
Site Address:	Land rear of 55 New Road, Havant, PO9 1DD		
Proposal:	Erection of 1No. 2bed dwelling with parking. (Re-submission).		
Application No:	APP/18/01191	Expiry Date:	29/01/2019
Applicant:	Mr Kendall		
Agent:	Mr Jay	Case Officer:	Rachel Ballam
	The Planning Service		
Ward:	Bedhampton		

Recommendation: **GRANT PERMISSION**

1 Site Description

- 1.1 The application site is situated within the settlement area of Havant to the immediate west of James Road. The site, which is of a rectangular shape and measures approximately 207m², comprises the northern part of the rear garden which currently serves existing residential property, no. 55 New Road. Owing to its orientation the proposed dwelling would be read in the context of the street scene of James Road. The site is bordered by the rear garden of no. 53 New Road to the west and by public allotment space to the north. Development within the locality is of a residential nature, predominantly characterised by uniform terraces to James Road, as well as Fraser Road due north of the application site, and semi-detached dwellings along New Road to the south of the site.
- 1.2 The site as existing is predominantly hard surfaced in concrete and contains a single storey pitched roof detached double garage belonging to no. 55 New Road. An existing vehicular access and crossover between the site and James Road is located to the east of the site adjacent to the northern boundary. The application site is bordered by a low close board timber fence to the east with timber barred gates to the existing access, a high hedge to the west, and a low brick wall with high mature hedging and planting to the north. A large mature tree is situated just beyond the north-east corner of the application site.

2 Planning History

92/56980/000 - Single storey rear extension., PERM,06/07/1992

APP/18/00524 - Erection of 1No. 3 bed detached dwelling., REF,25/07/2018

Reason for Refusal

1. Development of the site in the manner proposed would amount to overdevelopment in that it would rise to an unsatisfactory plot size and a cramped and congested layout that would conflict with the established pattern of development in the locality. The proposed dwelling, by reason of its size, design and siting relative to existing surrounding development, would be harmful to the character and appearance of the street scene and would not provide satisfactory living conditions for the occupants of the proposed dwellings and a loss of amenity to the adjoining property to the west. The proposal is therefore contrary to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

2. The parking areas proposed for both the existing and proposed dwellings do not provide adequate parking for 3 bedroom properties. Consequently it has not been demonstrated that sufficient parking could be provided on site for the proposed development in accordance with the Local Planning Authority's adopted standards and the proposed development would therefore encourage the parking of vehicles on the public highway which would interrupt the free flow of traffic, detrimental to residential amenity and

contrary to Policies CS16 and DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

3. The proposal, without completion of the appropriate binding arrangements to secure a contribution towards the Solent Recreation Mitigation Strategy, is contrary to the Council's Policy on contributions towards measures of mitigation adopted by the Local Planning Authority which seeks to ensure that the provision is made from new development towards mitigating against increasing recreational pressure on the Solent SPA. It is therefore contrary to policies CS21 of the Havant Borough Local Plan (Core Strategy) 2011 and Policy DM24 of the Havant Borough Local Plan (Allocations) 2014 and the National Planning Policy Framework 2018.

