

REPORT TO THE WESTERN AREA PLANNING COMMITTEE

Date of Meeting	11.07.2012		
Application Number	W/12/00105/FUL		
Site Address	Land Rear Of 16 Holbrook Lane Trowbridge Wiltshire		
Proposal	Demolition of 16 Holbrook Lane and erection of 16 new dwellings with associated access and parking		
Applicant	Oak And Lime Limited		
Town/Parish Council	Trowbridge		
Electoral Division	Trowbridge Drynham	Unitary Member:	Graham Payne
Grid Ref	385651 156620		
Type of application	Full Plan		
Case Officer	Mrs Judith Dale	01225 770344 Ext 01225 770245 judith.dale@wiltshire.gov.uk	

Reason for the application being considered by Committee

Councillor Payne has requested that this item be determined by Committee due to the environmental/highway impact of the scheme

1. Purpose of Report

To consider the above application and to recommend that planning permission be granted.

Neighbourhood Responses

18 letters of comment and/or objection have been received to this application. These are detailed in section 8 below.

Town Council Response

The Trowbridge Town Council generally supports this proposal subject to no significant impact on amenity, an historic record of the existing house and garden and the implementation of parking improvements in Holbrook Lane.

2. Report Summary

The main issues to consider are:

- The principle of the development
- Demolition of existing property
- Highway and access considerations
- Design considerations
- Impact on ecology
- Impact on residential amenity
- Contributions

3. Site Description

The application site is an L-shaped area of garden land comprising no 16 Holbrook Lane and its large 0.5 hectare garden together with an area of land to the rear of no 14. No 16 is a detached character 2 storey cottage and although dates back to the C18, is not a listed property.

The total site measures approx 0.6 hectare, is generally sloping towards the eastern boundary and is largely under grass and with hedged boundaries separating the site from adjoining suburban residential development and Holbrook Primary School. A public footpath linking Holbrook Lane with Burnett Road marks the northern boundary which is delineated with a chain link fence and mature vegetation.

The site occupies a pivotal location on the east side of Holbrook Lane, which is a bus route. It lies on the outside of a sharp bend in the road, is clearly open to views from this frontage and is also visible in approaching views from both directions, particularly from the south west.

In development plan terms, the site lies within the built up part of the town (H1), is allocated as a Brownfield Urban allocation (H3 - TR04) and is proposed as a site for a tree planting scheme (C40).

4. Relevant Planning History

The only relevant planning history is an application for the erection of a single dwelling to the rear of no 14 (84/01091/OUT) which was refused permission.

5. Proposal

This is a detailed application for the demolition of the existing property, the formation of a new access road onto Holbrook Lane and the construction of 16 dwellings and parking. The development is exclusively two storey comprising a mix of 2, 3 and 4 bed units, closely following the curved line of the centrally positioned cul de sac. Parking for 40 vehicles is proposed in a combination of garages and in-curtilage parking with a shared court of 4 at the frontage of the development to serve two frontage properties.

This application follows the submission of a pre-application in late 2010. It is accompanied by a full set of drawings, a Design and Access Statement, a materials schedule and an ecological study; revised plans have been submitted to address highway and general design concerns.

6. Planning Policy

(i) Development Plan

West Wiltshire District Plan 1st Alteration 2004

H1 Further Housing Development within towns

H3 Urban Brownfield Allocation

H24 New Housing Design

T10 Car Parking

T11 Cycleways

T12 Footpaths and Bridleways

C31a Design

C32 Landscaping

C38 Nuisance

C40 Tree Planting

U1a Foul Water Disposal

U2 Surface Water Disposal

I1 Implementation

Leisure & Recreation DPD

LP4 Providing recreation facilities in new developments

(ii) Emerging Development Plan

Wiltshire Core Strategy
CP1 Settlement Strategy
CP2 Delivery Strategy
CP29 Trowbridge Community Area
CP50 Biodiversity and geodiversity
CP57 Ensuring high quality design and place shaping
CP60 Sustainable Transport
CP61 Transport and development

