
Site Address:	19A Salterns Lane, Hayling Island, PO11 9PH		
Proposal:	Demolition of existing dwelling and construction of 1No.4 bed detached house with rear balcony; re-roofing of existing garage. (Revised scheme to APP/16/00368)		
Application No:	APP/17/00243	Expiry Date:	11/05/2017
Applicant:	Mr & Mrs Elsey	Case Officer:	Tina Pickup
Agent:			
Ward:	Hayling East		

Recommendation: **GRANT PERMISSION**

1 Site Description

The application site relates to a substantial 1950's detached two storey dwelling that is in a poor state of repair. It has old crittall windows, is part red brick and part white painted brick beneath a hipped pantile roof. The site comprises a 'backland' position in that it is accessed via a single unmade track between the frontage dwellings of No 19 and 19b and as such has a frontage to the foreshore to the north, including a slipway.

The site is relatively flat, the garden unkempt with a significant tree adjacent the foreshore (but not TPO'd). Boundaries are mainly a mix of 1.8m fencing and trellis with mature shrubs/planting and to the west No 19 has retained an access to the foreshore in the form of a narrow strip of land. In the south-western corner of the site, there is an existing double garage which has recently been re-roofed with a north-south pitch (as approved under APP/16/00368). This new roof has provided 2 bat tiles and two bat boxes, as replacement roosting opportunity for bats known to be in the roof of the existing house.

The site falls within Flood Zone 3, abuts the Chichester Harbour AONB, and the biodiversity sites of the Ramsar, SAC, SPA, and SSSI etc all abut the site.

2 Planning History

APP/14/00198 - Construction of replacement sustainable dwelling following demolition of existing house - Withdrawn

APP/14/00366 - Demolition of existing dwelling and construction of 1No. two storey three bed house - Withdrawn

APP/16/00368 - Demolition of existing dwelling and construction of 1No. 3 bed detached house with rear balcony; re-roofing of existing garage - Approved 30.09.16.

Request to Discharge Condition Nos. 8 and 10 - revised CEMP 12/5/17 & lighting scheme Permitted 19/05/2017

3 Proposal

This is a revised application for a 1:1 replacement dwelling following the grant of APP/16/00368 which proposed a contemporary dwelling having a 'T' shaped footprint. The current proposal is for a more traditional designed two storey, 4 bed detached dwelling. Various amended plans have been submitted during the course of determining the application, aiming to reduce the overall height and profile of the dwelling - the amendments reduce the roof pitch and therefore height, as well as

reducing the eaves line. The final plan would measure 11m x 9m, having height of 7m. But because the site is within Flood Zone 3 there is a requirement to raise the finished floor level to 4.6m AOD and to achieve this the dwelling would sit on a plinth having a height of 1.3m, resulting in a ridge level above ground of 8.3m.

It is proposed to slightly re-site the dwelling compared to the existing one, by aligning it parallel with the western boundary about 1m further south in the site. A full width first floor balcony is proposed for the north elevation fronting the foreshore, which would be constructed of metal upright posts with horizontal wires between. Proposed materials would be a mix of traditional brickwork, timber cladding, glass and tiled roof with powdered coated aluminium windows and doors. The applicant has confirmed that the north elevation would be muted colours. No works are proposed to the northern foreshore/slipway boundary.

The Construction Environmental Management Plan required by condition 8; and lighting scheme required by condition 10 of APP/16/00368 have been submitted and discharged.

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)
CS12	(Chichester Harbour Area of Outstanding Natural Beauty (AONB))
CS15	(Flood and Coastal Erosion)
CS16	(High Quality Design)
CS17	(Concentration and Distribution of Development within the Urban Areas)
CS21	(Developer Requirements)
DM10	(Pollution)
DM13	(Car and Cycle Parking on Residential Development)
DM8	(Conservation, Protection and Enhancement of Existing Natural Features)
DM9	(Development in the Coastal Zone)

Havant Borough Local Plan (Allocations) July 2014

AL1	(Presumption in Favour of Sustainable Development)
DM24	(Recreational Disturbance to Special Protected Areas (SPAs) from Residential Development)

Listed Building Grade: Not applicable.
Conservation Area: Not applicable.

