructed and tested to achieve the following measure:

At least a 50% reduction in Dwelling Emission Rate compared to the Target Emission Rates as required under Part L1A of the Building Regulations 2013 (as amended);

No development shall take place until details of the measures to be undertaken to secure compliance with this condition have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In the interest of promoting energy efficiency and sustainable development.

- (10) The development shall be designed to achieve a water consumption rate of no more than 110 litres per person per day, and no dwelling shall be occupied unless the notice for that dwelling 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).

Reason: In the interests of water conservation and sustainability.

- (11) The areas shown on approved drawing no. 853:P02 Rev A as car parking and turning space shall be kept available for such use at all times and no permanent development, whether permitted by The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) (or any order revoking or re-enacting that Order) or not, shall be carried out on that area of land or in such a position as to preclude vehicular access to this reserves area; such land and access thereto shall be provided prior to the occupation of the dwellings hereby permitted.

Reason: Development without adequate provision for the parking or turning of cars is likely to lead to car parking inconvenient to other road users, and a risk to highway safety.

- (12) The dwellings hereby permitted shall be provided with 1 electric vehicle charging point each and no dwelling shall be occupied until the charging point for that dwelling has been installed.

All Electric Vehicle chargers provided must be to Mode 3 standard (providing a minimum of 7kw) and SMART (enabling Wifi connection). Approved models are shown on the Office for Low Emission Vehicles Homecharge Scheme approved chargepoint model list:

<https://www.gov.uk/government/publications/electric-vehicle-homecharge-scheme-approved-chargepoint-model-list>

Reason: To encourage the use of electric vehicles, in the interests of climate change and reducing pollution.

- (13) The dwellings hereby permitted shall each be provided with secure cycle parking facilities in accordance with the approved drawing no. 853:P06 and no dwelling shall be occupied until the cycle parking facilities for that dwelling has been installed.

Reason: To ensure the provision and retention of adequate off-street parking facilities for cycles in the interests of sustainable development and promoting

cycle visits.

- (14) The roof lights to the study and stairwell on the rear facing roof slope of the dwelling on Plot 3 shall have a cill height of not less than 1.7m above the finished inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

- (15) The first floor bathroom window and ground floor cloakroom window on the west facing side elevation of the dwelling on Plot 3 shall be obscure glazed and incapable of being opened except for a high-level fanlight opening of at least 1.7m above inside floor level and shall subsequently be maintained as such.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

- (16) Notwithstanding the provisions of Class A, Part 1 of Schedule 2 to The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any order revoking and re-enacting that Order, no additional ground or first floor windows or openings shall be installed on the east or west facing side elevation of the dwellings.

Reason: To prevent overlooking of adjoining properties and to safeguard the privacy of neighbouring occupiers.

- (17) No development shall take place until the applicant, or their agents or successors in title, has secured the implementation of a programme of archaeological work in accordance with a written specification and timetable which has been submitted to and approved by the Local Planning Authority.

Reason: To ensure that features of archaeological interest are properly examined and recorded.

INFORMATIVES

- (1) This permission has only been granted after receipt of a financial contribution to the Strategic Access Management and Monitoring Strategy in respect of the nearby Special Protection Area.
- (2) No furniture may be erected on or across Public Rights of Way without the express consent of the Highway Authority.
- (3) There must be no disturbance of the surface of the right of way, or obstruction of its use, either during or following any approved development.
- (4) Planning consent does not confer consent or a right to disturb or unofficially divert any Public Right of Way at any time without the express permission of the Highway Authority.
- (5) No trees or shrubs should be planted within 1.5 metres of the public right of way.
- (6) The programme of archaeological work should in the first instance start with trial trenching and Palaeolithic test pit work in the area of potential development impact.

The Council's approach to the application

In accordance with paragraph 38 of the National Planning Policy Framework (NPPF), July 2021 the Council takes a positive and proactive approach to development proposals focused on solutions. We work with applicants/agents in a positive and creative way by offering a pre-application advice service, where possible, suggesting solutions to secure a successful outcome and as appropriate, updating applicants / agents of any issues that may arise in the processing of their application.

In this instance:

The application was acceptable as submitted and no further assistance was required.

Case Officer Claire Attaway

Case Officer Sign: C Attaway	Date:20.10.22
Delegated Authority Sign: P.Gregory	Date: 27.10.22
PRINT NAME:	
TL/DM Countersign:	Date: