

**REPORT OUTLINE FOR AREA PLANNING COMMITTEES****Report No.**

<b>Date of Meeting</b>	10 <sup>th</sup> November 2022
<b>Application Number</b>	PL/2022/02766
<b>Site Address</b>	Land rear of Caynton Lawns, Oak Drive, Alderbury, SP5 3AJ
<b>Proposal</b>	New dwelling with associated drive, carport/garage and garden amenity space (as approved under planning ref 20/07065/FUL with revised access position) – resubmission of PL/2022/02035
<b>Applicant</b>	Mr P Farmer
<b>Town/Parish Council</b>	Alderbury
<b>Electoral Division</b>	Alderbury– (Richard Britton)
<b>Grid Ref</b>	418,857 126,804
<b>Type of application</b>	Full Planning
<b>Case Officer</b>	Joe Richardson

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

The application has been called-in by Cllr Britton if officers are minded to approve.

**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 to consider the recommendation that the application be approved for the reason(s) set out below.

**2. Report Summary**

The issues in this case are:

- Principle of development, policy and planning history;
- Design, scale and impact to the amenity of the area;
- Parking/Highways Impact;
- Ecological Impact/River Avon Catchment Area;
- Flood Risk;
- Other matters

There have been four different re-consultations for amendments and revisions to this planning application that have generated in total nineteen letters of objection to the application. The application has also received three letters of objection from Alderbury Parish Council to the proposed development.

Four separate consultation phases have been undertaken for this planning application in order to address the concerns received from statutory consultees and members of the public primarily around the proposed access, its positioning and widening. Concerns received from the Highways Officer of Wiltshire Council to this proposal were in respect of the size of the access point, the lack of a swept analysis plan and the fore-mentioned swept path analysis plan for the access as proposed not providing sufficient manoeuvrability. As such, the case

officer has sought to address these matters throughout the course of this planning application which has resulted in the need for re-consultation to all interested parties.

As mentioned, this application has resulted in various sets of amended plans being produced for this planning application that has resulted in the need for re-consultation to all interested parties. Despite the submission of the amended plans, the Parish Council have maintained their objection to this proposal for the reasoning as set out in Section 7 (Summary of consultation responses).

### **3. Site Description**

The site forms part of the residential curtilage of the dwellinghouse known as Caynton Lawns and is located within the village of Alderbury. The site is accessed via Oak Drive, a private gravel track that is bounded by trees and shrubbery and provides access to a number of other residential dwellinghouses within the vicinity.

### **4. Planning History**

S/1986/1557 – Outline application for a chalet bungalow with detached bungalow – refused for access reasons with appeal dismissed

S/2006/1224 – Construct garage at rear of property Approved with Conditions 01.08.06

S/2007/1622 – Retrospective application to remove dilapidated block boundary wall and construct a new brick wall with railings and entrance gate – original wall now removed Refused 05.10.07

S/2008/0851 – Outline application for Proposed detached bungalow and detached garage Refused 21.08.08

20/07065/FUL – New dwelling with associated drive, carport/garage and garden/amenity space Approved with conditions 25.02.21

PL/2022/02035 – New dwelling with associated drive, carport/garage and garden/amenity space. Revision of 20/07065/FUL Withdrawn on officer advice 01.04.22

### **5. The Proposal**

The proposal seeks planning permission for the erection of a dwellinghouse to the rear of the property known as Caynton Lawns with access obtained via Oak Drive, a private track that serves the application site and a number of other dwellinghouses within the vicinity.

### **6. Local Planning Policy**

National Planning Policy Framework

Section 2 Achieving Sustainable Development

Section 12 Achieving Well Designed Places

Section 15 Conserving and enhancing the natural environment

### Wiltshire Core Strategy

Core Policy 1 Settlement Strategy  
Core Policy 2 Delivery Strategy  
Core Policy 23 Southern Wiltshire Community Area  
Core Policy 50 Biodiversity and Geodiversity  
Core Policy 51 Landscaping  
Core Policy 57 Ensuring high quality design and place shaping  
Core Policy 61 Transport and New Development  
Core Policy 67 Flood Risk  
Core Policy 69 Protection of the River Avon SAC

### National Planning Policy Framework

Section 2 Achieving Sustainable Development  
Section 12 Achieving Well Designed Place  
Section 15 Conserving and enhancing the natural environment

