

# REPORT TO THE WESTERN AREA PLANNING COMMITTEE

<b>Date of Meeting</b>	15.06.2011		
<b>Application Number</b>	W/11/00726/FUL		
<b>Site Address</b>	Land At Smallbrook House Smallbrook Gardens Staverton Wiltshire		
<b>Proposal</b>	Conversion of Smallbrook House into 3 dwellings ; demolition of Brookfield House, a large greenhouse and conservatory. Erection of 2 detached dwellings, 2 semi detached dwellings, garages and access		
<b>Applicant</b>	Mr Andrew Huxham		
<b>Town/Parish Council</b>	Staverton		
<b>Electoral Division</b>	Holt And Staverton	<b>Unitary Member:</b>	Trevor Carbin
<b>Grid Ref</b>	385896 160304		
<b>Type of application</b>	Full Plan		
<b>Case Officer</b>	Mr Kenny Green	01225 770344 Ext 15174 kenny.green@wiltshire.gov.uk	

## Reason for the application being considered by Committee

With officers minded to grant permission, Councillor Carbin has requested that this item be determined by Committee due to:

- \* Visual Impact upon Surrounding Area
- \* Relationship to adjoining properties
- \* Car parking
- \* Environmental or Highway Impact

### 1. Purpose of Report

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

#### Neighbourhood Responses

11 letters of representation were received.

#### Parish Council Response

No objections.

### 2. Report Summary

The main issues to consider are:

Additional Residential Development within Town Policy Limits  
Design and Detailing Site Servicing  
Impact on neighbours and immediate surroundings  
Impact on Trees/landscape (including TPO)  
Archaeological and Ecological interests

### 3. Site Description

The application site is located on the northern periphery, but within the defined Town Policy Limits of Trowbridge and to the southern side of the public highway (New Terrace) . The identified site is an irregular shaped parcel of land located within a predominantly residential area of Staverton.

There are two properties on the site which measures just under 0.4 ha. Smallbrook House is a large, unlisted two-storey 8-bedroomed traditionally built Victorian house which is set back from the public highway. The property is currently licensed by Wiltshire Council for up to 20 people, occupying it as a large HMO (House in Multiple Occupation). Following amendments made to The Town and Country Planning (Use Classes) (Amendment) (England) Order 2010, a large HMO consists of a property which is occupied by more than 6 unrelated people that are not related, but share certain facilities such as toilets, bathrooms and kitchens). A large HMO does not fall within any class and is excluded from the newly created use class of C4 (covering HMO's that accommodate between 3-6 unrelated people forming a household).

The frontage of the site (facing New Terrace) has several well established trees, which are subject to a TPO. The Smallbrook property currently has three separate access points (one off New Terrace and two off Smallbrook Gardens).

Brookfield House (No. 50a New Terrace) is a 1970s chalet bungalow and is located to the west of Smallbrook House. It is similarly set back from the public highway with a treed boundary. Brookfield House has a parallel access with Smallbrook House off New Terrace.

Towards the south-west part of the site, there are two substantial outbuildings comprising a large former commercial greenhouse and an ornate double height conservatory.

The site backs onto residential properties located along Smallbrook Gardens to the east, Warren Road to the south and the Old Vicarage Care Home to the west.

Having visited the site several times over the course of the past 6 months, there have been numerous vehicles recorded (comprising cars, vans and even a mini bus) parked both within the site at the front and rear and even along Smallbrook Gardens itself.

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

96/01452/FUL - Erection of glasshouse - Permitted 27.02.97 97/01479/FUL - Erection of conservatory - Permitted 29.01.98 03/00069/FUL - Erection of 1 four-bedroomed house with parking area - Refused 14.03.2003 03/00766/FUL - Erection of 1 four-bedroomed coach house with parking - Approved - 13.02.2004 04/00436/FUL - Three bedroomed house and two parking spaces - Permitted 05.05.2004 10/03883/FUL - Conversion of Smallbrook House into 3 flatted dwellings, demolition of Brookfield House, a large greenhouse and conservatory and erection of 2 detached dwellings, 4 terraced dwellings, garages and car ports - Withdrawn 28.01.2011.

#### **5. Proposal**

This is a full planning application seeking permission to convert the existing two-storey Smallbrook House to form 3 flatted units. The applicant also seeks to provide a first floor addition over an existing utility on the north east elevation (facing New Terrace). This addition would use materials to match the host building. The only other material external alteration to the property comprises the replacement of a window to form a door on the north eastern elevation. As well as there being limited external changes proposed, the sub-division of Smallbrook House requires limited internal alteration.