3 Proposal

- 3.1 The current application is a resubmission of application APP/18/00524 for the erection of 1 no. 3 bed detached chalet bungalow, which was refused on 25/07/2018.
- 3.2 The current application proposes the erection of 1No. 2 bed, two-storey, detached house within what is currently the rear garden of no. 55 New Road. An existing detached double garage to the rear of the existing garden and timber clad outbuilding adjacent to the midway point of the western boundary would be demolished to facilitate the development. The new dwelling would contain two bedrooms and a bathroom at first floor level with a lounge, WC, kitchen-dining room and entrance hall at ground floor level. The property would measure 6.9m in length and have a maximum depth of 8.2m, achieving a maximum eaves height of 4.5m above ground level and a ridge height of 7.1m above ground level. The property would be constructed from facing brick with slate roof tiles and cream coloured uPVC windows and doors. The boundary treatments to the north, east and west would remain as existing (a wall with planting above, low fence and mature hedge, respectively) whilst the new boundary to the south, which would separate the new dwelling from the sub-divided rear garden of existing property 55 New Road, would take the form of a close board timber fence.
- 3.3 Externally the property would be afforded a parking area to the immediate north of the proposed dwelling which is proposed to accommodate two vehicles as well as cycle and waste bin storage. The main garden area serving the new dwelling would be situated to the immediate south of the property, measuring 6.8m in width between the proposed property and the southern boundary 10.2m in length as measured between the front and rear boundaries. The present application also proposes a new parking area, vehicular access and crossover to serve existing dwelling no. 55 New Road; the existing parking area, access, crossover and double garage serving no. 55 New Road would be lost to the creation of the proposed dwelling and associated external provisions.
- 3.4 Relative to previous refusal APP/18/00524 the current proposal differs in the following ways: the property has been reduced in scale and footprint, which has also resulted in a larger garden area; the design of the property has been amended from a chalet bungalow to a two-storey house to reflect the form and style of surrounding development; the property has been reduced from three bedrooms to two bedrooms; parking provision has been increased to meet with parking standards for a two bedroom dwelling (proposed) and a three-bedroom dwelling (no. 55 New Road); and the applicant has entered into a binding arrangement to contribute toward the SRMS.

4 Policy Considerations

National Planning Policy Framework

Havant Borough Council Borough Design Guide SPD December 2011

Havant Borough Council Parking SPD July 2016

Havant Borough Local Plan (Core Strategy) March 2011

CS11	(Protecting and Enhancing the Special Environment and Heritage of Havant Borough)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS9	(Housing)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM18	(Protecting New Development from Pollution)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)
AL2	(Urban Area Boundaries and Undeveloped Gaps between Settlements)

Listed Building Grade: Not applicable.

Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Arboriculturalist

An AMS and TPP will need to be submitted to ensure the off site Ash tree is not damaged by the proposed development.

Building Control, Havant Borough Council

Location of bin store not shown

Building Regulation application required for this work

Officer comment

Location of waste bins shown on plan P002 - Proposed Site, Parking and Roof Plan

Community Infrastructure

CIL liable. Self Build Exemption Form submitted.

Additionally instructions should be passed by the Case Officer to the CI Team to issue the Solent Recreation Mitigation Strategy Unilateral Undertaking, now based on the number of dwellings and their respective number of bedrooms. See <http://www.havant.gov.uk/unilateral-undertaking-solent-recreation-mitigation-strategy>

Crime Prevention - Minor Apps

None received

Development Engineer - Highways

The Highway Authority has no adverse comment on this planning application subject to the provision of the a new dropped kerb vehicular access for the existing property.

An informative should be added to the any planning approval stating that works on the Highway requires the approval of the Highway Authority.

Public Spaces

None received

Waste Services Manager

We just to ensure the waste bins are presented at the boundary of new property to the highway to ensure collection, regarding this planning application thank you.

Natural England

Natural England notes that your authority, as competent authority under the provisions of the Habitats Regulations, has undertaken an Appropriate Assessment of the proposal, in accordance with Regulation 63 of the Regulations. Natural England is a statutory consultee on the Appropriate Assessment stage of the Habitats Regulations Assessment process.

Your appropriate assessment concludes that your authority is able to ascertain that the proposal will not result in adverse effects on the integrity of any of the sites in question. Having considered the assessment, and the measures proposed to mitigate for all identified adverse effects that could potentially occur as a result of the proposal, Natural England advises that we concur with the assessment conclusions. Provided the applicant is fully compliant with the Solent Recreation Mitigation Partnership Definitive Strategy and an appropriate planning condition or obligation is attached to any planning permission to secure the contributions towards this mitigation measure, Natural England is satisfied that the applicant has mitigated against the potential adverse effects of recreational disturbance on the integrity of the European site(s).