Wiltshire Local Transport Plan 2015-2026:  
Car Parking Strategy

## **7. Summary of consultation responses**

**Alderbury Parish Council** – Objection with comments stating:

- (1) The proposed access is located near the end of a private track lying within the curtilage of the adjoining property 'Mere' and leading exclusively to the two properties at 'Treetops'. The track is unsurfaced, is only 2.5m wide, and too narrow for access by emergency, refuse or other service vehicles. It cannot be widened as this land is not within the boundary of the site. The extra traffic generated by the proposed 4-bedroomed house including delivery and business vehicles will greatly increase vehicle movements along the track. In addition, the proposed entry access point for the new development provides inadequate visibility for road users approaching from north, and vehicles egressing the site will have inadequate sight lines to the north. This will significantly increase road safety risks. The application can make no accommodation for this within the current boundary line. The Council considers the proposed access to be unsafe as it will increase highway safety risks to an unacceptable level and should be refused in accordance with Policy 61 (ii) of the Wiltshire Core Strategy 2015.
- (2) The proposed access by virtue of its narrow width and lack of passing places, pedestrian refuges and turning areas presents a danger to pedestrians, cyclists and other road users and is therefore contrary to Policy 61 (i) of the Wiltshire Core Strategy 2015.
- (3) The proposed access by virtue of its narrow width and lack of passing places and turning areas is inadequate to serve delivery and service vehicles and is therefore contrary to Policy 61 (ii) (e) of the Wiltshire Core Strategy 2015.
- (4) The proposed access will involve cutting through a bank and the removal of mature hedgerow. This will have a harmful impact upon the landscape character of

the narrow rural lane and involve the loss of valuable natural habitat. Therefore, the Council considers this application should be refused in accordance with Policies 50 and 51 (i) of the Wiltshire Core Strategy 2015.

(5) The LPA must satisfy itself that the access proposed can be achieved without third party consent.

(6) The Council feels that the access issue can most easily be resolved by connecting the existing access to Caynton Lawns to the proposed bungalow along the inside of the existing hedge line. This will avoid removing the ancient hedgerow and resolve the traffic issues.

**WC Highways** – No objection subject to conditions

**WC Ecology** – No objections subject to conditions

**WC Arboriculture Officer** – No objection provided trees are protected in accordance with the report

**WC Archaeology** – No objection

## **8. Publicity**

The application has been advertised by way of letters to near neighbours as have the re-consultation of amended plans for this proposal.

The publicity has generated nineteen letters of objection in total with comments received summarised as the following:

- Concerns around the access being very narrow, unsafe for pedestrians and unsuitable for additional traffic generated by way of this proposal;
- Emergency vehicles unable to access Treetops;
- Surface water run-off;
- Amenity impacts;
- Loss of mature hedgerow and damage to trees;
- Land ownership/Rights of Way matters;
- No specification for size of vehicle shown on the swept path analysis;
- No provision for refuse bins;
- Ecological concerns;
- Use of the existing access serving Caynton Lawns rather than the new access;
- Backland development

## **9. Planning Considerations**

### 9.1 Principle of development, policy and planning history

The site forms part of the residential curtilage of the dwellinghouse known as Caynton Lawns and is located within the village of Alderbury. The site is accessed via Oak Drive, a private

gravel track that is bounded by trees and shrubbery and provides access to a number of other residential dwellinghouses within the vicinity.

The site is located within the Southern Wiltshire Community Area and is within the defined limits of development of Alderbury as set out within the Wiltshire Core Strategy (WCS). Within Core Policy 23 of the WCS, Alderbury is defined as a Large Village where there is a presumption in favour of sustainable development.

Officers note applications S/1986/1577 and S/2008/0851 that sought planning permission for the erection of chalet bungalows/bungalows were refused with the 1986 decision dismissed on appeal for highway safety matters.