(iii) National Guidance

National Planning Policy Framework

(iv) Supplementary guidance
SPG Design Guidance – Principles 2004
SPD Residential Design Guide 2006

7. Consultations

Trowbridge Town Council

Generally supports the proposal as referred to above

Wessex Water

Notes that there are no foul sewers in the vicinity of the site and it is uncertain how the existing property is served in relation to foul drainage; notes potential connection points which may involve third party land; storm sewers appear to discharge into ditch within site which will be limited in capacity.

Environment Agency

No comment to make

Highways Officer

No objection subject to conditions concerning the submission of highway details, the construction of roads, footpaths and parking spaces, the retention of garages for parking purposes in perpetuity and a scheme for the discharge of surface water.

Spatial Planning Officer

The development is acceptable in principle given its location, previous allocation and contribution to meeting the future housing need in Trowbridge. However, it must take into account and meet, where appropriate, the various policy criteria contained within the policies outlined above'

Ecologist

Notes the submission of an ecology report which recommends further survey work for the existence of reptiles at the site; confirms this work should be carried out prior to determination to agree potential mitigation strategy.

Notes the lack of evidence for the presence of bats in the existing building and recommends an informative advising on future responsibilities in the event they are discovered.

Notes the range of habitats within the current site which will be lost as a result of the development and the limited opportunities for biodiversity enhancements. Recommends that existing boundary hedges are retained and widened to preserve connectivity across the site and provide habitat opportunities for small mammals and birds.

Housing Officer

Confirms that the site falls below the trigger for affordable housing

Landscape Officer

No objection subject to conditions requiring submission and implementation of an Arboricultural Method Statement and hard and soft landscaping scheme

Education Officer

Confirms that the development generates a need for an additional 5 primary and 3 secondary places. The Clarendon School can accommodate the secondary places but a developer contribution towards the 5 primary places at a unit cost of £12,713 is required.

Amenities and Fleet Officer

The development generates a public open space requirement of £11,125 to be spent within the vicinity of the site

8. Publicity

The application was advertised by site notice and neighbour notification. Expiry date: 25 May 2012

Summary of points raised:

17 letters of objection (including more than one from several of the respondents) have been received from nearby residents on the following grounds:

- impact of development on nature conservation including slow worms, badgers, butterflies, birds, frogs and bats
- loss of mature trees
- loss of privacy
- loss of light to existing properties
- loss of views
- inadequate light to rear of proposed properties from existing trees
- proximity of development to existing properties
- dangerous position of access on bend in road
- dangerous position of access in relation to school entrance
- additional roadside parking in the vicinity of the site and within the new access road
- 'garden grabbing'
- visual impact of new frontage wall to replace hedgerow
- extent of development under buildings, patios, drives and parking spaces
- inclusion of terraced properties
- objection to any units being rented out as affordable housing
- commencement of site clearance works prior to submission of ecology report or permission being granted
- concerns over incorporation of land outside the applicant's ownership

In addition, 2 letters of qualified support have been received – one, subject to the boundary hedgerows and trees being retained and two, noting that the proposed access road is likely to be used in connection with parking at the adjoining school and that this should be prevented.

9. Planning Considerations

9.1 Principle of development

The application site largely correlates to an Urban Brownfield Housing Allocation (TR04) as identified in policy H3 within the current district plan; the proposal differs from this allocation only in that it now includes the existing property itself (no 16), which building is actually excluded from the allocated site. The development plan allocation identifies a projected development of 20 units on the site to be delivered within phase 1 of that plan (2001-2006).

This current designation confirms the principle of residential development on the site subject to appropriate scale, siting, design, highways, heritage, conservation, residential amenity and local environmental considerations.

