

## REPORT FOR EASTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	8 <sup>th</sup> September 2022
<b>Application Number</b>	PL/2021/11543
<b>Site Address</b>	Mill Lane, West Lavington, SN10 4HS
<b>Proposal</b>	Demolition of the existing buildings and construction of 19 affordable homes together with associated parking, access and landscaping.
<b>Applicant</b>	Aster Communities
<b>Parish Council</b>	West Lavington Parish Council
<b>Electoral Division</b>	The Lavingtons
<b>Type of application</b>	Full Planning Permission
<b>Case Officer</b>	Nick Clark

### **Reason for the application being considered by Committee**

The application is before the Eastern Area Planning Committee at the request of Councillor Muns for the committee to consider the visual impact, the relationship to adjoining properties, design (bulk, height, general appearance), environmental or highway impact and the 'loss of the current property status (supporting elderly residents) in favour of young families catered for as part of the 50 houses going into Lavington Lane site'.

### **1. Purpose of Report**

The purpose of the report is to assess the merits of the proposal against the policies of the development plan and other material considerations and the recommendation that the application be approved.

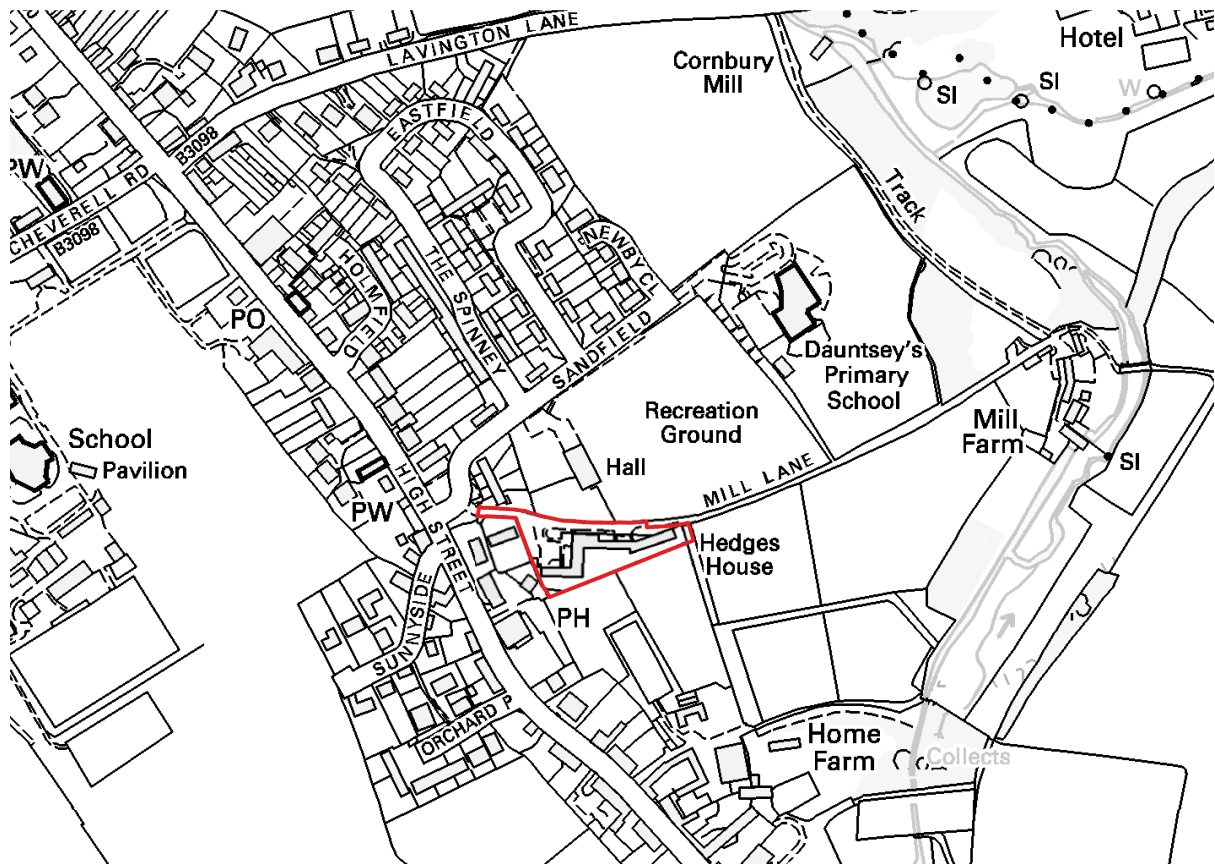
### **2. Report Summary**

The principle of redevelopment of the site is supported both by the Wiltshire Core Strategy and the West Lavington Neighbourhood Plan. The main concerns raised by objectors relate to the loss of a dedicated development for elderly accommodation, impacts in terms of traffic, neighbour amenities and the character of the area. Whilst the development would inevitably result in some changes in these respects, the report concludes that the impacts (and other impacts also considered) would not be material so as to support refusal of the application.

### **3. Site Description**

The application site is on the eastern edge of the village of West Lavington, where it is accessed from the High Street along Mill Lane, a macadamed public bridleway that also serves as vehicular access to a number of properties further east. The site is known as Hedges House, and is a 1 & 2-storey retirement housing scheme of 20 dwellings built in 1963.

