

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

Date of Meeting	13 th June 2018
Application Number	17/12507/FUL
Site Address	Ashley Common Road Malmesbury SN16 0HN
Proposal	Demolition of existing bungalow and erection of 2 no. dwellings
Applicant	Mr & Mrs Beardsmore
Town/Parish Council	St Paul Malmesbury Without
Electoral Division	Sherston – Councillor John Thompson
Grid Ref	X (Easting) 392281 Y (Northing)186822
Type of application	Full Planning
Case Officer	Victoria Griffin

Reason for the application being considered by Committee

Application called in by Councillor John Thompson for the due consideration of the proposal having regard to concerns raised in respect of neighbour amenity, out of character with the local area, uncharacteristic use of building materials and over-development of the site.

1. Purpose of Report

To consider the above application and to recommend **PERMISSION be granted** subject to the conditions listed below

2. Report Summary

The main issues in the consideration of this application are as follows:

- Principle of development
- Impact on visual amenities of the area
- Impact on the residential amenity
- Impact on highway safety/sustainability
- Impact on drainage
- Other matters
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The application was advertised by neighbour letter and site notice. A further consultation was carried out following revised plans submission. These generated 11 no. letters of objection and 2 no. letters of support. The Parish Council have objected on a number of grounds including the development is considered to be out of keeping with local area, raises concerns over the effect on amenity of neighbouring properties to the front and rear and loss of screening due to revised parking/access layout.

3. Site Description

Ashley is located off Common Road within the defined settlement framework boundary of Malmesbury.

The existing dwelling is a detached 3 no. bedroom bungalow with an integral single width garage. The property is located within a sizeable plot, with further parking provided on hardstanding to the front of the property, and a garden located to the rear.

The application site has previously been sub-divided to allow the construction of a bungalow to the rear of Ashley, called The Birches. Ashley and the Birches share a driveway off of Common Road.

Common Road comprises of a range of house types with a predominant use of Cotswold type reconstituted stone for external walls to dwellings and pitched roof designs. To the eastern side of Common Road the grain of development is less formal with large plots having been subdivided into smaller development parcels that comprise of a number of dwellings, including Swinford Paddocks to the south of the site.

The application has been revised to address concerns raised in relation to overlooking to the rear and the impact upon The Birches to the rear.

The application is supported with a Design and Access Statement.

4. Relevant Planning History on the site

N/94/02033/OUT - Outline – 2 no. bedroom bungalow – Approved

N/95/00561/FUL - Erection of dwelling – Approved – (dwelling known as The Birches)

N/05/01733/FUL - Demolition of Existing Dwelling & Erection of Four Dwellings – Approved
– Land to south of site (Swinford Paddocks)

15/01966/FUL - Erection of Two Detached Dwellings with Integral Garages & Associated Landscaping following the Demolition of the Existing Dwelling – Withdrawn

15/10659/FUL - Proposed Erection of Two Detached Dwellings & Associated Landscaping, Following the Demolition of the Existing Dwelling – Refused, Appeal Dismissed (tandem layout)

Appeal assessment (ref. APP/Y3940/W/16/3164693):

The Inspector considered the main issues in the appeal to be:

1. the effect of the proposal on the character and appearance of the area; and
2. the effect on the living conditions of the occupants of neighbouring properties with particular regard to outlook.

- *Effect on the character and appearance of the area*

The Inspector considered that the proposed development would not harm the character and appearance of the area. It would be in accord with Core Policy 57 (iii) and (vi) of the Wiltshire Core Strategy (adopted January 2015) (CS) which seeks, amongst other things, to ensure that development responds positively to the existing townscape and relates effectively to the immediate setting and wider character of the area. It would conform to the requirements of paragraphs 17 and 64 the National Planning Policy Framework (the Framework) related to good design

- *Effect on the living conditions of the occupants of neighbouring properties with particular regard to outlook*

In respect of the second main issue, the Inspector concluded that the proposal would have a harmful effect on the living conditions of the occupants of The Birches, with particular regard to outlook. It would conflict in this way with the underlying aims of Core Policy 57 (vii) of the CS relating to the protection of residential amenity. It would be contrary also to the Framework's aims of seeking a good standard of amenity for occupants of land and buildings, as contained in paragraph 17. The appeal was duly dismissed on this ground only.