5 Statutory and Non Statutory Consultations

Building Control, Havant Borough Council

It is suggested that the Fire Brigade to be consulted to confirm suitability of the existing access to the proposed dwelling.

If the property has been raised due to flood risk, a ramp for disabled access may not be suitable and an alternative solution will be required (ambulant steps).

Chichester Harbour Conservancy

On Submitted Plans – Holding objection, to clarify whether the angle of roof pitch might be lowered, to lessen the increased silhouette resulting from raising the dwelling out of the ground, to future proof it against flood risk.

I made a further site visit 26.4.17, where I noted the new garage had been built out under 16/00368 and have previously seen the site from the water.

Having regard to the *Policy framework below, this replacement dwelling would be less harmful to the AONB landscape if the angle of pitch of the main roof could be revisited.

The approved dwelling actually reduced the existing silhouette. I have nothing against the different design of a new house, but a lack of certainty over just how much the silhouette is to increase is a matter for concern. The use of gable ends to the main roof is not problematic per se. There is a variety of roof profiles in the area. However, gable ends here certainly accentuates my potential concern about silhouette increase, set against the Conservancy's guidance.

If the applicant could superimpose the existing dwelling outline on top of the proposed and reconsider the roof pitch angle, I am sure I could be reassured on this point.

A comparison of glazing diagram would also be useful to which I believed I encouraged at my last pre-application meeting with the applicant 19.12.16. The balcony projection offers a good shading overhang to the glazing beneath it. I do feel that as drawn a shadow line is also suggested by the gable forms to the north and south elevations, yet the eaves overhang drawn does not confirm this.

On Final Amended Plans - Taking into account the raised plinth, on which the replacement dwelling will sit, I calculate the increase in building silhouette facing the Harbour to be 14.63%, which is well within the 25 % guideline.

The Conservancy has no objection to the gable ended treatment of the main roof.

As such, the Conservancy confirms it now has no objections to APP/17/00243, subject to the approval of external materials samples.

Coastal Engineering

I can confirm that the Eastern Solent Coastal Partnership (ESCP) have no objection to the proposed development. The site is shown to lie within the Environment Agency's Flood Zone 3, and is therefore considered to be at risk of experiencing a 1:200 year (0.5% annual probability) extreme tidal flood event. For information, the present day 1:200 year extreme tidal level for Chichester Harbour is 3.4mAODN, increasing to a predicted 4.5mAODN by the year 2115, due to the effects of climate change. The applicant has submitted a Flood Risk Assessment (FRA) which sufficiently outlines how flood risk at the site will be mitigated. It is proposed that the finished ground floor levels of the property will be set at 4.6mAODN, 0.1m above the predicted 1:200 year extreme tidal level for 2115 (design tide level). In addition, a number of flood resistance and resilience measures are proposed, including raised electrical cables and sockets, and the use of impermeable material for the construction of the ground floor. Furthermore, the existing ground floor bedrooms are proposed to be moved to the first floor, therefore providing occupants with safe refuge during an extreme tidal flood event.

Advice:

In order to ensure that adequate warning is received prior to an extreme tidal flood event, the ESCP strongly recommend that occupants of the property sign up the Environment Agency's Floodline Warnings Direct service, and prepare a Flood Warning and Evacuation Plan.

County Ecologist

The application is accompanied by an Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, August 2016). The report now includes firm details of bat mitigation measures. The dwelling has been shown to support small numbers of pipistrelle bat species and the proposed mitigation is straightforward, comprising bat boxes and bat access tiles on the new garage.

This development will affect bats, which receive strict legal protection under UK law by the Wildlife and Countryside Act 1981 (as amended) and under EU law by the Conservation of Habitats and Species Regulations 2010 (commonly referred to as the Habitats Regulations). Where developments affect EPS, permission can be granted unless the development is likely to result in a breach of the EU Directive underpinning the Habitats Regulations and is unlikely to be granted an EPS licence from Natural England to allow the development to proceed under a derogation from the law.