6 **Community Involvement**

This application was publicised in accordance with the Council's Code of Practice for Publicity of Planning Applications approved at minute 207/6/92 (as amended), as a result of which the following publicity was undertaken:

Number of neighbour notification letters sent: 11

Number of site notices: Not applicable.

Statutory advertisement: Not applicable.

Number of representations received: 1

Comment	Officer Comment
Overdevelopment of plot	See Officer Report
Harmful to character and appearance of street scene	See Officer Report
Loss of amenity to neighbouring dwellings	See Officer Report
Unsatisfactory living conditions for occupants of proposed house	See Officer Report
Would aggravate existing parking issues within the street	See Officer Report
Represents a traffic hazard as no turning circle provided within site	See Officer Report
Would aggravate existing drainage and flooding issues within the street	See Officer Report
The application site is situated within a flood plain	The site is situated within Flood Zone 1 only
Proposed fireplace would contribute to air pollution	See Officer Report
Development could harm existing trees adjacent to the site	See Officer Report

Summary:

Comment:

7 Planning Considerations

7.1 Having regard to the relevant policies of the development plan it is considered that the main issues arising from this application are:

- (i) Principle of development
- (ii) Impact upon the character and appearance of the area
- (iii) Impact upon residential amenity
- (iv) Developer Contributions
- (v) Trees
- (vi) Highways and parking
- (vii) Other matters

(i) Principle of development

7.2 The application site is situated within an urban area where further development is considered acceptable subject to the usual development control criteria.

(ii) Impact upon the character and appearance of the area

7.3 The proposed dwelling has been reduced in scale relative to previously refused scheme such that the currently proposed dwelling would be accommodated more comfortably within the modest application site. The external amenity space remains limited, measuring 7.2m between the proposed dwelling and the southern boundary and 10.3m between the east and west site boundaries, but, on balance, would be acceptable for a two-bedroom dwelling. The height, footprint, bulk and mass of the proposed dwelling would be considered appropriate relative to surrounding development and the property would not be expected to appear imposing or incongruous within the street scene.

7.4 The proposed property would appear in-keeping relative to surrounding development, resembling the facing properties along James Road in form and style and reflecting the materials of no. 55 New Road to the immediate south of the proposed application site. Following minor amendments to the design to include an additional first floor window to break up the bulk of the front elevation, the proposal would not be considered to represent a significant negative impact upon character or appearance of the street scene or the wider locality.

7.5 Consequently, the proposed development would be deemed acceptable in respect of scale and design and would not have a significant negative impact upon the visual amenity of the locality. The proposal would therefore be in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy).

(iii) Impact upon residential amenity

7.6 The proposed dwelling would be separated from no. 55 New Road to the south by approximately 18m, which exceeds the 10m separation distance recommended by the Borough Design Guide SPD between dwellings where one of the facing elevations is a blank gable; in this instance the blank gable would be represented by the southern elevation of the proposed house. The proposed dwelling would be separated from no. 53

New Road to the south-west by a distance of 19m and from the facing properties on James Road by 22.5m. As such the proposal would not be expected to have a significant negative impact upon the outlook or light of surrounding residential properties.