Each of the three flatted units would have designated parking spaces provided within new garages. An 11.8 m x 5.8 m garage would serve two units and provide 4 car parking spaces. Access to the northern side of the garage would be via the existing private access located close to the junction of Smallbrook Gardens/New Terrace. Following revisions made during the determination period, the southern side of the garage (serving unit 2) would be accessed from the rear. Unit 3 would have a detached garage to the rear.

The existing 1970s built Brookfield House is identified for demolition and would be replaced by a semi-detached building accommodating two 4-bedroomed residential units. The new building would be constructed over the existing footprint of Brookfield House and would have integral garaging that reflects local vernacular. The new building would be constructed from natural rubble stone with reconstituted stone quoins under a slated roof.

To the rear of the site and accessed off Smallbrook Gardens, the applicant also proposes to erect 2 no. two and half storey 5-bedroomed detached dwellings in place of the existing former commercial greenhouse and double height conservatory. The design and detailing of the two units pick up on architectural details found on properties off Smallbrook Gardens. The two detached properties would have facing brick on ground floor level and rendered walling above, timber fenestration, clay plain tiles and wall head dormers. Two 36 square metre detached double garages would serve the two residential units which would be sited to form a cul-de-sac off Smallbrook House.

Under application 04/00436/FUL, the former West Wiltshire District Council granted planning permission for a 3-bed house to the rear of Smallbrook House, with access to be taken off Smallbrook Gardens.

If granted and implemented, the existing HMO occupancy would cease and the associated traffic generation and overspill issues would be resolved through the provision of dedicated parking spaces on site.

In support of the application, the applicant has submitted the following:

A design and access planning statement;

An arboricultural survey and tree protection plan; An archaeological evaluation (following discussions and on-site meetings with the Council's archaeologists); and, An ecological assessment (following discussions with the Council's Ecologists).

## **6. Planning Policy**

Government Guidance

PPS1 - Delivering Sustainable Development

PPS3 - Housing

PPS5 - Planning for the Historic Environment

PPS9 - Biodiversity and Geological Conservation

PPG13 - Transport

West Wiltshire District Plan - 1st Alteration C31a - Design

C32 - Landscaping

C35 - Light Pollution

C38 - Nuisance

C40 - Tree Planting

H1 - Further Housing Development Within Towns

H2 - Affordable Housing Within Towns and Villages

H24 - New Housing Design

U1a - Foul Water Disposal

U2 - Surface Water Disposal

T10 - Car Parking

Supplementary Planning Guidance

Residential Design Guide (adopted November 2005)

## **7. Consultations**

Staverton Parish Council - No objections raised.

Highways Authority - Following submission of revised plans, no objections are raised subject to conditions.

I can confirm that the replacement of the driveway to Plot 3 with a footpath is acceptable, however, the dropped kerbs and highway verge/ footway will need to be re-instated in accordance with details approved by the LPA.

I am also happy that the proposed retaining wall will not cause an obstruction to the sight line when exiting the garages for plot 2.

The re-orientated detached houses (plots 6-7) now have sufficient manoeuvrability space in front of the garages.

Whilst I note that the access off Smallbrook Gardens may not have been officially approved by this Authority previously, the layout of this access is acceptable for its proposed use, offering suitable visibility, access width and surface treatment.

No problems are anticipated with regard to refuse collection. The refuse vehicle would not reverse into the development site. Sufficient space exists on site for service vehicles to access the proposed development easily.

Smallbrook Gardens is a shared surface road and a shared surface road of this standard is capable of dealing with the traffic from 17 dwellings. Shared surface roads do not have footways, as the principle of shared surface allows for pedestrians and vehicles to share the same road space, with neither having the right of way. Along with this, the overall width of the road is designed to cope with this shared provision and the design is as such that vehicles will be travelling at low speeds.

All plots have sufficient manoeuvrability to turn a vehicle within the site, due to this, I would not anticipate vehicles reversing out of the development site from any plot.

Wessex Water - The development is located within a sewered area, with foul and surface water sewers.