This allocated site has clearly not been built out as anticipated but has been carried forward in the draft Wiltshire Core Strategy and saved as part of that document. Within this emerging plan, policy CP29 identifies a remainder of 170 dwellings to be provided within Trowbridge after the allocated strategic housing development of 2600 dwellings. On the basis of its location, its previous allocation as a housing site and its ability to contribute to the future housing need within the town, the proposed development of 16 units is acceptable in principle subject to meeting the criteria identified above. These are addressed in the following sections.

9.2 Highway and access considerations

The development is to be served by a single curved access road 5.5m wide with a 2m wide footway on the south side, a suitable turning head at the head of the cul de sac and appropriate visibility splays at its junction with Holbrook Lane. Off-street parking is provided for all dwellings on driveways and within garages with a minimum of 2 spaces per unit; visitor parking is not specifically allocated but would be readily available within the public highway.

The Highway Officer has requested a number of amendments to the original layout including gradient levels, the positioning and size of garages, and the extent of the footpath and turning areas; these have been accommodated within revised plans. In addition, to control casual parking associated with the adjoining primary school, the Highway Officer has also requested that a no-parking control is introduced on the initial section of the road (up to plot 11) with on street parking permissible within the remaining half of the road. This would be addressed through the road adoption procedure. An earlier request for a contribution to bus stop improvements has since been withdrawn since this was not a matter raised at the pre-application stage.

The Highway Officer has considered the concerns of residents and the local member surrounding the provision of an access road at this point, but does not wish to raise an objection to the proposal subject to a number of conditions relating to the construction of the road, the provision of parking spaces, the retention of garages for parking cars and the discharge of surface water. Members will be aware that one of the criteria for acceptable development in the built up area is that it should provide 'safe and convenient connection to pedestrian, cycle and public transport networks, the highway without creating transport problems.' The NPPF also makes it clear that development should only be refused on transport grounds 'where the residual cumulative impacts of development are severe.' (para 32). In circumstances where the Highway Officer does not consider the development would give rise to any transport related problems, there are no defensible highway reasons for resisting this development.

9.3 Demolition of existing property

There is some disappointment that no16 is to be demolished as part of the scheme as this is an interesting 18C cottage and would add a degree of maturity to the proposed development within its garden. However, this is not a listed building and an application to English Heritage to add it to the statutory list in November 2010 did not succeed as 'the criteria for listing are not fulfilled'.

The conclusion did note that that it is 'of local interest for its origins as an early vernacular house that was once typical of buildings in this area' but also states that it lacks overall architectural coherence, the mid 19C and 20C remodelling have significantly altered the principle façade and the legibility of the original plan form, and that these alterations are themselves of no special interest.

The NPPF states that the effect of a proposal on the significance of a non-designated heritage asset should be taken into account in determining the application, having regard to the scale of any loss or harm of that heritage asset. In this case, the building is not listed, was recently assessed as being unsuitable for listing and is not located within a conservation area. While it is not necessarily agreed that 'the position of the building severely limits the efficient redevelopment of this allocated site by restricting the alignment of the access road', it is a fact that the significance of the building partly lies within its spacious setting. Since this would be lost as part of the overall development in any event, its

retention would be of limited benefit. Under these circumstances, while the loss of the building is to be regretted, it is not considered to constitute a defensible reason for resisting the proposal.

9.4 Design considerations

The proposal is for the demolition of the existing property and the development of the site and the adjoining rear garden with 16 dwellings. This net gain equates to a density of 26 dwellings per hectare, less than anticipated by the original allocation of 20 units. However, minimum densities (30-50 dph) are not now either a national or local requirement with the appropriate density being set by the context of the site and character of the surrounding area. The proposed density, in this case, is considered to be in keeping with that character which includes detached, semi and terraced properties.