The refusal reason for application S/2008/0851 stated the following:

*The proposed bungalow to the end of Oak Drive is considered unacceptable due to the unsatisfactory form of access to the site. Oak Drive is a long, narrow track with no passing places, it is unlit and poorly constructed, suffering also from poor visibility at its access point to the public highway. Oak Drive currently serves nine dwellings and in its current state it is considered that it is not a suitable condition to be used by the additional vehicular traffic that will be generated by the proposed dwelling. As such, it is considered that the additional traffic generated by the proposed development will be detrimental to the safety of the users of Oak Drive and the adjacent public highway of Lights Lane, contrary to 'saved' Policy G2 of the adopted Salisbury District Local Plan (June 2003).*

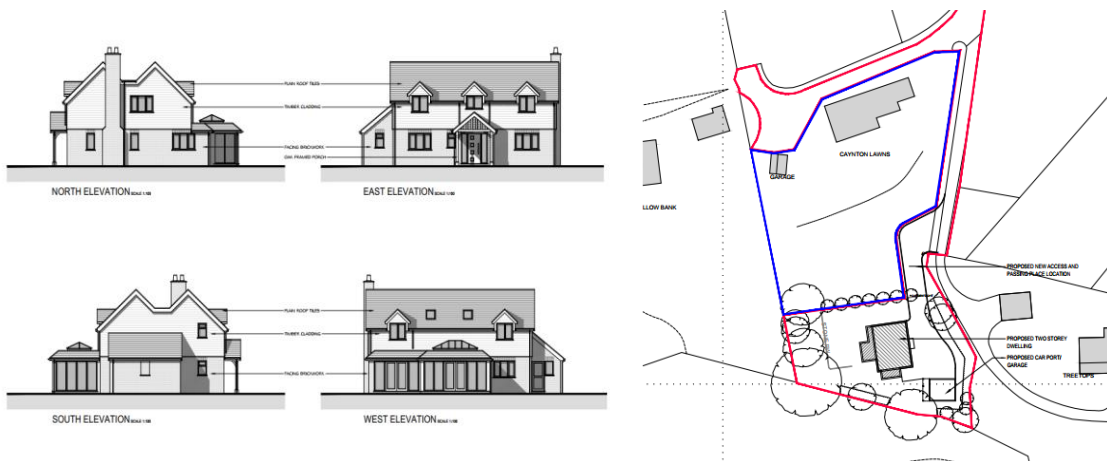
Officers also note the recent planning approval 20/07065/FUL granted planning permission for the erection of a new dwellinghouse with associated drive, carport/garage and garden/amenity space subject to a number of conditions. Due to land ownership/rights of way access along Oak Drive, this application has not been implemented. Notwithstanding the matters around land ownership/rights of way matters, the Council's Highways Officer had no objection to this scheme as the vehicle access for the proposed dwelling was shown to be widened to create a passing point as well as an access to the property that was acceptable in highway terms to all users of the private drive.

As such, officers consider that in principle the provision of an additional residential unit within this location is considered to be acceptable, subject to further accordance with other relevant elements of the development plan that include scale, design, materials, amenity, access, parking provision, ecological matters including the River Avon SAC that will be covered within the further sections of this report.

## 9.2 Design, scale and impact to the amenity of the area

Core Policy 57 of the Wiltshire Core Strategy (WCS) requires there to be a high standard of design is required in all new developments, including extensions, alterations, and changes of use of existing buildings. Development is expected to create a strong sense of place through drawing on the local context and being complimentary to the locality.

The design of the proposed dwellinghouse would see the erection of a 1 <sup>3</sup>/<sub>4</sub> storey dwellinghouse sited centrally within the plot of land to the rear of Caynton Lawns. The proposal also includes the erection of a detached carport/garage to the rear of the site. The design and layout of the proposed dwellinghouse as shown in the proposed plans below is identical to that of the previous approval 20/07065/FUL.



Core Policy 57 requires that development should ensure the impact on the amenities of existing occupants is acceptable, and ensuring that appropriate levels of amenity are achievable within the development itself, and the NPPF (paragraph 130f) states that planning decisions should 'create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.'

The dwelling is proposed to be orientated east to west. A small window is proposed on the south side elevation. This faces towards their side garden and the boundary comprised of mature vegetation. Pigeon Hill is situated to the south however given the boundary treatment and with a separation distance of over 30m, it is not considered this would result in undue overlooking. For similar reasons, neither is the first-floor side window to the north considered to have a negative impact on the host dwellinghouse known as Caynton Lawns.