According to our records, there is a public foul sewer crossing part of the site. Wessex Water normally requires a minimum three-metre easement width on either side of its apparatus, for the purpose of maintenance and repair. Following the submission of revised plans, it has been confirmed that the sewer diversion is acceptable in principle.

It is recommended that a condition or informative is placed on any grant of planning permission to require the developer to protect the integrity of Wessex systems and agree prior to the commencement of works on site, any arrangements for the protection of infrastructure crossing the site. The developer must agree in writing prior to the commencement of works on site, any arrangements for the protection of our infrastructure crossing the site

The developer has proposed to dispose of surface water to soakaways. It will be necessary, if required, for the developer to agree points of connection onto our systems, for the satisfactory disposal of foul flows and surface water flows generated by the proposal. The connection point can be agreed at the detailed design stage.

With respect to water supply, there are water mains within the vicinity of the proposal. Again, connection can be agreed at the design stage. It is recommended that the developer should agree with Wessex Water, prior to the commencement of any works on site, a point of connection onto Wessex systems.

Natural England - No objection.

Council's Tree and Landscape Officer - No objections. The Arboricultural Method Statement (AMS) is now satisfactory and its implementation should be conditioned along with a detailed landscape scheme.

Council's Archaeologist - The archaeological evaluation completed in January 2011 identified a possible former palaeochannel and ditch, both containing Roman pottery, found at the southern end of the site on a similar alignment to comparable features previously recorded just over 50m to the west of Smallbrook House. In the northern part of the site, an undated east/west aligned ditch was revealed. An undated possible tree-throw pit and a modern pit were also identified.

In the light of these relatively limited findings, and a commensurate lack of opportunity for archaeology to survive beneath this otherwise largely redeveloped site, I do not think it appropriate to recommend any further archaeological mitigation.

I thus have no further comments to make on this application.

Council's Building Control Manager - No comments.

Council's Ecologist - A Bat Search & Assessment report (CTM Wildlife, February 2011) has been submitted with this application, which addresses my previous concerns about bats being potentially affected by the proposals; the survey found no evidence of bats and considered Smallbrook House to hold few opportunities for roosting bats. The report makes recommendations for the installation of bat boxes onto trees, an enhancement measure which is welcomed and is in line with the requirements of PPS9. I'm satisfied that ecological issues at the site have been addressed.

Council's Affordable Housing Officer - Confirmed that as the housing development falls below the policy threshold of 25 houses, there is no AH provision required.

Housing Services - No objections raised to the loss of the licensed HMO.

## **8. Publicity**

The application was advertised by site notices / press notice / neighbour notification.

Expiry date: 8 April 2011

Summary of points raised:

11 letters of representation was received raising the following points:

The plans for Garage Plots 1 & 2 have been modified to avoid vehicle access directly onto Smallbrook Drive, the proposed building will now present an unbroken view of a blank wall facing directly onto the road. Thus, if anything, the changes to the plans have exacerbated the negative visual impact of the building to ourselves and our neighbours. An element of landscaping should be stipulated which would shield this aspect of the building from view.

Over the past two years local residents have put considerable effort and expense into treating the grass verges facing Smallbrook Gardens and planting shrubs in the areas facing onto both Smallbrook Gardens and Marsh Road. Since the submission of the last planning application (and the disruption caused by the survey work associated with it), the current occupants of Smallbrook House have abandoned the car park in the grounds of the house and have taken instead to parking in the road. As a result, delivery and refuse collection vehicles have found their access to the road impeded and have been forced to drive over the grass verges, causing significant damage on a weekly basis. This underlines the potential for damage inherent in this development. The developer should undertake to protect these areas, keep the road clear of vehicles so that unimpeded access is maintained, and make good any damage which does arise from the work.

The revised proposals still allow for parking for four residences to be accessed from the bottom of Smallbrook Gardens. This is an unofficial, unapproved entry to the site. Smallbrook Gardens cannot accommodate additional traffic. Whilst each of these properties appears to have been provided with an associated double garage, the simple fact is that in this day and age garages are seldom used to house cars! Of these four properties, only No.2 has adequate space in its driveway to park cars in front of its garage. As things stand, this leaves properties 3, 6 & 7 fighting for very limited space in a shared access area.

The proposed development could accommodate 36 residents, all of which could own a car. The parking provision is inadequate. Turning spaces are not sufficient to allow vehicles to enter and exit the site in a forward gear.