Will the development result in a breach of the EU Directive?

Yes, unmitigated, the development has potential to result in harm to individual bats and result in impacts to the favourable conservation status of bat species locally.

Is the development unlikely to be licensed?

An EPS licence can only be granted if the development proposal is able to meet three tests:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; (Regulation 53(2)(e))
2. there must be 'no satisfactory alternative (Regulation 53(9)(a)); and
3. the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)).

In this case, the species present and their roost locations have been identified and the extent of impact has been suitably predicted. The works will be carried out under a European Protected Species Mitigation licence and will be supervised by a suitably-licensed ecologist. Mitigation will be provided immediately in the form of bat boxes within the wider area and, post-development, bat access tiles. These measures are standard and, in my opinion, mean that the third test can be met.

The application site is situated immediately adjacent to internationally-designated nature conservation sites (Chichester & Langstone Harbours Special Protection Area (SPA) and Ramsar site, Solent Maritime Special Area of Conservation (SAC) and Chichester Harbour Site of Special Scientific Interest (SSSI)) – these sites are designated for their nationally- and internationally-important biodiversity value. The ecology report now includes information on the potential for impacts during construction and has recommended that some basic noise abatement measures are implemented: this is primarily concerned with avoiding excessive noise disturbance during the overwintering bird period of October to March inclusive. These measures are considered acceptable.

If you are minded to grant permission can I suggest that all ecological mitigation,

compensation and enhancement measures are secured by condition.

Crime Prevention -Minor Apps

None received

Environment Agency

No objection in principle to the proposed development as submitted; however, we request that the following planning condition(s) be attached to any planning permission granted in order to make the development acceptable. Without these conditions, the proposed development on this site poses an unacceptable risk to the environment and we would object to the application.

Condition – Implementation of Flood Risk Assessment

The development permitted by this planning permission shall only be carried out in accordance with the approved Flood Risk Assessment (FRA) (05/10/10) and the block plan dated March 2017.

Reason

To reduce the risk of flooding to people and property. This condition is in line with Section 9 of the Planning Practice Guidance to the National Planning Policy Framework (NPPF) for Flood Risk and Coastal Change and Policy CS15 Flood and Coastal Erosion Risk of the Havant Borough Council Core Strategy 2011

Advice - There is the possibility of no safe access and egress to the site during tidal flood events.

The occupants of the development may wish to consider signing up to the Environment Agency's Flood Warning Service and creating a Flood Evacuation and Emergency Plan

This development may require a permit under the Environmental Permitting (England and Wales) Regulations 2010 from the Environment Agency for any proposed works within 16m of a tidal main river or the base of a sea defence. This was formerly called a Flood Defence Consent. Some activities are also now excluded or exempt. A permit is separate to and in addition to any planning permission granted. Further details and guidance are available on the GOV.UK website:

<https://www.gov.uk/guidance/flood-risk-activities-environmental-permits>

Hampshire Wildlife Trust

No comments received.

Highways Engineer, Development Engineer

No adverse comment to this application

Natural England Government Team

The revised scheme includes a change from construction of a 3-bedroom to a 4-bedroom detached dwelling, and a change of material for the windows from

powder-coated aluminium to aluminium and PVCU

SUMMARY OF NATURAL ENGLAND'S ADVICE

NO OBJECTION - SUBJECT TO APPROPRIATE MITIGATION BEING SECURED

We consider that without appropriate mitigation the application would:

- ☐ have an adverse effect on the integrity of Chichester and Langstone Harbours Special Protection Area
- ☐ damage or destroy the interest features for which Chichester Harbour Site of Special Scientific Interest has been notified.