Notwithstanding the above position the Planning Inspector considered that the principle of development was acceptable on the site, being located within the settlement boundary for Malmesbury. It would provide two additional units of residential accommodation in an established residential area and in a sustainable location. This would be in line with local and national policy in relation to housing delivery and making efficient use of land. The proposal would incorporate sustainable construction techniques and would provide flexible accommodation for the appellants' family.

Officer note: This is a materially different proposal to that which is under consideration however it does raise some pertinent issues related to the principle of development and the compatibility of 2 no. dwellings within the site in close proximity to neighbouring properties covered in the officer assessment below.

15/01966/FUL - Erection of Two Detached Dwellings with Integral Garages & Associated Landscaping following the Demolition of the Existing Dwelling – Withdrawn (tandem layout)

16/06955/CLP - Single storey side and rear extensions, front porch, loft conversion with rear dormer extension and roof lights to front roof slope – Certificate refused

16/09256/CLP - Certificate of Lawfulness for Proposed Single storey rear and side extensions, front porch, loft conversion with rear dormer extension and roof lights to front roof slope – Certificate refused

16/11360/CLP - Certificate of Lawfulness for Proposed Use - Single story rear and side

extensions, front porch, loft conversion with rear dormer extension and roof lights to front roof slope – Certificate approved

17/09119/FUL - Erection of a single dwelling (resubmission of 15/10659/FUL) - Permission

5. The Proposal

The proposal relates to the demolition of the existing bungalow and the erection of 2 no. contemporary detached dwellings sited alongside one another with vehicular access from Common Road.

The composition of the 2 no. dwellings includes:

- 1 x 4 no. bedroom detached dwelling (Plot 2) and
- 1 x 3 no. bedroom detached dwelling (Plot 1)

The application is supported with a revised Design and Access Statement, sections and revised plans that have sought to address the impact on The Birches to the rear and include the re-siting of the dwellings and the reduction in the size of first floor openings. The key revisions/additional information include:

- Re-siting of both plots 2m towards Common Road so that they are approx. 23m from the front elevation of The Birches (approx. 15m from the shared boundary)
- The glazing to the first floor rear elevations of both plots have been reduced in size and number and the total area reduced by 45%
- The ground floor bay to plot 2 has been squared off
- Clarification regarding the siting of the photovoltaics within the flat roof areas and underground storage for rainwater harvesting

The dwellinghouses would follow the topography of the sloping site with level access from the front and rear with flat roof designs and large glazed sections, stone coloured render and grey stone panels. All external fenestration is proposed in powder coated aluminium. The design utilises sustainability credentials with energy efficiency designed into the building's fabric with highly insulated walls, roofs and heating systems.

6. Planning Policy

National Planning Policy Framework 2012 (NPPF)

Achieving sustainable development – Core Planning Principles (Paragraphs 7, 11, 14 & 17)

Chapter 4- Promoting Sustainable Transport (Paragraphs 30, 32, 36 & 41)

Chapter 7- Requiring Good Design (Paragraphs 56, 57, 58, 65 & 66)

Chapter 11- Conserving and enhancing the natural environment

Wiltshire Core Strategy (WCS) (Adopted January 2015)

Wiltshire Core Strategy Jan 2015:

Core Policy 1- Settlement Strategy

Core Policy 2- Delivery Strategy

Core Policy 3- Infrastructure Requirements

Core Policy 13- Spatial Strategy for the Malmesbury Community Area

Core Policy 45- Meeting Wiltshire's housing needs

Core Policy 50- Biodiversity and Geodiversity

Core Policy 51- Landscape

Core Policy 57- Ensuring high quality design and place shaping

Core Policy 62- Development impacts on the transport network

Core Policy 67- Flood Risk

Saved Policies of the North Wiltshire Local Plan:

NE18- Noise and Pollution

Malmesbury Neighbourhood Plan 2015

Section 6 Protecting Malmesbury's setting, architecture and townscape

7. Summary of consultation responses

Malmesbury Without Parish Council – (summarised) – OBJECTION – (summarised):

- Out of keeping with local area
- Concerns over the effect on amenity of neighbouring properties to the front and rear
- Loss of screening due to revised parking/access layout

Highways- NO OBJECTION – (summarised):

- Parking and access is sufficient subject to conditions related to use and construction, obstruction close to highway, surface water discharge and advisory on license that may be required for highway works

Drainage – NO OBJECTION – (summarised) following submission of Drainage strategy - subject to conditions on surface water and foul water drainage