The layout of the development is largely constrained by the shape of the site, the requirement for an adoptable access road with turning, the requirement for the scheme to provide a variety of house types and sizes (H24), the need to deliver an efficient use of the site and the need to maintain reasonable distances to surrounding residential properties. The result is a development which

- is based on a centrally positioned cul de sac which allows for housing on both sides – this is both efficient and visually preferable, and creates continual focal points
- delivers a variety of family dwellings including 3 no 2 bed, 6 no 3 bed and 7 no 4 bed units, all with private gardens
- ensures that dwellings front onto the road, and take advantage of angled frontages to ‘turn corners’ and generally avoid side elevations onto the public realm. The exception is the side elevation to plot 1 at the entrance to the development, although chimney, plinth and window detailing add interest to this elevation
- maintains the existing building line along Holbrook Lane with plot 1 re-positioned to ensure that the development does not appear intrusive in approaching from the north or west
- although all the units are 2 storey to maximise floor area, ridge heights vary from 6.6m (plot 1) to 8.3m; the unit at the frontage of the site has been redesigned as a one and a half storey dwelling with a lower ridge height to acknowledge and reflect that the immediately adjoining property is a chalet bungalow style
- individual house types are varied but generally traditional to reflect the character of the surrounding area. Frontages vary from between 5m and 13.5m and depths between 5.5m and 9.6m; detailing is predominantly simple, of cottage style with arched headers, feature chimney stacks, small gabled dormers and canopy porches. Proposed materials are brickwork under concrete tiles.
- in-curtilage parking is maximised to reduce pressure on surrounding roads
- a mature hedge along the Holbrook Lane frontage is to be retained except where removed to construct the access road; within the development itself, low walling, hedging and planting is proposed along the front boundaries of most properties to maintain an appropriately landscaped context.
- although the dwellings are not designed with solar panels in situ, a number are orientated with south facing roof planes which provides an opportunity for future residents to install individual systems at a later date.

The overall result is a development which is in keeping within its context, would not be harmful or intrusive in the street scene and would provide an acceptable quality of development for future residents as advised by both local and national policy.

9.5 Impact on ecology

The application site is currently garden land attached to a vacant property and the submitted ecological report identified the following:

- the potential for reptiles at the site with a recommendation for further survey work to confirm their presence/absence. While the preference would be for this survey work and any necessary mitigation strategy to be carried out and agreed prior to determination, the Ecologist is satisfied for this to be the subject of a pre-commencement condition.
- the survey of the existing building found no evidence of roosting bats, although it is considered that it may hold potential for crevice dwelling species. Since, however, this information cannot be guaranteed by further survey work, an appropriate informative is recommended.

In addition to the above protected species, the site is an area of green space which contains a range of habitats (grassland, scrub, hedgerows and trees) likely to be locally important for wildlife. This point is confirmed by the majority of local objectors to the application who, in addition to reptiles, also refer to badgers, birds, butterflies, field mice, toads, hedgehogs and squirrels. These habitats will be lost while the proposed layout and density of development offers very little in the way of any obvious biodiversity enhancements as required by the NPPF. The Ecologist therefore recommends that the boundary hedgerows are retained and widened with additional native-species planting in order to preserve ecological connectivity across the site and provide continued habitat opportunities for small mammals and birds. This could be secured by appropriate condition.

While the proposed development will clearly have an impact on the current ecology of the site, this is inevitable due to this sizeable site being vacant with minimal disturbance to wildlife over a period of time. In recent weeks, however, there has been considerable concern expressed by neighbouring residents to 'pre-commencement works' taking place within the site which has included the removal of a number of trees and other vegetation with likely impact on wildlife species within the site. Since these works were also carried out prior to the completion of the ecology survey, there is clearly potential for the survey to only reflect the situation 'post-disturbance'. However, since site clearance does not require formal permission, this impact on wildlife falls outside the planning remit although controls under the Wildlife and Countryside Act remain in force and are the continued responsibility of the applicant/developer to comply with.