In order to mitigate these adverse effects and make the development acceptable, the following measures should be secured via condition:

- Mitigation measures as set out in the supporting Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, August 2016) should be fully implemented via a written Construction Environmental Management Plan (CEMP), which should be submitted to and approved in writing by the Local Planning Authority, in liaison with Natural England. Further details on this can be read below.
- Non-reflective glazing should be used to reduce the risk of bird-strike.
- All contractors working on site should be made aware of the informative (below) and should be provided with a map that clearly shows the boundaries of the Chichester Harbours SSSI in relation to the development site.

Informative:

- ☐ The applicant is advised that should storage, access or encroachment within the Chichester Harbour SSSI be found to occur as a result of the proposals during or after the works, this could be considered an offence under Section 28 of the Wildlife and Countryside Act 1981 (as amended).

We advise that an appropriate planning condition(s) or obligation is attached to any planning permission to secure these measures.

- ☐ The Construction Environmental Management Plan (CEMP) shall identify the steps and procedures that will avoid or mitigate impacts on the designated sites as outlined in the supporting Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, August 2016). The CEMP should detail how certain activities will be limited in time, location and noise level to minimise the risk of disturbance to SPA birds, in line with the supporting CC Ecology Report (amended) (Aug, 2016). The following issues should be addressed:

- o Noise disturbance

- o Visual disturbance

- o Increased light disturbance (including after daylight hours)

- o Vibrations by works
- o Dust, silt and other works-related pollutants that may run-off into the protected site
- ☐ Once approved, the Construction Environmental Management Plan shall be adhered to at all times, unless otherwise first agreed in writing with the Local Planning Authority
- ☐ The issue of using 'non-reflective' material for the windows to reduce the risk of bird strike was raised in the previous Natural England response, however this does not appear to have been addressed in the revised scheme. Non-reflective materials should be incorporated into the revised proposals.

Royal Society for the Protection of Birds

None received

Waste Services Manager

No concerns

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: 6

Number of site notices: At least one site notice exists - 1

Statutory advertisement: Not applicable.

Number of representations received: 0

Comment	Officer Comment
None received	

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) Flood risk issues
- (iii) Environmental issues
- (iv) Impact on AONB/character of the area/Design
- (v) Impact on neighbours
- (vi) Developer contributions

- (i) Principle of development

The application site is situated within an urban area and the development represents a 1 for 1 replacement dwelling of similar size. Subject to other criteria considered below and in particular to flood risk and environmental issues, such a development is

considered acceptable in principle.

(ii) Flood risk issues

The site lies within Flood Zone 3 and the Flood Risk Assessment submitted indicates that the finished floor level would be raised above the level of the existing dwelling and be set at 4.6m AOD, which is above the 1:200 year extreme tidal level. To achieve this the proposed dwelling would be sited on a 1.3m high plinth, which has an effect on the overall height of the dwelling - see considerations below. The existing dwelling has bedrooms on the ground floor but the proposal shows them all on the first floor, which would also help to reduce the risk. The Environment Agency has raised no objection provided this finished floor level and FRA is complied with and recommends other advisory information regarding signing up to EA's Flood Warning Service and creating a Flood Evacuation and Emergency Plan. These can be added as Informatives. On this basis the flood risk is considered acceptable.

(iii) Environmental issues

The site lies within a sensitive environmental location adjacent to the nationally and internationally designated nature conservation sites of the Ramsar, Special Area of Conservation (SAC), Special Protection Area (SPA) and Site of Special Scientific Interest (SSSI). The impacts to these designations are likely to be from pollution, littering, noise and dust and the final ecological report includes recommended mitigation measures indicating that no percussive or heavy machinery works would occur during the over wintering period 1 October to 31 March inclusive; noise levels and a screening fence. Natural England have raised no objection provided a Construction Environmental Management Plan (CEMP) identifies the steps and procedures that will avoid or mitigate impacts on the designated sites as outlined in the supporting Ecological Appraisal. A CEMP has been submitted under APP/16/00368 and recently approved. Provided the details of this approved CEMP are carried forward to this development and included within the approved documents, then the environmental issues are considered adequately mitigated against.