Ecology – NO OBJECTION– (summarised):

- Following assessment of proposals and information it is considered that no ecology survey would be required
- An informative is recommended setting out legislative responsibility with regards to bats roosts and nesting birds

8. Publicity

The application was advertised by neighbour letter and site notice. These generated 9 no. letters of objection and 2 no. letters of support raising the following points (summarised):

Objections:

- Inappropriate materials for rural setting
- Design not in keeping for setting
- Inappropriate use of flat roof design
- Negative description of area in submission does not reflect true local character
- Concern over use of balconies and loss of privacy
- Loss of boundary landscaping for new parking and access
- Misrepresentation of scale of development approved on the site
- No local support from Parish Council and statements to the contrary are misleading
- Overdevelopment of site
- Overlooking caused by windows
- Overbearing impact on neighbouring property's amenities
- Highway safety hazards caused by new access
- Traditional materials should be used
- Concern over noise and disturbance during building work
- Previous support for redevelopment of dwellings has been given
- Lack of detail on surface water and drainage matters

- Elevated position in prominent position would be highly visible from wider area
- Intrusive rooflights and palette of materials
- Extensive re-levelling works would be proposed
- Previous proposals materially different to that which is under consideration
- Fails to accord with Householder Design Guide
- Comparison with Oldwalls is not directly relevant
- Lack of details on PV panels
- Bats and great crested newts can be found in the vicinity of the site
- Covenant on shared boundary is unreasonable

Support:

- Quality of design and materials
- Inconsistent approach to housing design for individual plots in the neighbouring locality
- Replaces a low quality building
- No planning issues of merit raised to resist the proposals

9. Planning Considerations

Principle of development:

Under the provisions of Section 70(2) of the Town and Country Planning Act 1990 and Section 38(6) of the Planning and Compulsory Purchase Act 2004, applications for planning permission must be determined in accordance with the development plan unless material considerations indicate otherwise. At the current time the statutory development plan in respect of this application consists of the Wiltshire Core Strategy (WCS) (Adopted January 2015); the Malmesbury Neighbourhood plan; and the 'saved' policies of the North Wiltshire Local Plan (NWLP) 2011 (adopted June 2006).

The National Planning Policy Framework (NPPF) and Planning Practice Guidance (PPG) are material considerations which can be accorded substantial weight. Furthermore, the appeal decision relating to application 15/10659/FUL is also a material consideration and must be taken into consideration in the determination of this application; as must the extant permission for the Erection of a single dwelling (resubmission of 15/10659/FUL) under planning ref. 17/09119/FUL (approved on 30/11/17).

This revised application seeks the demolition of the existing bungalow and the erection of 2 no. dwellings within an identified settlement boundary as such would accord with Core Strategy policies 1 and 2. In order for the development to be considered unacceptable in this location the development would need to result in significant harm to the local character and amenity or be subject to specific site constraints sufficient to warrant a refusal.

Impact to the Visual Amenities of the Surrounding Area:

The application site is presently occupied by a detached bungalow which is set back from the road and is served from a side access leading to the host building and the neighbouring property 'The Birches' to the rear. Surrounding the site is a range of house styles including detached pitched roof modern dwellings constructed in reconstituted Cotswold stone. The host building and The Birches are uncharacteristic of the existing context, insofar that they are single storey and surrounded by two-storey properties. The site's individual characteristics add to the variety of dwellings within this part of the street scene, this was signalled by the Planning Inspector under planning ref. 15/10659/FUL, who identified that individual plot sizes vary considerably including dwellings with far smaller plots than that of the current dwelling on the application site. Following this appeal, a permission has also been given (under planning ref. 17/09119/FUL) for a large modern rendered dwelling that would be situated forward of the host building and which remains extant.

The proposal would involve the demolition of the existing Ashley bungalow and the construction of two new dwellings (identified as Plot 1 and Plot 2) within the existing site positioned side by side with plots running in parallel from the road. Plot 1 is a smaller size unit compared to the larger 4 no. bedroom dwelling. The proposed dwellings would broadly follow the existing building line of dwellings along Common Road orientated facing the road with setbacks for parking and turning areas. Both dwellings comprise of contemporary architecture with flat roof design and large glazed openings with modern materials including render and stone cladding. The bulk and form of the dwellings would follow the topography of the site, in order to allow level access from the front and rear of the properties and would be positioned so as to retain a parking and landscaped area to the front which would retain the character and appearance of the site from the street scene. In terms of appearance the proposed dwellings are of a contemporary design and a deviation from the existing house types that exist however the appearance and scale of the dwellings are not considered to represent wholly incongruous development within this part of Common Road that results in

significant harm to the character and appearance of the locality sufficient to justify a refusal on this basis.