- 7.7 Two first floor windows (serving a bedroom and a bathroom) within the west elevation of the proposed dwelling would afford views over the rear gardens of neighbouring dwellings to the west of the application site and oblique views toward the neighbouring properties, most pertinently no. 53 New Road. However, owing to the position of the proposed property relative to the neighbouring curtilage it would only be the far end of the generously proportioned garden which would be directly overlooked, rather than the primary external amenity space to the immediate rear of the dwelling. The proposed dwelling would afford oblique views over the allotments to the north of the application site, though the allotments are understood to be publicly accessible. No windows are proposed to the southern elevation and as such no views would be afforded from the proposed dwelling toward the neighbouring property no. 55 New Road. As such the proposal would not be expected to have a significant negative impact upon the privacy of surrounding development.
- 7.8 The proposed garden area, which would be situated to the south of the new dwelling, may be visible from the existing first floor windows of no. 55 New Road. However, a separation distance of 10.6m would be maintained between the north elevation of the existing neighbouring house and the garden of the new dwelling. The proposed common boundary fence of 1.8m height between the two application sites would provide some degree of screening for the external amenity space of the proposed house. The garden would be to the immediate north of the new access and parking area proposed to serve no. 55 New Road, which may result in some limited disturbance to occupants of the new dwelling whilst using the garden as vehicles enter and depart the adjoining site. However, the location of the driveway would not be expected to have a significant negative impact upon the amenities of the proposed dwelling over and above that of the existing highway to the front of the proposed application site.
- 7.9 Consequently, the proposed development would be expected to have a limited and acceptable impact upon the amenities of surrounding residential development and would be in accordance with policy CS16 of the Havant Borough Local Plan (Core Strategy).

(v) Developer Contributions

- 7.10 The CIL rates to be applied to development are set out in the Havant Borough Community Infrastructure Levy Charging Schedule, which was adopted by the Council on the 20 February 2013. This followed two public consultation exercises and an Examination into the Charging Schedule by an independent Examiner. The Examiners Report concluded that the Havant Borough Council Community Infrastructure Levy (CIL) Charging Schedule provided an appropriate basis for the collection of the levy in the borough. The levy is charged at £80 per square metre (plus indexing) on new floorspace (measured as gross internal area) in Havant.
- 7.11 The proposal would result in new residential development which is Community Infrastructure Levy (CIL) liable and the appropriate forms have been submitted. The gross new internal floor space for the dwelling has been calculated by the applicant as 87.76 sqm. It is noted that self build exemption has been claimed in relation to the development, as such, no CIL charge is applicable in this instance.
- 7.12 The proposal is also liable for a contribution towards the SRMS (Solent Recreation Mitigation Strategy) of £531.35 (including an administration and monitoring fee) which has been paid. The proposal therefore accords with Policies CS11, CS21 (Developer Contributions) and DM24.

7.13 The Council has conducted a Habitats Regulations Assessment (HRA) of the proposed development under Regulation 63 of the Conservation of Habitats and Species Regulations 2017, this includes an Appropriate Assessment under Regulation 63. This is included in the case file. The screening under Regulation 63(1)(a) found that there was likely to be a significant effect on Chichester and Langstone Harbours Special Protection Area due to the increase in recreation as a result of the development. The planning application was then subject to an Appropriate Assessment under Regulation 63. This assessment included a package of measures based on the suggested scale of mitigation in the Solent Recreation Mitigation Strategy and the applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package. The Appropriate Assessment concluded that this is sufficient to remove the significant effect on the SPAs which would otherwise have been likely to occur. The HRA was subject to consultation with Natural England as the appropriate nature conservation body under Regulation 63(3) who have confirmed that they agree with the findings of the assessment. The applicant has indicated a willingness to enter into a legal agreement to secure the mitigation package.

(v) Trees

7.14 A large mature ash tree and established hedgerow are situated immediately adjacent the application site. The hedgerow borders the northern elevation of the site, situated within neighbouring allotment land. The tree is situated to the north-east of the plot on the grass verge that borders James Road. A comparison of the submitted Tree Constraints Plan (Arbtech TCP 01) and Proposed Site Plan (P002) indicate that the proposed dwelling would fall partially within the root protection area of the existing tree. A tree survey and tree protection plan will be required by condition for submission to and approval by the Local Planning Authority prior to commencement of development.