The dwelling is set back approximately 12m from the eastern boundary and whilst the three dormer windows on the front elevation would introduce an element of overlooking of the side garden of 1 Treetop it would, nonetheless, be shielded to an extent by the existing vegetation and mature trees separating the application site and this neighbouring property. As such, this matter is not considered to be so significantly harmful as to warrant refusal of the scheme on this basis.

By way of the central location of the dwelling within the plot, officers consider that there would not be any significant overbearing on nearby properties as a result of this proposal to justify the refusal of planning permission. The site has an existing residential use and whilst as a result of this proposal, there would likely to be a slight increase in noise and disturbance by way of the use of the site, this increase is unlikely to be excessive for a residential area once the dwelling is built.

Within Oak Drive, plot sizes are varied, but the lane has a low-density character typified by dwellings that are mostly set in large plots. Officers consider that the proposed plot size does allow for sufficient amenity space around the dwelling and the dwelling would not be overly large for the plot. It is therefore considered that it would not appear out of character with the existing form of development in Oak Drive. The site is not covered by any TPOs, however there are mature trees that surround the boundaries of the site.

Part of the proposal would see the removal of a section of laurel hedgerow and bank to facilitate the access point/turning space serving the proposed new dwellinghouse. Officers note the comments received from the Parish Council and members of the public in regard to this element of the proposal. Whilst the loss of existing hedgerow and bank is regrettable,

these works are considered necessary from a highways perspective. This will be covered in more detail in the next section of this report.

The application is also accompanied by an Arboricultural Assessment and Method Statement undertaken by Barrell Tree Consultancy and a Tree Protection Plan. This assessment confirms that the majority of trees on site as being of low quality, one of which is to be removed to facilitate the works. The loss of the tree would not have any significant impact on the verdant character of the area. The Council's Arboricultural Officer has assessed this proposal and has returned comments of 'no objection' subject to the works being carried out in accordance with the submitted report. A condition imposed onto any consent would address this matter.

Having regard to the design and layout of the proposed dwellinghouse being identical to that of the previously approved scheme 20/07065/FUL, officers consider that this proposal is acceptable in planning terms and therefore would not be contrary to Core Policy CP57 of the WCS or the relevant paragraphs of the NPPF.

### 9.3 Highway safety/parking

Core Policy CP61 of the WCS states '*new development should be located and designed to reduce the need to travel particularly by private car, and to encourage the use of sustainable transport alternatives*'.

The plot is proposed to be accessed through the western boundary hedge onto the private track, leading north to Lights Lane, the public highway. The track is narrow, particularly the southern spur leading to the dwellinghouses known as 1 and 2 Treetops.

Officers note the comments that have been received to this element of the proposal from the Parish Council and members of the public. In order to address concerns around this element, officers have sought the opinion of the Highways Officer that have, after clarification and additional information from the agent resulting in the need to re-consult all interested parties, enabled the Highways Officer to have 'no objection' subject to conditions imposed onto any consent for this proposal.

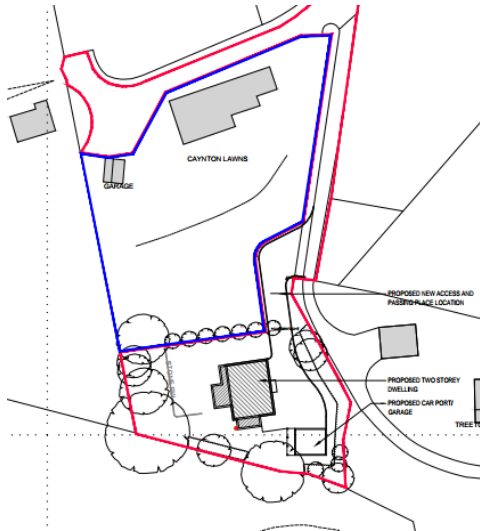
The proposed red line of the application site has been moved approximately 11 metres further away from the dwellinghouse known as 1 Treetops to negate matters of landownership and access rights in comparison to the previous application.

A larger passing point has also been proposed at this access point by removing a section of hedgerow and bank and incorporating a section of land within the curtilage of Caynton Lawns, thus providing an access with passing point and turning to address the concerns raised by the Parish Council and members of the public in respect of safety concerns. This additional passing place at the point of the proposed access for the dwelling would provide a betterment in highway terms as it provides an option for vehicles to pass towards the middle of the spur rather than reversing to the end.