It is set on the south side of Mill Lane, opposite the West Lavington Village Hall and Recreation Ground. Open countryside lies to the east and south, with residential properties to the west, but the site lies within the defined settlement boundary.



*Location plan*

#### **4. Planning History**

There is no planning history of direct relevance. It is understood that Hedges House was built in 1963 by the local authority before being transferred originally to Sarsen Housing association in the late 20<sup>th</sup> century. It is currently owned by Aster Communities.

#### **5. The proposals**

Hedges House (now vacant and fenced off) is proposed to be demolished and the site redeveloped to provide 19 x 2-storey affordable dwellings as detached, semi-detached and terraced properties.

The proposals have been revised during the course of assessment, principally with a reduction in the height of some of the dwellings and changes to the layout to provide increased separation from a neighbouring property. The amendments have been subject to full re-consultation.

## Considered drawings and details:

Location Plan	6482-P-001 A
Existing Site Layout	6482-P-102 A
Proposed Site Layout*	6482-P-100 C
S.106 Layout Plan ***	6482-P-110 A
Ecological Enhancement & Boundary Treatments Plan*	6482-P-103 C
Plots 1 & 2 (floor plans)	6482-P-200
Plots 1 & 2 (elevations)	6482-P-700
Plots 3, 4 & 5 (floor plans)	6482-P-201
Plots 3, 4 & 5 (elevations)	6482-P-701
Plots 6 & 7 (floor plans)	6482-P-202
Plots 6 & 7 (elevations)	6482-P-702
Plots 8 & 9 (floor plans)	6482-P-203
Plots 8 & 9 (elevations)	6482-P-703
Plot 10 (floor plans)	6482-P-204
Plot 10 (elevations)	6482-P-704
Plots 11, 12 & 13 (floor plans)	6482-P-205
Plots 11, 12 & 13 (elevations)	6482-P-705
Plots 14 - 19 (floor plans)*	6482-P-206A
Plots 14 - 19 (elevations)*	6482-P-706A
Illustrative Street Scenes	6482-P-800 A
Maisonette Bin Store Elevations	6482-P-707
Maisonette Cycle Store Elevations	6482-P-708
Arboricultural report	V1.0
Design & Access Statement	6482-P-4000 Rev. B
Ecological Impact Assessment	061CART100 v.2.0
Landscape and Visual Impact Assessment	
Flood Risk Assessment and Drainage Strategy**	203.5001/FRA&DS/2
Surface Water & Foul Water Drainage Design**	203.5001.501 A
Planning Statement	
Transport Statement	203.0001/TS/2