In all probability, Smallbrook Gardens would again become a de facto overflow car park. There have been a number of 'near misses' recently near the junction with Smallbrook Gardens. Parked cars on this shared surface are not merely a nuisance, but constitute a very real danger. Hence as part of the planning process, it is requested that parking on Smallbrook Gardens should be restricted, both during the period of the development and subsequently when the new properties are occupied. Smallbrook Gardens does not have pavements and pedestrian traffic must use the road.

There are a number of trees beyond the western boundary which are not marked on the site plans. These are extremely close to plots 4 and 5. We are concerned that there could be root damage caused to our trees. A detailed tree survey should be carried out in order for tree root protection zones to be clearly identified and adhered to. Another local resident raises concern about TPO'd trees T32 and T33, both horse chestnuts. There are two diseased trees on site, but the arboricultural report does not cover them, or advise on what action is required. Does the submitted arboricultural report match that submitted with the 2003/4 applications? One letter writer also writes to query the need for replacing mature trees with new hedging.

Existing boundaries should be adequately fenced. At present the majority of the fence/fencing panels are in a state of disrepair and need reinstating.

Concerns are raised about privacy distances between proposed and existing dwellings and impacts on loss of light. The eastern facing first floor windows are not specified as obscure glazing.

The height of the buildings is unacceptable. The 5-bed houses could be internally altered to create a 6th bedroom. Thus, increasing the number of residents and traffic generation.

No covenant has been offered to prevent the proposed dwellings being used as houses in multiple occupation.

One letter writer states that there is a covenant in place stating that any dwelling built behind No's 8 and 9 Smallbrook Gardens, must have obscure windows in upper floor storeys and that such properties should not be multiple occupancy properties.

If permission is granted, the houses should be restricted to single occupancy households.

Where the two 5-bed houses are to be constructed, the land is subject to regular flooding. Additional paved area reducing the amount of grassed area could increase flooding risk. Are sufficient soakaways being proposed?

Concerns are raised about how refuse collections will be undertaken. There is no hard standing area for refuse collection. The access to the site is narrow and refuse vehicles may have difficulty accessing the site. Will emergency vehicles be able to access the site, if required?

Does the applicant propose to create a mini roundabout or some other form of traffic control to enable residents to exit Smallbrook Gardens?

The sewers are at capacity. In 1998, this was raised as a significant concern. One of the properties would be built over the sewer.

## **9. Planning Considerations**

### Additional Residential Development within Town Policy Limits

Government advice contained within PPS 3 (as revised in June 2010) states, inter alia, that the outcomes which the planning system and decisions should deliver a mix of housing, both market and affordable, particularly in terms of tenure and price, to support a wide variety of households in all areas and the provision of a sufficient quantity of housing taking into account need and demand and seeking to improve choice.

It is duly acknowledged that PPS3 (as revised) removed the prescriptive minimum housing density requirement and also de-classified residential garden land as "brownfield" or previously developed land.

Whilst having due cognisance of the above, the site is located entirely within the defined town policy limits of Trowbridge and under Policy H1 of the West Wiltshire District Plan, proposals for new housing development in this area may be permitted provided, inter alia, that the siting, layout and design considerations are satisfactory, and that they are in keeping with the character of the surrounding area and that providing such development does not give rise to highway problems or create inappropriate backland or tandem development.

Policy H24 leads on to state that new housing should face onto, with windows and doors overlooking, the street or other public areas. Whilst offering some innovative design opportunities in new developments, the policy also states that details, materials and finishes should complement the local characteristics.

West Wiltshire District Plan Policy C31a states that all new development, residential or otherwise, is required to respect or enhance the townscape features and views, existing patterns of movement, activity and permeability and historic layout and spatial characteristics. Policy C38 further states that new development will not be permitted if neighbouring amenities and privacy values are significantly detrimentally affected.

There is no policy objection raised to the sympathetic conversion of Smallbrook House to form 3 flatted units. Its retention within the overall scheme is welcomed. Although not listed, the two-storey traditionally built property has some architectural value and merits being kept. The proposed alterations and modest extension to this property accord with the aforementioned policies.

The Brookfield House property has however limited architectural quality and the proposed demolition raises no 'in principle' policy objection. The Council's tree and landscape officer and the Council's principal ecologist have both carefully considered the potential impacts of the proposal and as stated above, raise no objection, subject to conditions.

