

Erection of one dwelling

Report Item No  
A2

The Farm Manor Road Donington Le Heath Coalville  
Leicestershire LE67 2FW

Application Reference  
17/00020/FUL

Applicant:  
Esprit Land Limited

Date Registered:  
11 January 2017

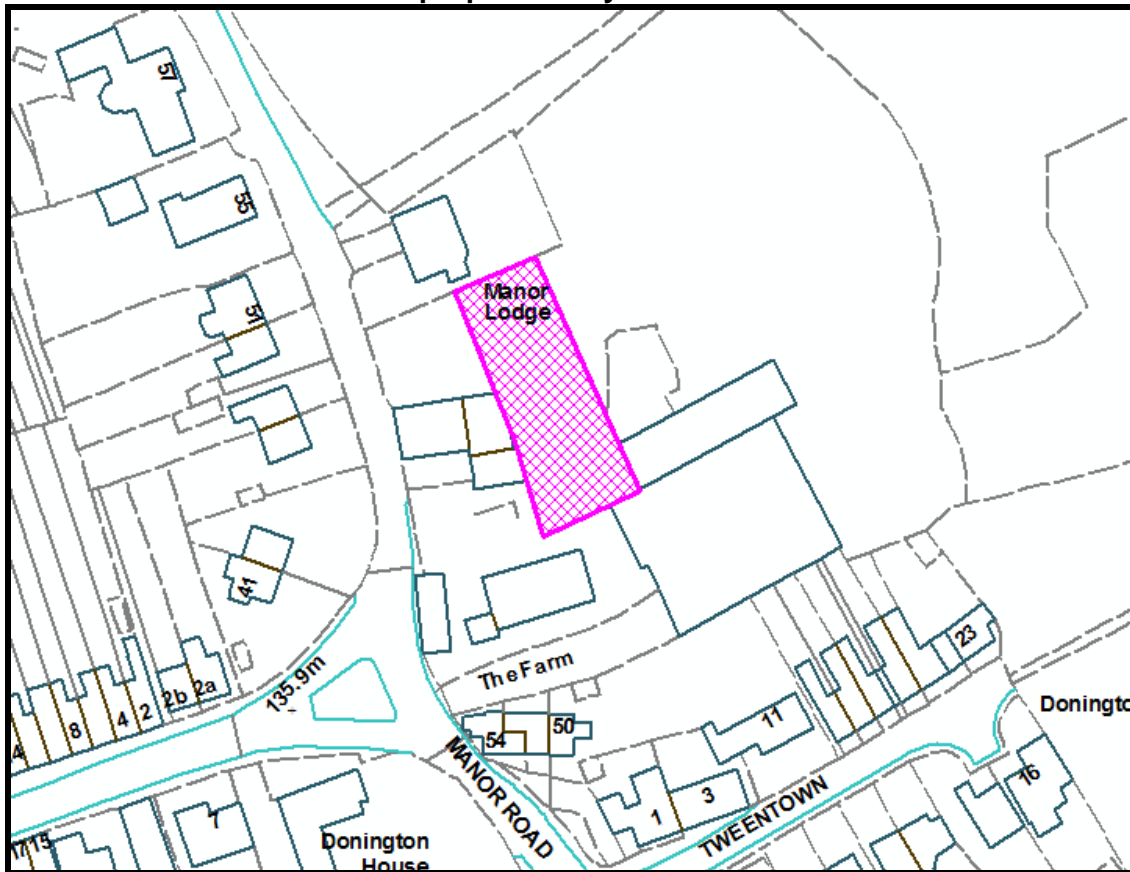
Case Officer:  
Adam Mellor

Consultation Expiry:  
14 February 2017

Recommendation:  
PERMIT

8 Week Date:  
8 March 2017  
Extension of Time:  
None Agreed

Site Location - Plan for indicative purposes only



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## **EXECUTIVE SUMMARY OF PROPOSALS**

### **Call In**

The application has been brought to the Planning Committee at the request of Councillor Johnson on the basis that the proposal results in the loss of open space, impacts on the historic environment and heritage assets, is an overdevelopment in the Conservation Area, impacts on residential amenity, the scheme is not intrinsic to the streetscape, no affordable housing would be provided, the scheme is not in the public interest and the acceptability of the design and layout of the proposal (e.g. it is not in keeping with the character of the area and/or the host property).