With respect to bats the house has been confirmed as supporting two types of bats and as such appropriate mitigation has been proposed in the form of bat boxes on the new roof of the garage and some access tiles. This has now been implemented in full to enable the existing house to be demolished under European Protected Species Mitigation Licence. The County Ecologist raises no objection provided the implementation is in accordance with the mitigation strategy. The European Protected Species Mitigation Licence required from Natural England can only be granted if 3 tests are met as follows:

1. the consented operation must be for 'preserving public health or public safety or other imperative reasons of overriding public interest including those of a social or economic nature and beneficial consequences of primary importance for the environment; (Regulation 53(2)(e)) - *It is considered that the existing dwelling is dated and in a poor state of repair. Its replacement represents an overriding public interest by providing a dwelling fit for habitation and improving the appearance of the area.*
2. there must be 'no satisfactory alternative (Regulation 53(9)(a)); - *It is considered that there is no satisfactory alternative to the demolition of the building and its replacement (which is taking place on a 1 for 1 basis).*

3. and the action authorised 'will not be detrimental to the maintenance of the population of the species concerned at a favourable conservation status in their natural range' (Regulation 53(9)(b)). *The County Ecologist has confirmed that the correct procedure has been followed to survey and identify bats, and proposes suitable mitigation measures to compensate for the lost habitat.*

With respect to other protected species the survey indicates the possibility of the presence of reptiles (Lizard, grass snake, slow worm) as well as nesting birds. Full translocation of reptiles is not considered necessary but protection and enhancement of the retained habitats along the eastern boundary and tussocky banks and the hand capture of any animals found and relocation to site boundaries. Furthermore, to avoid impacts of increased light spill a lighting strategy is also recommended - this has also been approved under APP/16/00368 and the details applied to this application.

(iv) Impact on AONB/character of the area/Design

The revised siting of the proposed dwelling, parallel with the western boundary and about 1m further south in the site, would reduce the prominence of the building when viewed from the foreshore. Generally the siting remains similar to the pattern set by other backland dwellings at 15a and Salterns House. The separation to the rear of the frontage dwelling (No 19) is some 26m and this meets the standards in the adopted Design Guide SPD.

The profile/silhouette, height and bulk as seen from Chichester Harbour AONB has been carefully assessed, including levels of glazing and reflective impacts, and resulted in the amended plans reducing the height and bulk. The existing dwelling has a bulky square footprint and hipped roof and the proposal has been assessed by comparing to this silhouette. The submitted existing survey plan indicates that the existing dwelling has a ridge level of 10.21 above AOD. The proposed dwelling, including plinth, would have a ridge level of 11.51 above AOD. Whilst this is higher, the property to the east, Salterns House has a ridge level of 12.69 AOD. The long distance view from the water would therefore be of a higher dwelling, but nevertheless proportionate and stepped down from Salterns House.

It is also important to consider that the existing dwelling is quite visually prominent from the water by virtue of its first floor white paint finish. The proposed materials are of a more traditional brick and the critical north elevation would have an overall muted appearance. Therefore it is considered there would be a visual enhancement through this reduction in brightness which would blend better with the backdrop.

The proposed glass can be conditioned to be non-reflective and the balcony is also appropriate non-reflective material. Chichester Harbour Conservancy have calculated the increase in building silhouette facing the Harbour to be 14.63%, which is within their recommended 25% guideline set out in the Chichester Harbour Planning Principles, First Edition, 2016. On balance it is considered that the gain of more sympathetic materials would offset the impact of the additional height.

The amended block plans shows the refuse storage as existing, at a widening within the access track. This is considered acceptable.

(v) Impact on neighbours

The proposal is for a replacement of similar overall size. The separation is similar to existing and the internal layout has main habitable rooms facing north to make the

most of the views. The existing dwelling has a now enclosed former first floor balcony and the proposal includes a first floor balcony/deck. The siting, separation and screening to adjacent dwellings is such that the use of this balcony is not considered to materially affect residential amenity - after all the gardens abutting the foreshore are open to and visible from the water and as such less private than enclosed gardens.