It is recognised that following on from the withdrawal of application w/10/03883/FUL, the applicant/agent has made significant revisions to the scheme. Most notably, the previously proposed four house terrace block has been deleted and replaced by two detached dwellinghouses. The siting and design of the two replacement houses in place of Brookfield House, has also been subject to substantial revision.

Although no longer a national requirement, the proposed development would constitute a site density of 17.9 units per hectare. Such a low housing density was encouraged at the pre-application stages. It would not only respect the local urban character, but it would also ensure that new housing did not compromise the well established and protected trees on site.

The site is considered to be an appropriate 'windfall' site suitable for limited infill residential development. The principle of erecting 4 new houses, demolishing Brookfield House and converting the existing Smallbrook House property into 3 flatted units is considered acceptable.

### Design and Detailing

There are no policy objections raised to the proposed conversion, extension and alterations to Smallbrook House to form 3 flatted units. The proposed works accord with established Council policies and would not cause demonstrable harm or nuisance.

The design of the proposed new houses is contemporary and reflective of the local built vernacular. The scale and massing of the two-storey dormer building (accommodating units 4 & 5) is sympathetic to the extensive buildings forming the old vicarage care home facility, located to the immediate west of the site and to Smallbrook House itself. The replacement 2-house block (units 4 and 5) would be respectful of the informal building line and would not harm the appearance of the street scene.

Although the semi-detached building block would be a completely separate entity to Smallbrook House, the applicant's agent has deliberately kept its height lower than it and proposes fenestration detailing and the use of natural materials to reflect and respect the architectural integrity of the immediate neighbouring properties, including the old vicarage.

The proposed pair of dwellings to the rear of Smallbrook House would be consistent with the surrounding residential character and built form. Each unit would have adequate external amenity ground and their own dedicated parking provision.

The new housing would not cause significant loss of light or overshadowing. The two new houses on plots 6 & 7 would be visible from the existing properties along Warren Road, but by virtue of their revised siting and orientation, they would not result in demonstrable harm.

The garaging is acceptable in design terms, subject to the submission of exact building materials. The garages should be subject to a condition restricting their use and to prevent them being converted to domestic accommodation.

The detailing and use of materials throughout the proposed development is considered acceptable and reflective of the local surroundings.

The dwellings have been designed to satisfy Code 3 Energy Efficiency and include solar eaves tiles which would provide hot water. Grey water and rainwater harvesting is intended throughout to accord with the aim of producing robust low emission, adaptable dwellings.

#### Site Servicing

The Council's Highways Authority has no objections, subject to planning conditions. Following the submission of revised plans and further negotiations with the applicants agent, the views expressed by the Highways Authority above, are fully supported.

The comments of Wessex Water are duly noted and should be attached as informatives to any grant of planning permission. Notwithstanding the local concern raised about the capacity of the public sewer, Wessex Water maintain that subject to agreeing the connection points, the proposed new housing can connect to the sewage infrastructure.

The site is not recorded to be at risk of flooding, and the local objection raised in this regard may relate to the hard standing area located to the rear of Smallbrook House. During heavy rainfall, excess surface water may have created standing water in the past on the area of hard standing. Appropriate surface water drainage treatment (subject to a planning condition) and provision of permeable paviers to the access drives and domestic forecourts should address this matter.

#### Impact on neighbours and immediate surroundings

It is duly noted that the applicants agent has made every effort where possible, to address local concern and objection. This in no small part is exemplified by the fact that some plans are on their 8th revision.

In response to one allegation made in respect to their being a covenant in place affecting this site, the applicants solicitor (Goughs Solicitors, Trowbridge) has researched the claim and has confirmed that "the title to the property is not burdened by any covenants relating to windows or overview of adjoining land".

Notwithstanding the above, through discussions and negotiation, the proposed new houses (units 4-7) have been sited in such a manner to ensure that they create no demonstrable detriment to neighbouring amenity. No windows are proposed in those gables which would face neighbouring properties. The new buildings are sited to ensure that habitable rooms face and overlook their own grounds, and where habitable room windows face existing properties, there would be adequate and appropriate separation to prevent loss of privacy. To ensure that the privacies of existing and future residential occupiers are protected, a planning condition removing PD rights is considered necessary in terms of further extensions and/or new wall openings.

It is duly noted that several local residents raise concern about the existing HMO use and sporadic parking issues. This development would result in the cessation of the HMO use and it is recommended that a planning condition is imposed restricting the proposed 7 new units to be solely for Use Class C3 - single residential households.