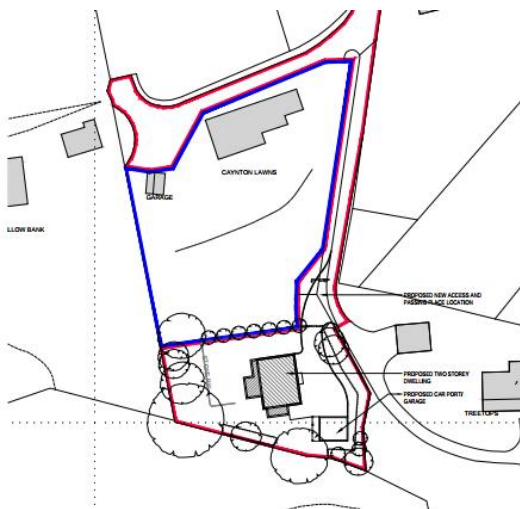
The agent has also provided a swept path analysis for a 7.5 ton panel van demonstrating that should a vehicle be required to turn, there is sufficient manoeuvrability within the passing point to enable this without damage to the verges of Oak Drive. This plan demonstrates that a 7.5 ton panel van similar in stature to a delivery van could manoeuvre satisfactorily.

The access to the proposed new dwellinghouse and previously approved scheme 20/07065/FUL are shown below:

**Proposed access subject of this planning application:**



**Approved access under planning permission 20/07065/FUL below:**



As stated, officers note the concerns received from the members of the public and Parish Council to this element of the proposal.

It should be stated that this lane, Oak Drive is not a public highway and a passing bay will be introduced as previously stated, at the site access, to the benefit of all users of Oak Drive, both pedestrian and vehicles. There are also informal passing places along the length of Oak Drive. Whilst comments received raise objection to the lack of passing places and concerns for pedestrian safety by virtue of the layout of Oak Drive, the proposal that creates an additional passing place at the entrance to the access and additional justification as outlined,



is in officers opinion beyond what is considered necessary in respect of highway safety given the nature of the proposal, this being a single dwellinghouse.

In regard to concerns received around the access/egress from Oak Drive onto Lights Lane, it is noted that no accidents have been recorded at this junction in its current form and that there is a requirement for the visibility splays to be provided at this junction as part of planning approval 20/06080/REM. The onus for implementation of the visibility splays lies solely with the applicant or landowner and is not a matter for the Local Planning Authority to become involved with. Furthermore, additional vehicle movements associated with one additional dwellinghouse are not considered to be significant and vehicle speeds by way of the nature of Oak Drive are low and therefore, it can be considered that any highway safety concerns are limited.

The Council's Highways Officer has no objection to this scheme subject to the imposing of conditions around the completion of the parking spaces prior to occupation of the dwellinghouse and that a Construction Method Statement to manage matters of construction and related issues during construction works associated with any consent.

Whilst the previous history of the site is noted, for the reasons as outlined above and subject to the imposing of the conditions as recommended by the Highways Officer, it is considered that there would not be any significant adverse harm to highway safety by way of this proposal and as such the proposal, is not contrary to Core Policy CP61 of the WCS. Therefore, any refusal of planning permission on this basis would be difficult to justify.

#### 9.4 Ecological Impact including the River Avon Catchment Area

The application is accompanied by a Preliminary Ecological Assessment undertaken by Abbas Ecology which has been reviewed by the Council's Ecologist. Comments received from the Ecologist following an assessment of this proposal state the following:

*The application is located immediately adjacent to deciduous woodland habitat to the south in close proximity to the County Wildlife Site (Hightrees Wood CWS) which is described as a mixed woodland with field evidence that it is partly of ancient origin. Due to the scale of the development and separation from these features adverse impacts on them are not predicted. The Site is reported to largely comprise an area of well-manicured lawn/ improved grassland bordered by trees, non-native hedgerow and shrubs. It is reported that there are no potential bat roosting features within the Site but the assessment recognises that the western and southern boundary have some potential to be used by foraging and commuting bats. Mapping and aerial photography shows the boundaries connect to high value bat foraging habitat in the wider landscape including Hightrees Wood CWS within 30m to the west and woodland to the south. Bat activity surveys have not been carried out so it must be assumed that the boundaries of the Site are used by a good assemblage of foraging and commuting bats.*