(vi) Highways and parking

- 7.15 The Havant Borough Parking SPD generally requires two-bedroom dwellings to be provided a minimum of two parking spaces. In this instance the two-bedroom dwelling proposed would be served by a driveway measuring a minimum 3.3m in width and 9.6m length, which would meet the requirements for the parking of two vehicles as specified in the Parking SPD. This element of the proposal would therefore be considered to comply with current parking standards. Access to the proposed driveway would be via the existing crossover from James Road.
- 7.16 The existing three bedroom dwelling, no. 55 New Road, would lose its parking and access provision to the proposed development. A new access, crossover and driveway are therefore proposed to serve no. 55 New Road as part of the current application. The new driveway would facilitate the parking of two vehicles as required by the Parking SPD for three-bedroom dwellings within the Borough. As originally proposed the driveway, measuring 8.6m in length, would not have complied with the minimum parking space requirements of the SPD, but following negotiations between the Case Officer and the agent the driveway was lengthened to 9.6m and would thus be considered to comply with current parking standards.
- 7.17 Concerns have been raised within a third party comment regarding the potential impact of the proposal upon traffic safety and parking within the area, drawing particularly upon the propensity of the new access to deplete available on-street parking spaces and a lack of a turning circle to allow for access onto the highway in a forward gear. The Highways Authority were consulted regarding the proposal and raised no concerns in respect of the existing or proposed access points or driveways and no concerns were raised regarding any current parking or traffic issues within the street. An informative shall advise the applicants that the works affecting the public highway will require an application for consent from the Highway Authority.

(vii) Other matters

- 7.18 Concern has been raised within a third party comment in respect of the provision of a fireplace with chimney and the potential negative impact this could have upon air pollution. There are no relevant policies or design guidance that prohibit or advise against the provision of residential fireplaces and therefore no justification is provided for the omission of this element of the proposal and this would not constitute a reason for refusal of the proposal in its entirety.
- 7.19 Concern has been raised within a third party comment in respect of local drainage and flooding issues, which could be exacerbated by the development. Southern Water have raised no such concern or objection in respect of a proposed new dwelling in this location. The application site does not fall within Flood Zones 2 or 3, as designated by the Environment Agency. Foul and surface water drainage details will be required by condition for submission and approval prior to the commencement of development.

8 Conclusion

- 8.1 It is considered that the proposal is unlikely to appear overbearing or lead to overlooking and would have minimal impact on the properties immediately adjacent to, opposite or to the rear of the application site, meeting the requirements of policy CS16 of the HBLP (Core Strategy). The application is therefore considered to be acceptable and is recommended for approval.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/18/01191

(A) subject to the following conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.

Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 No development shall take place until plans and particulars specifying the following matters have been submitted to and approved in writing by the Local Planning Authority:

(i) The provision to be made within the site for contractors' vehicle parking during site clearance and construction of the development;

(ii) The provision to be made within the site for a material storage compound during site clearance and construction of the development.

Thereafter, throughout such site clearance and implementation of the development, the approved parking provision and storage compound shall be kept available and used only as such.

Reason: To safeguard the amenities of the locality and/or in the interests of

traffic safety and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 3 No development shall take place until finished floor levels for the proposed building(s) relative to agreed off-site datum point(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall be undertaken in accordance with the approved details.

Reason: Special

- 4 No development hereby permitted shall commence until plans and particulars specifying the layout, depth and capacity of all foul and surface water drains and sewers proposed to serve the same, and details of any other proposed ancillary drainage works/plant (e.g. pumping stations) have been submitted to and approved in writing by the Local Planning Authority. Unless agreed otherwise in writing by the Local Planning Authority, the development hereby permitted shall not be brought into use prior to the completion of the implementation of all such drainage provision in full accordance with such plans and particulars as are thus approved by the Authority.

Reason: To safeguard the amenities of the locality and ensure that all such drainage provision is constructed to an appropriate standard and quality and having due regard to policies and proposals CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 5 No development hereby permitted shall be commenced until a detailed soft landscaping scheme for all open parts of the site not proposed to be hardsurfaced has been submitted to and approved in writing by the Local Planning Authority. Such scheme shall specify the proposed finished ground levels in relation to the existing levels, the distribution and species of ground cover to be planted, the positions, species and planting sizes of the trees and shrubs to be planted and/or retained, and timing provisions for completion of the implementation of all such landscaping works.