#### Impact on Trees/landscape (including TPO), Archaeological and Ecological Interests

The Council's Tree and Landscape officer raises no objection to this much revised and re-worked scheme. With appropriate planning conditions, the existing trees identified for retention on site can be adequately protected during both the construction stage and thereafter with the requisite maintenance and on-site management.

The Council's Archaeologist accepts the recommendations made within the respective archaeology survey submitted with the application. The Council's Ecologist fully supports the recommendations cited within CTM Wildlife's bat search and assessment survey in terms of maximising the ecological and biodiversity interests at this site. The survey recommends within paragraph 5.2 (page 8) that "opportunities to enhance the site for bats will need to be maximised (PPS9" and that "the hanging of bat boxes on [retained] trees to the front/north of the [Smallbrook] house would enhance the site for crevice roosting bats". Suitable long-lasting types would be Schwegler boxes facing south west - south east with an unobscured flight line to/from them and not be lit at night. With an appropriately worded planning condition, the ecological interests should not be compromised by this development.

**Recommendation:        Permission**

#### **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     No development shall commence on site until details and samples of the materials to be used for all 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.

Policy: West Wiltshire District Plan - 1st Alteration policies H1 and C31a.

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

LOCATION PLAN - drawing no. 2451-08 received 25.02.2011

SITE PLAN - drawing no. 2451-01 Rev H received 09.05.2011

EXISTING FLOOR PLANS - drawing no. 2451-02 received 25.02.2011

EXISTING ELEVATIONS - drawing no. 2451-03 received 25.02.2011

PROPOSED FLOOR PLANS - drawing no. 2451-04 Rev A received 25.02.2011

PROPOSED ELEVATIONS - drawing no. 2451-05 received 25.02.2011

PLANS FOR PLOTS 6 & 7 - drawing no. 2451-07 received 25.02.2011

GARAGING PLOTS 1 & 2 - drawing no. 2451-10 Rev A received 17.03.2011

GARAGING PLOTS 3, 6 & 7 - drawing no 2451-11 received 25.02.2011

PLANS FOR PLOTS 4 & 5 - drawing no. 2451-12 received 25.02.2011

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.

- 4 The dwellings and flatted units hereby approved shall only be occupied as single private residential units and shall not be occupied as an HMO (House in Multiple Occupation).

Reason: In the interests of highway safety and in order to define the terms of this permission.

- 5 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no development falling within Schedule 2, Part 1 Classes A-E of the Order, shall be carried out without the express planning permission of the Local Planning Authority.

Reason: In order to define the terms of this permission and to ensure that the Local Planning Authority has control over future extensions on this site.

- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any Order revoking and re-enacting that Order with or without modification, no windows or door openings, other than those hereby approved, shall be added to any of the gables forming plots 4,5,6 and 7 without the express planning permission of the Local Planning Authority.

Reason: In order to define the terms of this permission and in the interests of protecting residential amenity and privacy.

- 7 The development hereby permitted shall not be brought into use until the recommendations cited within paragraph 5.2 of the submitted bat search and assessment survey (produced by CTM Wildlife dated February 2011) have been implemented on site and that the bat enhancement measures are maintained on site unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interests of maximising ecological and biodiversity interests.

Policy: PPS9: Biodiversity and Geological Conservation.

- 8 The garages hereby approved shall be used solely for the purpose of housing private motor vehicles or other uses incidental to the enjoyment of the dwellings/flatted units and that the garages shall not be converted to habitable accommodation and that no trade or business shall be carried out in or from the garage buildings.

Reason: In order to define the terms of the permission and in the interests of highway safety and local amenity.

Policy: West Wiltshire District Plan - 1st Alteration policy C38.

- 9 Details of any external lighting shall be submitted to and approved in writing by the local planning authority before the dwelling houses hereby approved have been brought into use. Development shall be carried out in accordance with the approved details.

Reason: In the interests of preventing light pollution and nuisance

Policy: West Wiltshire District Plan - 1st Alteration policies C35 and C38.

- 10 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;
- 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 parking 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);

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

- 11 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.

- 12 The development shall be carried out as specified in the approved Arboricultural Method Statement (AMS) prepared by Phil Goldsmith and shall be supervised by an arboricultural consultant.

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

- 13 No part of the development hereby permitted shall be occupied until the access 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.