*The Tree Protection Plan (Barrell Plan Ref: 20133-2, Barrell Tree Consultancy) demonstrates, that with the exception of a single tree, all boundary trees will be retained and protected however the introduction of artificial light may discourage bats from foraging and commuting along these features.*

*In order to ensure no loss of bat foraging and commuting habitat a lighting strategy demonstrating a level of 0.5Lux or less can be achieved at the Site boundaries is required.*

*If not provided in advance of determination the strategy could be secured by a condition requesting it is submitted to and approved by the planning authority prior to construction commencing.*

*Features in the boundaries are potentially suitable for use by nesting birds and widespread species of reptile and amphibian. Measures to avoid impacts on these groups are provided in section 7. Recommendations of the Preliminary Ecological Appraisal (Abbas Ecology, August 2020) and must be adhered to.*

Subject to conditions imposed onto any consent around lighting details and any permitted works being carried out in accordance with the Tree Protection Plan and the recommendations of the Preliminary Ecological Assessment, impacts to any protected species are likely to be mitigated.

Core Policy CP50 of the WCS requires all development to demonstrate no net loss of biodiversity. Comments received from the Ecologist on this matter state the following:

*Evidence of no net loss of biodiversity has not been submitted and measures to deliver net gain not proposed. Given the scale of the development and low value of habitats affected significant net loss of biodiversity is considered unlikely however a condition is recommended to minimise any loss and ensure measures for net gain are provided.*

Officers therefore consider it necessary to impose the suggested condition onto any consent to demonstrate biodiversity net gain.

The site is located within the New Forest Protected Sites which included the new Forest SPA, New Forest SAC and New Forest Ramsar site. As such, it is screened into the Appropriate Assessment under the Habitats Regulations 2017 (as amended) on account of its potential to cause adverse effects through increased recreational pressure, which may occur alone and in-combination with other plans and projects. The necessary mitigation for this development is via a contribution through the Community Levy Infrastructure (CIL) that can be added as an informative onto any consent.

WCS policy CP50 (Biodiversity and Geodiversity) and the NPPF requires the Local Planning Authority to ensure protection of important habitats and species in relation to development and seeks enhancement for the benefit of biodiversity through the planning system. Whilst the application site is not adjacent to any rivers or in any respective flood zones, it is situated within the River Test catchment which drains into the Solent. This region is protected by a number of international designations including the Solent Maritime Special Area of Conservation (SAC), Chichester and Langstone Harbours Special Protection Area (SPA) and Ramsar site, Portsmouth Harbour SPA and Ramsar site, Solent and Southampton Water SPA and Ramsar site; as well as the nationally designated Sites of Special Scientific Interest (SSSIs) that underpin these international designations.

This development falls within the catchment of the River Avon SAC and has potential to cause adverse effects alone or in combination with other developments through discharge of phosphorus in wastewater. Comments received from the Ecologist on this matter state '*As the development will not result in a change of land use, I conclude it will not lead to adverse impacts alone and in-combination with other plans and projects on the Solent protected sites.*'

Based on the comments, it is considered that the proposal subject to the conditions as suggested imposed onto any consent, will not cause any significant adverse ecological impact in respect of Core Policies CP50 and CP69 of the WCS.

## 9.5 Flood Risk/Drainage

The application site is located within the Flood Zone 1 and therefore it is considered that there is a low chance of the site flooding. Notwithstanding this, the application is accompanied by a Flood Risk Assessment that sets out the main area to be addressed is the surface water drainage strategy to ensure that this does not cause an issue to other properties. It is noted that the final drainage strategy will conform to building regulations and be assessed at that stage of the development process. It is considered that it will be possible to adequately drain the site. As such, in planning terms, this is seen as acceptable and therefore the proposal is considered not to be contrary to Core Policy CP67 of the WCS.

## 9.6 Other matters

Concerns received regarding emergency vehicles being able to access the site and beyond are noted. However, in respect to the new dwelling proposed and fire appliances being unable to access the site in the case of an emergency, the dwelling could be fitted with a full domestic sprinkler system in accordance with Building Regulations. This is a matter that would need to be addressed through the building regulation process and is not a consideration for the Local Planning Authority. An ambulance would be able to access the property as it would not exceed 7.5 tons.