In addition, it is an important point that the allocation of this site for the future development of 20 units inevitably assumes a detrimental impact on current ecology levels and diversity compared with its use as a single house and residential garden. Within such constraints, there are obvious limitations to replacement mitigation which, as advised by the Ecologist, will be generally restricted to enhancement of the boundary hedgerows. This, together with additional planting of at least 10 medium to large species trees (recommended by the Landscape Officer) should ensure that an acceptable level of connectivity through the site is maintained together with pockets of habitat for smaller species.

9.6 Impact on residential amenity

In terms of any direct impact on existing residential amenity, letters of objection from surrounding residential properties which adjoin the site refer to loss of views, loss of privacy and overlooking, and loss of light.

In view of the fact that the site is currently a single property in large grounds with uninterrupted open space beyond rear boundaries and a sense of openness along the road frontage, it is not surprising that its development with 15 additional units is likely to be regarded as detrimental to existing amenity. However

- loss of a view is not a material planning concern
- infill development of an 'undeveloped' frontage in a built up area with an appropriate form of development would not have any material impact on properties on the opposite side of the road
- the siting and design of the frontage plot (plot 1) has been revised to reduce the visual and dominating impact on the adjoining property to the north

- minor revisions have been incorporated within the layout to reduce overlooking from first floor windows into rear gardens of existing properties; in back to back situations (east and south boundaries), minimum distances of 21m between rear elevations are achieved to meet with advised guidelines
- overlooking of existing rear gardens from first floor windows is inevitable from what is an enclosed site surrounded by residential properties; however, distances to affected boundaries from bedroom windows are a minimum of approx 11m and, where this is less, these are bathroom windows which can be obscurely glazed. It is also a point to note that the current situation already permits the same degree of reciprocal 'overlooking' of the garden of no 16 from surrounding properties while the natural boundary screening, which is to be retained and enhanced, adds to a degree of additional mitigation
- as part of the required landscaping scheme, additional planting of at least 10 medium and large species trees is required; while landscaping should not be used to screen development that is otherwise unacceptable, in a situation where compromise is inevitable, these could reasonably be positioned on those parts of the site where the impact is more acute
- concerns over loss of light are generally unfounded due to distances between buildings, existing boundary planting and screening and relative orientations.

This form of infill development inevitably generates a degree of local concern but within the constraints of the site, the location of surrounding properties, the identification of this site as suitable for residential development and the requirement to deliver an efficient use of the site, the impact on existing levels of amenity is not unacceptable

9.7 Contributions

The site does not meet the threshold for the provision of affordable housing but contributions towards education and public open space as identified by the relevant consultees in section 7 above, are required.

9.7 Conclusion

The residential development of this garden site is in accordance with national and local planning policy and is acceptable in both principle and general detail subject to a legal agreement to secure contributions to education and public open space and appropriate conditions to address the remaining outstanding issues. The application is therefore recommended for permission.

Recommendation:

The Area Development Manager be authorised to grant permission for the development on completion of a legal agreement which secures

- (a) a contribution towards the provision of 5 primary school places at Holbrook School calculated at current cost multipliers of £12,713 per place**
- (b) a contribution of £11,125 towards the provision of public open space within the vicinity of the development site**

For the following reason(s):

The proposed development conforms to the Development Plan and there are no objections to it on planning grounds.

Subject to the following condition(s):

- 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 Notwithstanding the submitted details, no development shall commence on site until 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: In the interests of visual amenity and the character and appearance of the area.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a.

- 3 No development shall commence on site until details of the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture, including the timetable for provision of such works, have been submitted to and approved by the Local Planning Authority. The development shall not be occupied until the estate roads, footways, footpaths, verges, junctions, street lighting, sewers, drains, retaining walls, service routes, surface water outfall, vehicle overhang margins, embankments, visibility splays, accesses, carriageway gradients, drive gradients, car parking and street furniture have all been constructed and laid out in accordance with the approved details, unless an alternative timetable is agreed in the approved details.