\* Revised drawings received May 5<sup>th</sup> 2022

\*\* Received 26<sup>th</sup> April 2022

\*\*\* Received 13<sup>th</sup> June 2022

## 6. Local Planning Policy

### [Wiltshire Core Strategy](#)

#### SPATIAL VISION

CP1	Settlement strategy
CP2	Delivery strategy

AREA STRATEGIES

CP12 Devizes Area Strategy

DELIVERING THE SPATIAL OBJECTIVES: CORE POLICIES

CP43 Providing affordable homes

CP45 Meeting Wiltshire's housing needs

CP46 Meeting the needs of Wiltshire's vulnerable and older people

CP50 Biodiversity and geodiversity

CP51 Landscape

CP57 Ensuring high quality design and place shaping

CP62 Development impacts on the transport network

CP64 Demand management (parking)

CP67 Flood risk

CP68 Water resources

CP69 Protection of the River Avon SAC

West Lavington Neighbourhood Plan 2017-2026

BE1 Settlement Boundary

BE2 Design of New Development/Local Distinctiveness

BE3 Highway Impact

NE2 Setting of West Lavington Parish

Other policies and guidance

[National Planning Policy Framework](#) (revised 20<sup>th</sup> July 2021)

[Planning Practice Guidance \(national\)](#)

**7. Summary of consultation responses** (original plans)

West Lavington  
Parish Council:

Objections:

"After lengthy consideration and detail discussion at their February 3rd meeting the Councillors were unanimous in voting to object to this application.

The principal reason for objection was the lack of provision for the elderly. Despite the Design and Access Statement referrals to numerous NPPF, Core Strategy and Neighbourhood Plan policies, it was felt the proposal did not realize the full potential of the assets of the site. These present a unique opportunity to provide for the elderly that is being lost. The proposal does not satisfy the NPPF, Core Strategy and neighbourhood Plan policies listed to.

There was a majority objection to the proposed two storey development at the east end of the site. It was considered that proposing two storeys in this peninsular part of the development would be an undesirable protrusion into the open landscape between the Recreation Ground to the north and farm land to the south.

It was noted that care has been taken to give visual variety in the identity of separate structures but this was reduced with the use of identical porches.

	It was also noted that there have been questions regarding the ownership of Mill Lane where it runs adjacent to the site which raised concerns over the area delineated as site”
Wiltshire Council Highways	No objection. Suggested conditions.
Wiltshire Council Drainage:	Objections but suggested conditions
Wiltshire Council Education:	No comments
Wiltshire Council Housing:	No objections. Planning obligation needed to secure 6 of the homes (30% of total) as affordable housing.
Wiltshire Council Conservation Officer:	No objection
British Horse Society:	No objection
Other:	13 objections and comments received, raising principally: <ul style="list-style-type: none"> <li>• Loss of accommodation for the elderly</li> <li>• Neighbourhood Plan emphasis on elderly housing</li> <li>• Loss of bungalows</li> <li>• The development would not accommodate villagers</li> <li>• Additional traffic and parking problems</li> <li>• Neighbouring privacy and disturbance</li> <li>• Displacement of existing residents</li> <li>• Concerns regarding the bridleway being within the application site</li> <li>• Increase noise and light pollution</li> <li>• Affordable housing to be provided through the Neighbourhood Plan</li> <li>• Impact on bats</li> <li>• Beech hedge should be retained</li> <li>• Boundary fence maintenance</li> <li>• Electric vehicle charging</li> <li>• Overdevelopment of the site</li> <li>• Surface water drainage concerns</li> <li>• Concerns to ensure that Mill Lane will not be impacted, particularly concerning access to onward properties</li> <li>• Need for swift nesting boxes within the development</li> <li>• Impact on the adjoining rural landscape</li> </ul>

## 8. Publicity

The application was subject to direct consultation with immediate neighbours and statutory consultees, with further consultation on revised plans received.