The implementation of all such approved landscaping shall be completed in full accordance with such approved timing provisions. Any tree or shrub planted or retained as part of such approved landscaping scheme which dies or is otherwise removed within the first 5 years shall be replaced with another of the same species and size in the same position during the first available planting season.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 6 Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.

Reason: To ensure the appearance of the development is satisfactory and having due regard to policies CS11 and CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 7 No above ground development shall take place until details including scaled

elevations of the hereby approved bin and cycle store and a site plan showing the location of the store in context to the approved dwelling have been submitted and agreed in writing by the Local Planning Authority. The approved details shall remain in situ thereafter.

Reason - in the interests of the visual amenity of the site and having due regard to Policy CS16 of the Havant Borough Local Plan and the National Planning Policy Framework 2012.

- 8 No part of the development shall be first occupied until details of the type, siting, design and materials to be used in the construction of all means of enclosure including boundaries, screens or retaining walls, have been submitted to and approved in writing by the Local Planning Authority and the approved structures have been erected in accordance with the approved details. The structures shall thereafter be retained.

Reason: To safeguard the amenities of the locality and occupiers of neighbouring property and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 9 No development shall take place until all trees and hedgerows that are to be retained within or adjacent to the site have been enclosed with temporary protective fencing in accordance with BS:5837:2012 'Trees in relation to design, demolition and construction. Recommendations'. The fencing shall be retained throughout the period of construction and no activity prohibited by BS:5837:2012 shall take place within such protective fencing during the construction period.

Reason: To safeguard the continued health and presence of such existing vegetation and protect the amenities of the locality and having due regard to policies CS11, CS16 and DM8 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 10 The new car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the existing dwelling no. 55 New Road shall be made fully available for use prior to the construction of the new dwelling hereby approved.

The car parking, servicing and other vehicular access arrangements shown on the approved plans to serve the new dwelling hereby permitted shall be made fully available for use prior to the development being first brought into use and shall be retained thereafter for their intended purpose.

Reason: In the interests of highway safety and having due regard to policy DM13 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 11 Notwithstanding the provisions of any Town and Country Planning (General Permitted Development) Order 2015, prior to first occupation of the building hereby permitted the window in the first floor on the west elevation which serves the proposed bathroom shall be fitted with, to a height of no less than 1.7m above finished floor level, non-opening lights and textured glass which obscuration level is no less than Level 4 of the Pilkington Texture Glass scale (or equivalent) and retained as such thereafter.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

- 12 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no additional windows / doors or other openings shall be constructed within the south elevation without the prior

written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 13 Notwithstanding the provisions of any Town and Country Planning General Permitted Development Order, no extension, building or structure permitted by Part 1, Classes A through H inclusive of the Town and Country Planning General Permitted Development Order, as amended, shall be erected within the curtilage of the site without the prior written approval of the Local Planning Authority.

Reason: In the interests of the amenities of the occupiers of nearby properties and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2018.

- 14 The development hereby permitted shall be carried out in accordance with the following approved plans:

E001 v2.2 - Existing Location and Block Plans
E002 v2.2 - Topographical Survey
P001 v2.2 - Proposed Location and Block Plans
P002 v2.2 - Proposed Site, Parking and Roof Plan
P003 v2.2 - Proposed Front and Rear Elevations
P004 v2.2 - Proposed Side Elevations
P005 v2.2 - Proposed External CGI Perspectives
P006 v2.2 - Proposed and Existing Street Scenes
P007 v2.2 - Perspective Views from New Road
P008 v2.2 - Proposed Ground and First Floor Plans
P009 v2.2 - Proposed Cross Sections
P010 v2.2 - Typical Vehicle Crossing
TCP01 - Tree Constraints Plan
TSR01 - Tree Survey
Tree Survey
Design and Access Statement
Sustainability Statement

Reason: - To ensure provision of a satisfactory development.