REASON: To ensure that the roads are laid out and constructed in a satisfactory manner.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 4 The roads, including footpaths and turning spaces, shall be constructed so as to ensure that, before it is occupied, each dwelling has been provided with a properly consolidated and surfaced footpath and carriageway to at least base course level between the dwelling and existing highway.

REASON: To ensure that the development is served by an adequate means of access.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a

- 5 No dwelling shall be occupied until the parking spaces together with the access thereto, have been provided in accordance with the approved plans.

REASON: In the interests of highway safety and the amenity of future occupants.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: T10

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (as amended by the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any Order revoking or re-enacting or amending that Order with or without modification), the garage(s) hereby permitted shall not be converted to habitable accommodation.

REASON: To safeguard the amenities and character of the area and in the interest of highway safety.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: T10

- 7 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, has been submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until surface water drainage has been constructed in accordance with the approved scheme.

REASON: To ensure that the development can be adequately drained.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: U2

- 8 No development shall commence until a foul and surface water drainage strategy is submitted to and approved in writing by the Local Planning Authority. The approved drainage scheme shall be completed in accordance with the approved details and to the agreed timetable.

REASON: TO ensure that proper provision is made for sewerage of the site and that the development does not increase the risk of sewer flooding to downstream property.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – U1a & U2

- 9 No demolition, site clearance or development shall commence on site until an Arboricultural Method Statement (AMS) prepared by an arboricultural consultant providing comprehensive details of construction works in relation to trees shall be submitted to, and approved in writing by, the Local Planning Authority. All works shall subsequently be carried out in strict accordance with the approved details. In particular, the method statement must provide the following: -

- A specification for protective fencing to trees during both demolition and construction phases which complies with BS5837:2005 and a plan indicating the alignment of the protective fencing;
- A specification for scaffolding and ground protection within tree protection zones in accordance with BS5837:2005
- A schedule of tree works conforming to BS3998.
- Details of general arboricultural matters such as the area for storage of materials, concrete mixing and use of fires;
- Plans and particulars showing the siting of the service and piping infrastructure;
- A full specification for the construction of any arboriculturally sensitive structures and sections through them, including the installation of boundary treatment works, the method of construction of the access driveway including details of the no-dig specification and extent of the areas of the driveway to be constructed using a no-dig specification;
- Details of the works requiring arboricultural supervision to be carried out by the developer's arboricultural consultant, including details of the frequency of supervisory visits and procedure for notifying the Local Planning Authority of the findings of the supervisory visits; and
- Details of all other activities, which have implications for trees on or adjacent to the site.
- Day and sunlight calculations must be submitted in accordance with Building Research Establishment guidance and British standards 8206 Part 2:1992 Light for buildings Part 2. Code of practice for day lighting

REASON: In order that the Local Planning Authority may be satisfied that the trees to be retained on and adjacent to the site will not be damaged during the construction works and to ensure that as far as possible the work is carried out in accordance with current best practice and section 197 of the Town & Country Planning Act 1990.

POLICY: West Wiltshire District Plan 1st Alteration 2004 – C32

- 10 The development hereby permitted shall be carried out as specified in the approved Arboricultural Method Statement (AMS) and shall be supervised by an arboricultural consultant.

REASON: To prevent trees on site from being damaged during construction works

POLICY: West Wiltshire District Plan 1st Alteration 2004

- 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

* indications of all existing trees and hedgerows on the land;

* details of any to be retained, together with measures for their protection in the course of development;

- * a detailed landscape scheme showing all species, planting sizes and planting densities, spread of all trees and hedgerows within or overhanging the site, in relation to the proposed buildings, roads, and other works;
- * finished levels and contours;
- * means of enclosure;
- * car park layouts;
- * other vehicle and pedestrian access and circulation areas;
- * hard surfacing materials;
- * minor artefacts and structures (e.g. furniture, play equipment, refuse and other storage units, signs, lighting etc);
- * proposed and existing functional services above and below ground (e.g. drainage, power, communications, cables, pipelines etc indicating lines, manholes, supports etc);
- * at least 10 medium to large species trees must be planted throughout the development. All trees, of a size and species and in a location to be agreed in writing with the Local Planning Authority, shall be planted in accordance with BS3936 (Parts 1 and 4), BS4043 and BS4428