- 14 No development shall commence on site until a scheme for the discharge of surface water from the site (including surface water from the access), 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.

Policy: West Wiltshire District Plan - 1st Alteration policy U2.

- 15 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.

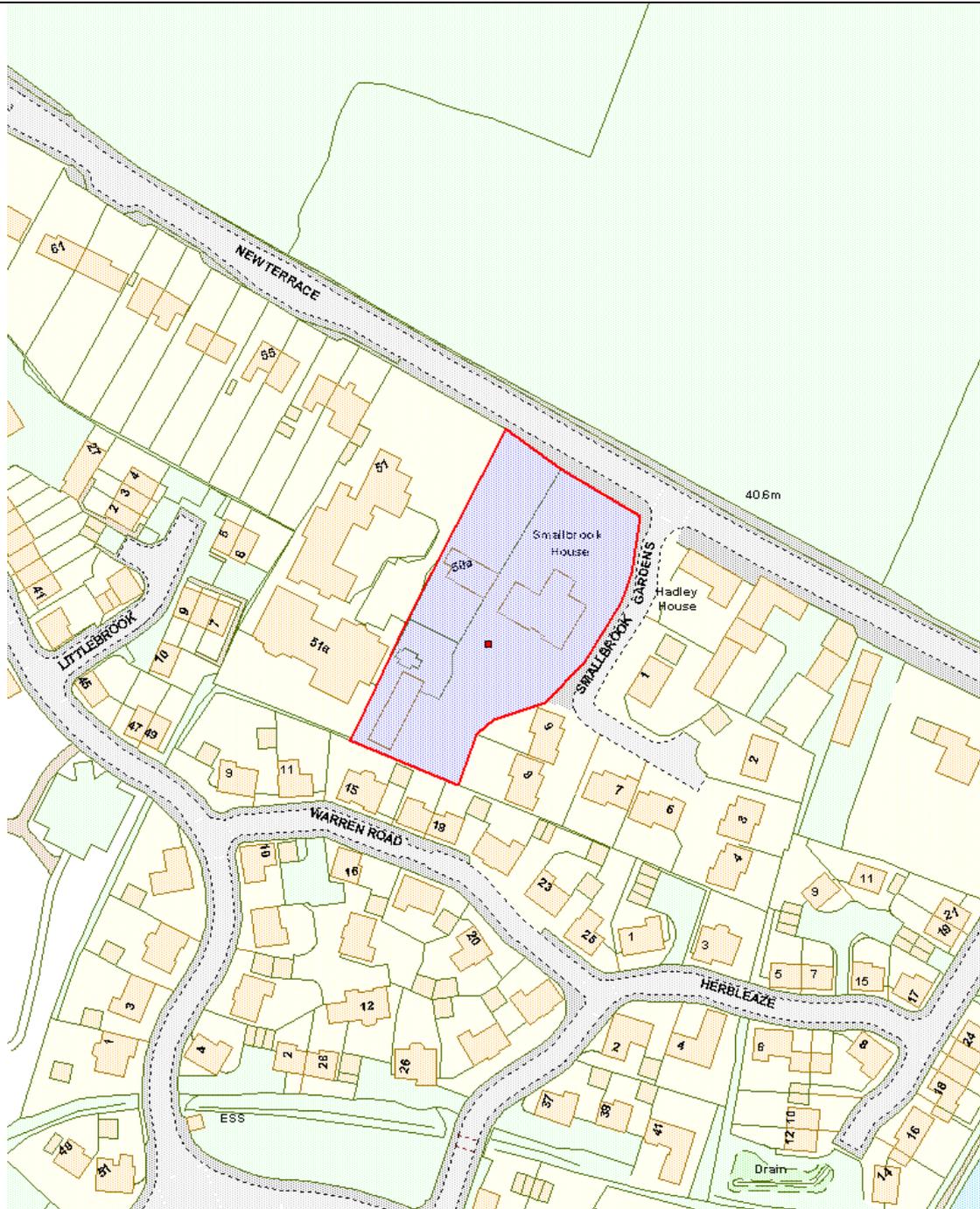
REASON: In the interests of visual amenity.

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

**Informative(s):**

- 1 The attention of the applicant is drawn to the contents of the attached letter from Wessex Water 8 March 2011.

<b>Appendices:</b>	
<b>Background Documents Used in the Preparation of this Report:</b>	



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