To that end, the proposed dwellings would represent contemporary design, with flat roofs and rendered finished walls that would add to the mix of housing style and types along Common Road. This variety in style is not considered to be harmful within the wider context and having regard to the planning history on this site. In conclusion it is considered therefore that the proposals would accord with Core Policy 57 (iii) and (vi) of the Wiltshire Core Strategy (adopted January 2015) (CS) which seek, amongst other things, to ensure that development responds positively to the existing townscape and relates effectively to the immediate setting and wider character of the area and would conform to the requirements of paragraphs 17 and 64 the National Planning Policy Framework (the Framework) related to good design.

Impact on Residential Amenity:

A number of concerns have been raised by local residents with regards to impact on residential amenity. The site is surrounded on all sides by existing residential properties and is in close proximity to the nearest property The Birches situated to the east of the host dwelling, Ashley.

To the north of the site is Rooftops a detached dwelling separated by a vehicle access leading to the site. Other residential properties include Koinonia and Upper House situated to the east and no's 1 and 4 Swinford Paddock situated to the south. Opposite the site are no's 8 and 9 Common Road which are approx. 36m from the front elevation of the proposed dwellings.

Harm to residential amenity was a key consideration in the assessment of previous proposals on the site and in particular under planning ref. 15/10659/FUL which was dismissed at appeal due to the impact on The Birches. Moreover it was given significant weight in the officer assessment for the erection of a single dwelling (resubmission of 15/10659/FUL) under planning ref. 17/09119/FUL (approved on 30/11/17).

This revised proposal would result in a number of glazed openings which have the potential to look out over the property; however, following a number of alterations it is considered that the scheme that is now in front of the Council would not result in a significant loss of residential amenity. Revisions include the repositioning of the dwellings further away from the shared boundary which measures a distance of 23m from the front wall of The Birches;

and a reduction in the size of first floor openings facing this property. The section drawing illustrates that the ridge height of the proposed dwellings would not exceed that of the existing bungalow.

In terms of the distance from The Birches, in general, design standards advise that facing windows should maintain at least 21m between dwellings where the facing walls contain windows serving principal rooms, which this development achieves. Furthermore the size of the openings and glazing has been reduced to minimise the perception of overlooking. The two new dwellings would be located to the north-west of The Birches, so would not result in any loss of light.

The nearest adjacent property, No.1 Swinford Paddocks, would be located 6m to the south-west of the larger dwelling which is considered to be an acceptable distance given that No.1 Swinford Paddocks only has two obscure glazed windows which would face into the site. It is not considered that the proposal would result in any significant harm to the amenities of the occupiers of No.1 Swinford Paddocks having regard to the existing mutual overlooking that exists. To the north-east boundary the existing site access would be maintained which runs in parallel to the access serving Rooftops. Having regard to the separation distance of 18m from the side elevation of Plot 1 and the only windows at first floor on the rear elevation of the proposed dwelling would serve non-habitable rooms and will be installed with obscure glazing, which will be controlled by planning condition; it is considered that no overlooking would arise.

It is noted that there is potential for amenity issues during the construction phase through noise and potentially dust. To protect the neighbours during this period it is appropriate for a construction management plan to be submitted which addresses noise and disturbance during construction works.

Having considered the proximity of the existing dwellings to the site and the separation distances involved it is considered that the proposed dwellings have demonstrated a layout which would incorporate sufficient separation between existing properties and would not represent significant harm to residential amenity to justify a refusal on this basis. The proposed dwellings would be sufficiently distanced from any neighbouring residential unit to ensure no harm to residential amenity would occur from loss of light, loss of outlook or sense of dominance. Conditions are recommended to be attached which would remove permitted development rights for the dwellings in order to consider the impact of any further development within the site.

It is therefore concluded that the proposed development would have no significant adverse impact on the residential amenities of the surrounding properties and would secure an adequate level of residential amenity for future occupants of the proposed dwelling and thereby accords with CP57 of the Core Strategy (2015) and para 17 of the NPPF.