## 9. Planning Considerations

Legislation requires that all planning applications be determined in accordance with the development plan unless material considerations indicate otherwise.

### 9.1 The principle of development

The application site is within the settlement boundary for West Lavington, where the principle of redevelopment is supported under the Spatial Vision of the Wiltshire Core Strategy, and under policy BE1 of the West Lavington Neighbourhood Plan, which states that within the

settlement, “*development will be supported subject to it respecting local character, residential amenity and highway safety*”

The principle of the site being redeveloped is thus supportable subject to these impacts and others as considered below.

## **9.2 Respecting local character**

Core Policy 57 requires a high standard of design in all development which is complementary to the locality through drawing on the local context, and Neighbourhood Plan policy BE1 requires development to respect local character. Policy NE2 also requires that development should respect views into and out of the village and be designed to integrate well with its surroundings.

Hedges House comprises a combination of single and 2-storey dwellings, with the bungalows being set towards the outer edges of the site:



*View of Hedges House facing east along Mill Lane*



*Terraces of bungalows at the east end of the Hedges House site*



**Existing Site Plan**

The development would be 2-storey, comprising detached, semi-detached and terraced properties.



**Proposed Site Plan**

The terrace at the east end of the site would be of slightly reduced height with a 1½ storey form as seen in here on the left when viewed from the north:



*View of the development from the recreation ground to the north*

The housing would be of varying format and designs, with a mix of brickwork and render finishes to the walls:

Front elevations:



The development would retain existing trees within the site and provide planting of 8 trees indicated alongside Mill Lane:



Whilst much of the accommodation on the site is currently single-storey, within the variety of housing in the local area the proposal for 2-storey accommodation as proposed would not be



out of keeping within built environment of the village, and it would reflect the 2-storey housing in Sandfield on the north side of the recreation ground.

In respect of the impact on the adjoining countryside, the parish council and others raise concern regarding the 2-storey development extending to the eastern edge of the site, where it would be relatively prominent between the recreation ground the north and farmland to the south, and where it would sit on a horizon when approaching along a low point on the adjoining footpath from the south:

Existing development



*Approach to the site from the south along Footpath 19*

The view above is relatively localised however and when viewed from the surrounding countryside, the development would be viewed more generally in the wider context of the backdrop of the village, in which, whilst it would be more prominent than the existing development, and as concluded in the submitted Landscape Impact Assessment, it would not result in any material impact upon the rural or landscape character of the area, or the setting of the village or its nearby conservation area.

It is thus concluded that in this respect the development satisfies the requirements of good design as set out in Core Policy 57 and Neighbourhood Plan policy NE2, and that there would be no material impact either on the built environment of the village or the surrounding landscape so as to warrant refusal.

Conditions are recommended to control subsequent extension of the properties, both in the interests of the character of the area, and also residential amenities.

### 9.3 West Lavington & Littleton Panell Conservation Area



The site is located immediately to the east of the conservation area. The site does not contribute to the setting or heritage significance of the conservation area however and the Conservation Officer raises no concerns regarding the impact of the development upon the character and appearance of the conservation area.

#### 9.4 Residential amenity

Core Policy 57 also requires proposals to demonstrate how they have regard to the impact on the amenities of neighbours, and ensuring that appropriate levels of amenity are achievable within the development itself, including the consideration of privacy, overshadowing, vibration, and pollution (e.g. light intrusion, noise, smoke, fumes, effluent, waste or litter). No. 4 Mill Lane and 41 High Street are the only existing properties that would be potentially impacted directly.

##### 4 Mill Lane

4 Mill Lane is immediately to the west of the site. The rear of the houses proposed on plots 1 and 2 would directly face towards the side of the rear garden at 4 Mill Lane.

This relationship has been adjusted in the revised plans to increase the depth of rear gardens on Plots 1 and 2 to 10 metres. This is assessed as being sufficient to avoid any material impact in terms of lost privacy to the garden at No. 4. A recommended planning condition (12) would prevent subsequent 2-storey rear extensions of the dwellings on plots 1 or 2 under permitted development rights.