REASON: To ensure a satisfactory landscaped setting for the development and the protection of existing important landscape features.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a, C32 & C40

- 12 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.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C32

- 13 Notwithstanding the requirements of condition 11, the existing hedge along the Holbrook Lane frontage of the site shall be retained at, or around a height of approximately 2 metres.

REASON: In the interests of visual amenity

POLICY: West Wiltshire District Plan 1st Alteration 2004 – C31a & C32

- 14 Prior to the commencement of any work on site, a Reptile Survey should be undertaken by a suitably experienced and qualified ecologist following published good practice guidelines (note that reptile surveys are seasonally constrained). A report of the survey work, including details of any required mitigation measures, should be submitted to the LPA for written approval. The development must be carried out in full accordance with the recommendations of the report.

REASON: To mitigate against the loss of existing biodiversity and nature habitats

POLICY: National Planning Policy Framework

- 15 There shall be no raising of existing ground levels on the site.

REASON: In the interests of visual amenity.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C31a and C38

- 16 The screen walls and/or fences shown on the approved plans shall be erected prior to the first occupation of the dwelling(s) hereby permitted and shall be retained and maintained as such at all times thereafter.

REASON: To prevent overlooking & loss of privacy to neighbouring property.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C32 and C38

- 17 Before the development hereby permitted is first occupied the first floor window in the south facing elevation of plot 8 shall be glazed with obscure glass only and the window shall be permanently maintained with obscure glazing at all times thereafter.

REASON: In the interests of residential amenity and privacy.

West Wiltshire District Plan 1st Alteration 2004 - POLICY: C38

- 18 The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans:

Topographic survey received on 19.01.2012
Dwg no 10268swg-01 received on 19.01.2012
Dwg 5340 00 received on 19.01.2012
Dwg 5340 30A received on 09.05.2012
Dwg 5340 31A received on 09.05.2012
Dwg 5340 32 received on 19.01.2012
Dwg 5340 33A received on 09.05.2012
Dwg 5340 34 received on 19.01.2012
Dwg 5340 35A received on 09.05.2012
Dwg 5340 36 received on 19.01.2012
Dwg 5340 37 received on 19.01.2012
Dwg 5340 38A received on 09.05.2012
Dwg 5340 39A received on 09.05.2012
Dwg 5340 40A received on 09.05.2012
Dwg 5340 41A received on 09.05.2012
Dwg 5340 42A received on 09.05.2012
Dwg 5340 43A received on 09.05.2012
Dwg 5340 44A received on 09.05.2012
Dwg 5340 45C received on 09.05.2012
Dwg 5340 46C received on 09.05.2012
Dwg 5340 47A received on 09.05.2012
Dwg 5340 48 received on 19.01.2012

REASON: To ensure that the development is carried out in accordance with the approved plans that have been judged to be acceptable by the local planning authority

Informative(s):

- 1 The 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.

- 2 Further to the requirements of condition 11, the proposed landscaping scheme shall incorporate a detailed planting scheme to widen and enhance the existing boundary hedgerows, using native species only.
- 3 The applicant is advised that bats and their roosts are protected at all times by the Wildlife and Countryside Act (1981, as amended) and also by the Conservation of Habitats and Species Regulations 2010. Work to the building should be undertaken with due care and attention for bats and roof tiles should be removed by hand; if bats are found during the works, the applicant is advised to stop work immediately and follow advice from Natural England before proceeding further.
- 4 Further to the requirements of condition 8, the applicant is advised to consult with Wessex Water with regard to the foul and surface water drainage strategy.

Appendices:	
Background Documents Used in the Preparation of this Report:	