Drainage:

The Drainage officer has removed a holding objection as further drainage information has been provided in support of the application. Conditions are recommended to ensure that details of foul and surface water drainage details are submitted for consideration. Subject to conditions officers are satisfied that the development will not have an adverse impact on drainage within the locality and is therefore in accordance with the NPPF and CP67 of the Core Strategy.

Ecology:

A representation related to ecology matters is noted. Having regard to the planning history of the site, and that redevelopment has previously been accepted, officers remain satisfied that harm, which would warrant a refusal of the application, does not exist and there is no evidence to suggest a conflict with CP57 or CP50 of the Core Strategy or Paragraph 109 of the NPPF.

Highways / Parking/Sustainability:

The proposed units would utilise the existing access which serves the site and a new access to serve plot 2 which is considered to be adequate. Parking provision within the site would provide on-site parking for vehicles and a plan is provided showing vehicle entrance and exit tracking. The Highways officer does not raise any highway objections subject to conditions related to the access provision and parking having been completed prior to the use of the dwellings, maintenance of visibility across the frontage of the site and a scheme for surface water discharge. An informative is also recommended as the proposals may involve works to the highway which may a license from the Highways Authority. These are duly attached to this recommendation.

Trees:

The road frontage contains a number of low quality trees and shrubs which would be altered to allow for the new access into the site. That said it is considered that this landscaped buffer makes an important contribution to this part of the street scene and landscaping should be retained. A condition is duly attached to this recommendation to ensure that details of any existing landscaping and proposed new planting to be installed is submitted and agreed in writing prior to works commencing on site.

Conclusion:

Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise. Overall it is considered that the development complies with Core Policy 1, 2, and 57 of the Wiltshire Core Strategy as well as the relevant policies in the Malmesbury Neighbourhood plan. Furthermore the extant permission and previous appeal decision represent significant material considerations when assessing the site for redevelopment. The revised proposals are not considered to represent significant harm to the residential amenities of dwellings surrounding the site sufficient to justify a refusal. On this basis and having regard to all issues raised it is considered that the development itself would not result in sufficient harm to the character of the area or the amenity of neighbouring development to outweigh the benefits and to warrant the refusal of the application. The application is duly recommended for permission subject to conditions:

RECOMMENDATION:

Permit subject to the following conditions:

- (1) TIME LIMIT: 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) PLANS LIST: The development hereby permitted shall be carried out in accordance with the following approved plans and documentation:

Location Plan

3237.02 Rev B Colour Site Plan

3237.03 Rev B Site Sections

3237.04 Rev B Plot 1 Floor Plans

3237.05 Rev B Plot 1 Elevations

3237.06 Rev B Plot 2 Floor Plans

3237.07 Rev B Plot 2 Elevations

3237.08 Rev B Site Plan

3237.09 Rev A Contextual Front Elevation

3237.10 Rev A Contextual Elevation to Common Road

3237.11 Rev B Vehicle Tracking

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

(3) ACCESS, PARKING LAYOUT: No part of the development hereby permitted shall be first occupied until the access, turning area and parking spaces have been completed in accordance with the details shown on the approved plans. The areas shall be maintained for those purposes at all times thereafter.

REASON: In the interests of highway safety.

(4) MATERIALS: No development shall commence on site until the exact details and samples of the materials to be used for the external walls and roofs have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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, in the interests of visual amenity and the character and appearance of the area

(5) VISIBILITY SPLAY: The development hereby permitted shall not be occupied until the area between the nearside carriageway edge and a line drawn 2 metres parallel

thereto over the entire site frontage has been cleared of any obstruction to visibility at and above a height of 900mm above the nearside carriageway level. That area shall be maintained free of obstruction at all times thereafter.

REASON: In the interests of highway safety.

- (6) FINISHED SLAB LEVELS: No development shall commence on site until details of the proposed ground floor slab levels have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved levels details.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and] 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, in the interests of visual amenity.

- (7) HARD AND SOFT LANDSCAPING: 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:

- a detailed planting specification showing all plant species, supply and planting sizes and planting densities;
- means of enclosure;
- all hard and soft surfacing materials;

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 and the protection of existing important landscape features.