Any views towards rear windows at No. 4 would be at a glancing angle that would not result in any material loss of privacy to the internal accommodation.



##### 41 High Street

No. 41 is located to the south west side of the site. A first floor side-facing window is proposed in the side elevation of the dwelling on Plot 3 that would face towards No. 41 and its south-facing rear garden area. The window however would serve a bathroom. A condition is recommended requiring the window to be obscure-glazed and with restricted opening so as to avoid any material impact in terms of reduced privacy.

##### 1 Mill Lane

Occupants at 1 Mill Lane to the north of the lane raise concerns regarding increased activity and vehicle movements. There is nothing to suggest however that the estimated increase of c. 14 vehicle movements per day would materially impact on the amenity of the property. A Construction Method Statement secured by condition would also seek to control hours of



working and deliveries etc so as to limit disturbance during the demolition and construction phases.

### The proposed properties

The proposed properties broadly comply with the Nationally Described Space Standards. All properties have the use of garden space aside from the first floor maisonettes (units 15, 17 & 19), but as these are one-bedroom units, and considering the opposite recreation ground the absence of dedicated garden space for these units is not something that would support refusal of the application.

A condition is recommended to control windows in Plot 3 facing towards 41 High Street. On this basis it is concluded that the development would provide for appropriate levels of amenity in accordance with Core Policy 57.

### **9.5 Highway safety**

The development would use the existing access along Mill Lane, which, within the red line is owned by the applicant.

The Highway Officer notes that there is likely to be an increase in vehicle movements of c. 14 movements per day for the site, but that this increase is not significant. The submitted Transport Statement shows appropriate vehicle 'tracking' within the site and acceptable visibility splays onto Mil Lane. The Officer is also satisfied with the proposed parking provision and waste bin storage and collection arrangements and thus raises no objections to the application. It is thus concluded that the access, turning and parking arrangements are satisfactory and that the increased traffic would not result in any material impact on highway safety.

In accordance with the adopted Waste storage and collection - guidance for developers Supplementary Planning Document, the development will be required to contribute by way of a s.106 planning obligation towards the cost of household refuse bins and boxes at £91/dwelling.

### **9.6 Housing for the elderly**

The Neighbourhood Plan reports that there is perceived to be a dearth of new houses for the elderly to downsize and remain in the village, and Policy H1 includes that new developments should include 'smaller accommodation for downsizing, including bungalow and other types of accommodation capable of providing for elderly and disabled people'. Core Policy 46 of the Core Strategy also supports new housing to meet the specific needs of vulnerable and older people. These policies are aimed at new developments and do not provide for protection of existing accommodation.

The new housing will all be affordable. This will include 3 ground floor maisonettes that would be suitable for housing elderly and vulnerable residents. One of these maisonettes will also be fitted out specifically to cater for disabled residents. On this basis it is concluded that there would not be any conflict with Core Policy 46 or Neighbourhood Plan Policy H1, and that the development would make appropriate provision of accommodation for the elderly as required by the policies.

The applicant also states that the existing bungalows have proved difficult to let, as also was the bedsit accommodation due to their size and no separate room for living space. The location of the site is also said to be a factor, in that many of their customers now like to be closer to town or other amenities without having to travel or use public transport.

### **9.7 Affordable housing**

In accordance with Core Policy 43, 6 dwellings are to be secured as affordable housing by way of s.106 agreement. In accordance with the recommendations of the housing team these would be as follows:

#### Affordable Rented (4 units)

1 bed/2 person apartments = 2 units in a 'house-style'/maisonette arrangement (plots 14 & 15) with the ground floor maisonette to be built to M4(2) Standard with a level access shower.

2 bed/4 person house = 1 unit (plot 8)

3 bed/5 person house = 1 unit (plot 9)

#### Shared Ownership (2 units)

2 bed/4 person houses = 1 unit (plot 7)

3 bed/5 person houses = 1 unit (plot 6)

The above meets the requirement of Core Policy 43.