Concerns received around the proposal not using the existing access/egress to Caynton Lawns are noted. Whilst this matter was discussed with the applicant/agent, it was requested that the proposal should be assessed on the plans and justification put forward for the creation of the new access as outlined within this report.

## **10. Conclusion and Planning Balance**

There have been four different re-consultations for amendments and revisions to this planning application that has generated a large number of objections from members of the public and the Parish Council which are duly noted and have been carefully considered.

The majority of these concerns relate to the use of Oak Drive, a private gravel track and its unsuitability for this proposal. Negotiations between the case officer, the Highways Officer and the agent/applicant have sought to address these concerns through the provision of additional information and revised plans that includes a swept path analysis for a 7.5 ton parcel van demonstrating manoeuvrability within an enlarged passing point at the proposed access that has required re-consultation to all interested parties through the planning application process.

The planning history of the site is noted and has been referred to within this report. On this basis, that the comments received from the Highways Officer are satisfied from a highway safety aspect and that this proposal for an additional dwellinghouse, subject to conditions imposed onto any consent, would not have any adverse impact to users of Oak Drive it is considered, planning permission should be granted for this proposal.

As such for the reasons outlined within this report, officers consider the proposal for the erection of a new dwellinghouse and associated works conforms to the objectives of Core Policies 23, 50, 51, 57, 61, 67 and 69 of the Wiltshire Core Strategy and the aims of the NPPF.

Taking the above into account, the application is not considered contrary to these policies as it does not cause any significant material harm that would justify a refusal of planning permission. Therefore, planning permission should be granted for the development.

## 11. RECOMMENDATION:

### Approve with 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 plans:

DWG No: 9466.121 Rev P2 Site Location Plan, Proposed Block Plan, Elevations, Floor and Roof Plans Date Received 30.06.22

DWG No: 9466.130 Rev P5 Proposed Site Plan and Site Sections Date Received 05.08.22

DWG No: 2007044-TK05 Rev B Swept Path Analysis 7.5t Panel Van Plan Date Received 29.07.22

DWG No: 2007044-TK03 Swept Path Analysis 7.5t Panel Van Plan Date Received 24.05.22

DWG No: 9466.132 Rev P2 Proposed Garage Floor Plans and Elevations Date Received 01.04.22

DWG No: 20133-2 Tree Protection Plan Date Received 01.04.22

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

- 3 No development shall commence above DPC ground floor level of the development hereby permitted until details and sample panels of the external brickwork including the chimney and roof tile, timber cladding, doors, windows, rooflights and roof lantern to be used in the construction of the dwellinghouse and details of the external brickwork, timber cladding, oak posts and roof tiles for the detached garage have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved detail.

REASON: To preserve and enhance the appearance of the countryside.

- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending that Order with or without modification), there shall be no extensions, alterations or further window openings inserted to the roofslopes or first floor elevations to the approved dwelling other than as approved as part of a formal planning application by the Local Planning Authority.

REASON: In the interests of the amenity of the area.

- 5 No part of the development hereby permitted shall be first occupied until the access, turning areas and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall always be maintained for those purposes thereafter and maintained free from the storage of materials.

REASON: In the interests of highway safety.

- 6 No development shall commence on site, until a Construction Management Statement, together with a site plan, that shall include details of the parking of vehicles of site operatives and visitors; Loading and unloading of plant and materials; Storage of plant and materials used in constructing the development; Wheel washing facilities; Measures to control the emission of dust and dirt during construction; Measures for the protection of the natural environment and; Hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method 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, during the construction phase.

- 7 Prior to the commencement of construction of the development hereby permitted, details of the existing and proposed new lighting to include a site plan shall be submitted to and approved in writing by the Local Planning Authority. The submitted details must demonstrate a level of 0.5Lux can be achieved at the boundaries of the site. The approved lighting shall be installed and maintained in accordance with the approved details.

REASON: In order to minimise unnecessary light spillage above and outside the development site and to avoid illumination of habitat used by bats.