- (8) LANDSCAPING COMPLIANCE: All soft landscaping comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the first occupation of the building(s) or the completion of the development whichever is the sooner; All shrubs, trees and hedge 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

- (9) FOUL WATER DRAINAGE: No development shall commence on site until a scheme for the discharge of foul water from the site has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until foul water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

- (10) SURFACE WATER DRAINAGE: No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access / driveway), incorporating sustainable drainage details together with permeability test results to BRE365, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be first occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained

- (11) PERMITTED DEVELOPMENT RIGHTS REMOVED: Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting or amending those Orders with or without modification), no development within Part 1, Classes A-E shall take place on the dwellinghouses hereby permitted or within their curtilage.

REASON: In the interests of the amenity of the area and to enable the Local Planning Authority to consider individually whether planning permission should be granted for additions, extensions or enlargements.

- (12) PD NEW OPENINGS REMOVED: 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), no window, dormer window or rooflight, other than those shown on the approved plans, shall be inserted in the development hereby permitted.

REASON: In the interests of residential amenity and privacy and to ensure that should accommodation be provided within the roof space the property has sufficient off street parking to accord with the Council's parking standards.

- (13) OBSCURE GLAZING: Before the development hereby permitted is first occupied all windows at first floor in the Northern elevation of Plot 1 shall be glazed with obscure glass only and the windows shall be maintained with obscure glazing in perpetuity.

REASON: In the interests of residential amenity and privacy.

- (14) CONSTRUCTION MANAGEMENT: No development shall commence on site (including any works of demolition), until a Construction Method Statement, which shall include the following:

- a) the parking of vehicles of site operatives and visitors (including how shared access to The Birches would be maintained);
- b) loading and unloading of plant and materials;
- c) storage of plant and materials used in constructing the development;
- d) the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- e) wheel washing facilities;
- f) measures to control the emission of dust and dirt during construction;
- g) hours of construction, including deliveries; has been submitted to, and approved in writing by, the Local Planning Authority. The approved Statement shall be complied with in full throughout the construction period. The development shall not be carried out otherwise than in accordance with the approved construction method statement.

REASON: The application contained insufficient information to enable this matter to be considered prior to granting planning permission and 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 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.

INFORMATIVE TO APPLICANT:

Any alterations to the approved plans, brought about by compliance with Building Regulations or any other reason must first be agreed in writing with the Local Planning Authority before commencement of work.

INFORMATIVE TO APPLICANT:

The applicant should note that the grant of planning permission does not include any separate permission which may be needed to erect a structure in the vicinity of a public sewer. Such permission should be sought direct from Thames Water Utilities Ltd / Wessex Water Services Ltd. Buildings are not normally allowed within 3.0 metres of a Public Sewer although this may vary depending on the size, depth, strategic importance, available access and the ground conditions appertaining to the sewer in question.

INFORMATIVE TO APPLICANT:

The proposal includes alteration to the public highway, consent hereby granted shall not be construed as authority to carry out works on the highway. The applicant is advised that a license may be required from Wiltshire's Highway Authority before any works are carried out on any footway, footpath, carriageway, verge or other land forming part of the highway. Please contact the vehicle access team on telephone 01225 713352 or email vehicleaccess@wiltshire.gov.uk for further details.

INFORMATIVE TO APPLICANT:

All British bat species are protected under The Conservation of Habitats and Species Regulations 2010 (as amended), which implements the EC Directive 92/43/EEC in the

United Kingdom, and the Wildlife and Countryside Act 1981 (as amended). This protection extends to individuals of the species and their roost features, whether occupied or not. If bats are discovered, all works should stop immediately and Natural England contacted for advice on any special precautions before continuing (including the need for a derogation licence).

All British birds (while nesting, building nests and sitting on eggs), their nests and eggs (with certain limited exceptions) are protected by law under Section 1 of the Wildlife and Countryside Act 1981 (as amended) and the Countryside and Rights of Way Act 2000. If birds are nesting on/in or within the vicinity of the proposed development, work should be undertaken outside the breeding season for birds to ensure their protection, i.e. works should only be undertaken between August and February. Further advice on the above can be sought from the Council Ecologists if required.

INFORMATIVE TO APPLICANT:

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.

INFORMATIVE TO APPLICANT:

Please note that Council offices do not have the facility to receive material samples. Please deliver material samples to site and inform the Planning Officer where they are to be found.

INFORMATIVE TO APPLICANT:

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

In accordance with paragraph 187 of the National Planning Policy Framework (NPPF), this planning application has been processed in a proactive way.