Although not a planning matter, it is the case that the site was originally owned and developed by Kennet District Council. The transfer to a housing association included obligations for continued use of the site for social/ affordable housing. It is understood from the Council's solicitors that a separate legal agreement will be required under the terms of the original housing stock transfer, to ensure that all the properties are used for social/ affordable housing.

### **9.8 Biodiversity**

The application is supported by an ecological assessment that concludes that the development would not impact on protected species or habitats. There is no cause to doubt the methodology, findings and conclusions of the assessment. Recommendations to protect trees and hedges during construction and for ecological enhancements in terms of bat boxes and planting can be secured by way of planning condition to ensure compliance with Core Policy 50.

### **9.9 Drainage and flood risk**

Core Policy 67 requires surface water drainage to be implemented in accordance with the sustainable drainage hierarchy, with increased infiltration to ground where possible.

The site is located within Flood Zone 1 and is thus not at any identified risk of flooding.

Surface water drainage is proposed to be by way of soakaway drainage via a combination of permeable paving and storage/ infiltration crates. There will also be some re-use of rainwater through all properties being provided with water collection butts.

Implementation of this can be secured by way of planning condition.

### **9.10 Planning obligations**

In accordance with CP3, CP43 and the Waste storage and collection - guidance for developers Supplementary Planning Document, the following planning obligations are identified:

#### Refuse bins and boxes

19 x £91 towards provision of boxes and bins for the new dwellings = £1,729.00

#### Affordable housing

As detailed in section 9.7 of this report.

### **10. Conclusion (The Planning Balance)**

The principle of redevelopment of the site is supported by the policies of the Wiltshire Core Strategy and the West Lavington Neighbourhood Plan. The site is currently vacant and there is little apparent prospect of it being brought back into use in its current form. There will doubtless be a change in the residential character of the site, particularly in terms of the replacement of bungalows with 2-storey buildings. The development will continue to provide affordable housing, including housing suitable for the elderly. The proximity of the development will be noticeable to neighbours and there will also be some increase in vehicle movements resulting from the development. The impacts however are assessed as not being material in the context of the site and would not support refusal of the application.

It is thus concluded that the development would be in accordance with the development plan, and it is accordingly recommended that conditional planning approval be granted subject to prior completion of a Section 106 planning obligation.

#### **RECOMMENDATION:**

**THAT THE CORPORATE DIRECTOR, PLACE, BE AUTHORISED TO GRANT PLANNING PERMISSION , SUBJECT TO THE CONDITIONS BELOW AND SUBJECT TO PRIOR COMPLETION OF A SECTION 106 PLANNING OBLIGATION AS SET OUT IN THIS REPORT.**

#### **RECOMMENDED CONDITIONS**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

REASON: To comply with the provisions 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 permitted shall be carried out in accordance with the following approved drawings and details:
-

Location Plan	6482-P-001 A
Existing Site Layout	6482-P-102 A
Proposed Site Layout*	6482-P-100 C
S.106 Layout Plan ***	6482-P-110 A
Ecological Enhancement & Boundary Treatments Plan*	6482-P-103 C
Plots 1 & 2 (floor plans)	6482-P-200
Plots 1 & 2 (elevations)	6482-P-700
Plots 3, 4 & 5 (floor plans)	6482-P-201
Plots 3, 4 & 5 (elevations)	6482-P-701
Plots 6 & 7 (floor plans)	6482-P-202
Plots 6 & 7 (elevations)	6482-P-702
Plots 8 & 9 (floor plans)	6482-P-203
Plots 8 & 9 (elevations)	6482-P-703
Plot 10 (floor plans)	6482-P-204
Plot 10 (elevations)	6482-P-704
Plots 11, 12 & 13 (floor plans)	6482-P-205
Plots 11, 12 & 13 (elevations)	6482-P-705
Plots 14 - 19 (floor plans)*	6482-P-206A
Plots 14 - 19 (elevations)*	6482-P-706A
Illustrative Street Scenes	6482-P-800 A
Maisonette Bin Store Elevations	6482-P-707
Maisonette Cycle Store Elevations	6482-P-708
Arboricultural report	V1.0
Ecological Impact Assessment	061CART100 v.2.0
Flood Risk Assessment and Drainage Strategy**	203.5001/FRA&DS/2
Surface Water & Foul Water Drainage Design**	203.5001.501 A