- 8 No development shall commence on site to include the removal of trees, shrubs or hedgerow until full details of a Wildlife Protection and Enhancement Scheme has been submitted to and approved in writing by the Local Planning Authority. The details of the scheme shall include:

- (i) Details of proposed measures that will be taken to avoid harm to wildlife, including timing of works to avoid nesting birds and pre-commencement checks for protected species including reptiles and amphibians.
- (ii) Biodiversity net gain provision to include a plan showing the location(s) and type(s) of feature(s) to enhance the site for wildlife such as bats, nesting birds and hedgehogs.

REASON: For the avoidance of doubt and for the protection, mitigation and enhancement of biodiversity.

- 9 The development hereby permitted shall be designed to ensure it does not exceed 110 litres per person per day water consumption levels (which includes external

water usage). Within three months of the development first being brought into use, a post construction stage certificate certifying that this standard has been approved shall be submitted to the Local Planning Authority for its written approval.

REASON: To ensure the development is nutrient neutral.

- 10 The development shall be carried out in strict accordance with Section 7 of the Preliminary Ecological Appraisal by Abbas Ecology dated August 2020, the Arbroicultural Appraisal and Method Statement by Barrell Tree Consultancy dated the 4<sup>th</sup> March 2022 and the Tree Protection Plan (Barrell Plan Ref: 20133-2) by Barrell Tree Consultancy.

REASON: To protect the trees on site in the interests of visual amenity of the area and for the protection, mitigation and enhancement of biodiversity.

- 11 No development shall commence on site until a scheme of hard and soft landscaping has been submitted to and approved in writing by the Local Planning Authority, the details of which shall include:

(i) location and current canopy spread of all existing trees and hedgerows on the land;

(ii) full details of any to be retained, together with measures for their protection in the course of development;

(iii) a detailed planting specification showing all plant species to include species, size and density;

(iv) means of enclosure;

(v) all hard and soft surfacing materials to include details of refuse bin storage

REASON: The matter is required to be agreed with the Local Planning Authority before development commences in order that the development is undertaken in an acceptable manner, to ensure a satisfactory landscaped setting for the development.

- 12 All soft landscaping comprised in the approved details of the landscaping scheme shall be carried out in the first planting and seeding season following the first occupation of the dwelling or the completion of the development whichever is the sooner; All shrubs, trees and any other planting shall be maintained free from weeds and shall be protected from damage by vermin and stock. Any trees or plants which, within a period of five years, 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. All hard landscaping shall also be carried out in accordance with the approved details prior to the 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 and the protection of existing important landscape features.

INFORMATIVE TO APPLICANT(S):

1. The applicant is advised that the development hereby approved may represent chargeable development under the Community Infrastructure Levy Regulations 2010 (as amended) and Wiltshire Council's CIL Charging Schedule. If the development is determined to be liable for CIL, a Liability Notice will be issued notifying you of the amount of CIL payment due. If an Additional Information Form has not already been submitted, please submit it now so that we can determine the CIL liability. In addition, you may be able to claim exemption or relief, in which case, please submit the relevant form so that we can determine your eligibility. The CIL Commencement Notice and Assumption of Liability must be submitted to Wiltshire Council prior to commencement of development. Should development commence prior to the CIL Liability Notice being issued by the local planning authority, any CIL exemption or relief will not apply and full payment will be required in full and with immediate effect. Should you require further information or to download the CIL forms please refer to the Council's Website

[www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy](http://www.wiltshire.gov.uk/planninganddevelopment/planningpolicy/communityinfrastructurelevy)

2. The applicant should note that under the terms of the Wildlife and Countryside Act (1981) and the Habitats Regulations (2010) it is an offence to disturb or harm any protected species, or to damage or disturb their habitat or resting place. Please note that this consent does not override the statutory protection afforded to any such species. In the event that your proposals could potentially affect a protected species you should seek the advice of a suitably qualified and experienced ecologist and consider the need for a licence from Natural England prior to commencing works. Please see Natural England's website for further information on protected species.

3. The applicant is requested to note that this permission does not affect any private property rights and therefore does not authorise the carrying out of any work on land outside their control. If such works are required it will be necessary for the applicant to obtain the landowners consent before such works commence.

If you intend carrying out works in the vicinity of the site boundary, you are also advised that it may be expedient to seek your own advice with regard to the requirements of the Party Wall Act 1996.