As a replacement dwelling the comings and goings to the site and use of the driveway between frontage dwellings would not be increased. The proposal is not considered to be detrimental to neighbouring amenity. Therefore the proposal is considered compliant with policy CS16.

(vi) Developer contributions

As a replacement dwelling the proposal is subject to the Community Infrastructure Levy. However in this instance the floorspace of the proposed dwelling is smaller than the existing floorspace by 9 sqm. Therefore there is no CIL payment due and hence no Liability Notice has been issued.

As a replacement dwelling there will be no net increase in the number of dwellings within the 5.6km zone of the Solent SPA so there would be no additional recreational pressure on the Solent SPA. Therefore in this instance Policy DM24 is not relevant and no SDMP contribution is necessary.

8 Conclusion

On balance, the proposed traditional replacement dwelling is considered to have an acceptable impact on the adjacent the Chichester Harbour AONB. Its design and materials is considered appropriate to the foreshore context and would be appropriate to the character and appearance of the area and neighbours amenities. With sufficient conditions to protect the bats known to be at the site, and other nature conservation impacts, then permission is recommended.

9 **RECOMMENDATION:**

That the Head of Planning be authorised to **GRANT PERMISSION** for application APP/17/00243

(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 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. The glazing details shall incorporate non-reflective glass to avoid bird strike. Only the materials so approved shall be used, in accordance with any terms of such approval.

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

- 3 The finished floor levels of the hereby permitted dwelling shall be set no lower than 4.6m above Ordnance datum (AOD). The development shall be retained as such in perpetuity.

Reason: To ensure no increased flood risk having due regard to policy CS15 of the Havant Borough Core Strategy, 2011 and the National Planning Policy Framework.

- 4 Development shall proceed in strict accordance with the ecological mitigation and enhancement measures detailed within the Ecological Appraisal, Bat Survey Report and Mitigation Strategy (CC Ecology, Final Amended August 2016) and the Construction Environmental Management Plan (CEMP) Published to Havant Borough Council website on 12/05/2017, unless otherwise agreed in writing by the Local Planning Authority. All such measures shall be implemented in accordance with the agreed details and the ecological mitigation and enhancement measures secured in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect the habitats of the adjacent SPA, Ramsar and SAC in accordance with the Habitats Regulations, and to provide ecological protection and enhancement in accordance with the Conservation Regulations 2010, Wildlife & Countryside Act 1981, National Planning Policy Framework, NERC Act 2006 and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

- 5 No development shall take place until the oak tree on the northern boundary with the foreshore is 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.

- 6 No percussive piling or works with heavy machinery (i.e. plant resulting in a noise level in excess of 69dbAmax - measured at the sensitive receptor) shall be undertaken on site within the bird overwintering period, 1st October to 31st March inclusive.

Reason: To protect the habitats of the adjacent SPA, Ramsar and SAC in accordance with the Habitats Regulations, National Planning Policy Framework, and Policy CS 11 of the Havant Borough Local Plan (Core Strategy) March 2011.

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

OS Location Plan received 10 March 2017

Survey Drawing Drawing Number 11832 S1 rev A

Block Plan showing Existing and Proposed Scale 1:200 dated March 2017

Block Plan showing Hardsurfacing Scale 1:200 dated June 11th 2017

Block Plan showing Bin Storage dated March 2017
Site Plan 1:400 dated March 2017
Site Plan 1:200 with Lighting dated 29th March 2017
Elevations dated May 23, 2017
Floor Plans dated May 23, 2017
Garage Elevations and Plans with Bat Boxes and Lighting dated April 2017
Ecological Appraisal, Bat Survey report and Mitigation Strategy Final
(Amended) August 2016
Flood Risk Assessment dated 5 October 2010
Lighting specification - Philip's Capricorn Wall Lamp, Anthracite or similar.
Reason: - To ensure provision of a satisfactory development.