\* Revised drawings received May 5<sup>th</sup> 2022

\*\* Received 26<sup>th</sup> April 2022

\*\*\* Received 13<sup>th</sup> June 2022

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

3. i) Demolition works shall be carried out in full accordance with recommendations of Section 5 of the approved Protected Species Survey report (21 Apr 2021).
- ii) The dwellings shall not be first occupied until bat roosting and bird nesting facilities have been incorporated in the development in accordance with details first to have been submitted to and approved in writing by the local planning authority; such details to be in accordance with the recommendations of the approved Protected Species Survey report (21 Apr 2021).

REASON

In the interests of biodiversity.

- 
4. i) No development of the new buildings shall progress above ground floor slab level until full details of the materials and finishes to be used for external walls, roofs and porches have been submitted to and approved in writing by the local planning authority.
- ii) The development shall be carried out in accordance with the so-approved details.

REASON: In the interests of visual amenity and the character and appearance of the area.

INFORMATIVES: The details to be submitted under this condition shall include for example, product literature and photographic examples (submitted electronically in pdf format) and shall not include links to manufacturer/ vendor web sites. If requested (for example in the event of the submitted details being inadequate) samples of materials and finishes are to be made available for inspection on the development site.

The details to be submitted of the porches shall include all construction materials, which will be expected to be of traditional construction and not of GRP pre-fabrication.

- 
5. i) No development shall commence on site (including any works of demolition), until there has been submitted to and approved in writing by the local planning authority a Construction Method Statement , together with a site plan, which shall detail:
- a) the provision for parking of vehicles of site operatives and visitors;
  - b) the provision for loading and unloading of plant, materials and demolition materials;
  - c) the provision for storage of plant and materials used in constructing the development, as well as demolition materials;
  - d) the provision for wheel washing facilities;
  - e) measures to control the emission of dust and dirt during construction;
  - f) the provision for recycling/disposing of waste resulting from demolition and construction;
  - g) the hours of construction, including deliveries;
  - h) a pre-commencement condition photo survey to inform LHA and applicant of current surface condition of Mill Lane;
  - i) provision for a condition survey upon substantial completion of the development and works to make good the surface of Mill Lane following any damage caused during the construction works;
  - j) details to demonstrate that Mill Lane will remain open during the demolition and construction phases for its use as a public bridleway and to access private properties to the east; and
  - k) measures for the protection of trees and hedges to be retained in the development.
-

ii) The so-approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in full accordance with the Statement without the prior written permission of the Local Planning Authority.

REASON: To minimise detrimental effects to the neighbouring amenities, the amenities of the area in general, detriment to the natural environment through the risks of pollution and dangers to highway safety and users of Mill Lane, during the demolition and construction phases.

INFORMATIVE: The details to be submitted under this condition shall include all details of timing and phasing of proposed measures to ensure that they are in place and maintained for so long as required.

- 
6. i) Prior to the commencement of the development of the new dwellings there shall have been submitted to and approved in writing by the local planning authority a scheme of hard and soft landscaping, the details of which shall include:
- a) all hard and soft surfacing materials,
  - b) means of enclosure, (including details of any existing fencing to be retained),
  - c) a detailed plan identifying existing trees and hedges to be retained and a planting plan and specification showing all plant species, supply and planting sizes and planting densities, and details of after-care.
- ii) All so-approved planting shall be carried out no later than the first planting and seeding season following the first occupation of any part of the development or the substantial completion of the development whichever is the sooner.
- iii) All shrubs, trees and hedge planting shall be maintained free from weeds and shall be protected from damage by vermin and stock.
- iv) Any trees or plants (including existing trees and hedges to be retained) which, within a period of five years from first occupation of the development, die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of a similar size and species, unless otherwise agreed in writing by the local planning authority.
- v) All hard landscaping shall also be carried out in accordance with the approved details prior to the first occupation of any part of the development or in accordance with a programme to be agreed in writing with the local planning authority.

REASON: To ensure a satisfactory landscaped setting for the development.

- 
7. i) Construction of the new dwellings shall not commence until a Landscape Management Plan, identifying the extent of residential curtilages and amenity land and including long-term design objectives, management responsibilities and maintenance schedules for all landscape areas and ecological features (other than
-



privately maintained, domestic gardens) has been submitted to and approved in writing by the Local Planning Authority.

ii) The Landscape Management Plan shall be carried out as approved in accordance with the so-approved details.

REASON: In order that the development is undertaken in an acceptable manner, to clarify maintenance responsibilities and ensure appropriate ongoing management of the landscaped areas in the interests of visual amenity and biodiversity.

- 
8. No dwelling hereby permitted shall be occupied until an electric vehicle charging point has been provided for that unit in accordance with details first to have been submitted to and approved in writing by the local planning authority.

REASON: In accordance with national move to reduce reliance on fossil-fuelled vehicles, and to avoid the need for retro-fitting of electric vehicle charging facilities at a later date.

INFORMATIVE: The details to be submitted for consideration under this condition will be expected to comply with Approved Document S of the Building Regulations 2010.

- 
9. The parking and vehicle turning/ manoeuvring areas as identified on the approved drawings shall be retained for those respective purposes at all times and shall be used for no other purposes.

REASON: To ensure adequate off-street parking provision and vehicle turning manoeuvring space in the interests of amenity and highway safety.

- 
10. i) Notwithstanding the approved details, there shall be no occupation of the maisonettes (units 14-19) until secure covered cycle storage has been provided for those units in accordance with details first to have been submitted to and approved in writing by the local planning authority.

ii) The so-approved cycle storage shall thereafter be so-maintained at all times and shall be used for no purpose other than the storage of cycles.

REASON: In the interests of facilitating active travel as the submitted cycle storage details do not demonstrate any level of security sufficient to suggest that the cycle shed would attract and encourage use.

- 
11. i) There shall be no occupation of the maisonettes (units 14-19) until a bin store has been provided in accordance with the approved details.

ii) The store shall thereafter be so-maintained and shall be used for no purpose other than for the storage of refuse bins and boxes.

---

REASON: To ensure appropriate bin storage facilities for the maisonettes in the interests of residential amenity and the character of the area.

---

12. Notwithstanding the provisions of Class A of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, there shall be there shall be no extension or additions to the dwellings hereby permitted and no windows, doors or other form of openings inserted above ground floor ceiling level in the flank (south west) elevation of the dwelling hereby permitted on Plot 3.

REASON: In the interests of neighbouring amenity and privacy, and to ensure adequate outdoor amenity space

---

13. Notwithstanding the provisions of Classes B and C of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, there shall be no enlargement of any dwellinghouse hereby permitted consisting of an addition or alteration to its roof, and there shall be no windows or other forms of openings inserted in the west-facing roof slope of the dwelling on Plots 2 or the west-facing gable wall on Plot 1.

REASON: In the interests of neighbouring amenities and the character of the area on the edge of the village.

---

14. Notwithstanding the provisions of Class D of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015, no porches shall be erected on the front elevations of the dwellings approved on plots 3, 4, 5, 6, 7, 1, 12 & 13 other than as shown on the approved drawings and with their materials of construction as approved under the conditions above.

REASON: In the interests of architectural harmony within the development, and in the interests of the character of the area.

---

- END -