### **Proposal**

Planning permission is sought for the erection of one dwelling at The Farm, Manor Road, Donington Le Heath. The application site is situated on the north-eastern side of Manor Road and is within the defined Limits to Development as well as the Donington Le Heath Conservation Area. The dwelling is associated with a wider residential development of the site approved under application reference 15/00459/FULM.

### **Consultations**

Three third party representations have been received objecting to the application. Hugglescote and Donington Le Heath Parish Council have also objected to the proposal. All other statutory consultees have no objections subject to the imposition of conditions on any consent granted.

### **Planning Policy**

The application site is within the Limits to Development as defined in the adopted and submitted North West Leicestershire Local Plans. The application has also been assessed against the relevant policies in the NPPF, the adopted and submitted Local Plans and other relevant guidance.

### **Conclusion**

The application site is within the Limits to Development where the principle of the proposed form of development is acceptable under Policy S2 of the adopted and submitted Local Plans with the site being sustainable. It is also considered that the proposal would not result in detriment to residential amenity, the character and appearance of the streetscape or wider area, the significance of heritage assets, highway safety, ecology or landscaping with it being possible to provide appropriate means of drainage and mitigate any contaminated land implications. It is also concluded that it would not be viable for the scheme to provide affordable housing or an affordable housing contribution. There are no other material planning considerations that indicate planning permission should not be granted and accordingly the proposal, subject to relevant conditions, is considered acceptable for the purposes of the policies referred to.

**RECOMMENDATION - PERMIT, subject to conditions.**

**Members are advised that the above is a summary of the proposals and key issues contained in the main report below which provides full details of all consultation**

responses, planning policies, the Officer's assessment and recommendations, and Members are advised that this summary should be read in conjunction with the detailed report.

## MAIN REPORT

### 1. Proposals and Background

Planning permission is sought for the erection of one dwelling at The Farm, Manor Road, Donington Le Heath. The site is situated within the defined Limits to Development with the surrounding area being predominately residential and consisting of properties which vary in their type and design. It is also within the Donington Le Heath Conservation Area.

Under application reference 15/00459/FULM planning permission was granted, on the 8th December 2015, for the demolition of existing farm buildings and erection of 14 dwellings, along with the retention of the farmhouse with associated off-street parking and new vehicular access onto Manor Road. This application now seeks to provide an additional detached dwelling which would be set to the east of the retained farmhouse (plot 15) and would cover a ground area of 102 square metres and utilise a pitched gable ended roof with a ridge height of 8.25 metres. In respect of vehicular access to the property this would be achieved via the proposed access serving the remainder of the cul-de-sac as approved under application reference 15/00459/FULM.

A planning statement, incorporating a design and access statement and heritage statement, and viability appraisal have been submitted in support of the application.

The recent and relevant planning history of the site is as follows: -

- 98/1064/P - Erection of two dwellings and access road (outline) - Refused 26th May 1999.
- 12/01018/FULM - Retrospective application for the change of use of agricultural buildings to storage and distribution of building supplies and equipment and dismantled car parts - Withdrawn 28th October 2013.
- 13/00671/OUTM - Residential development for 14 dwellings, retention of existing farmhouse, demolition of existing farmbuildings, alterations to an existing vehicular access and closure of existing vehicular access (outline - details of access and layout) - Approved 20th June 2014.
- 16/01173/VCIM - Variation of condition 2 of 15/00459/FULM to revise the design details of the farmhouse (plot 15) and to amend the elevation details for plots 2, 4, 5, 6, 7, 8, 9, 10, 13 and 14 - Pending Consideration.

### 2. Publicity

45 Neighbours have been notified (date of last notification January 2017)

Press Notice published Leicester Mercury 1 February 2017.

Site Notices posted 23 January 2017

### 3. Summary of Consultations and Representations Received

The following summary of representations is provided. Members may inspect full copies of correspondence received on the planning file.

**Hugglescote and Donington Le Heath Parish Council** objects to the application on the following grounds: -

- New property removes an area of open space on the site;
- The density of the development is too high which compromises the design aspects of the

- development;
- Houses within the conservation area are well spaced with a degree of openness, this scheme does not reflect that fact;
- There is insufficient off-street parking to cater for the amount of vehicles which would be associated with the development.

**Leicestershire County Council - Ecology** has no objections.

**Leicestershire County Council - Highways Authority** has no objections subject to their standing advice being considered.

**NWLDC - Affordable Housing Enabler** has outlined the affordable housing contribution for the scheme and indicated that a viability appraisal would be required if this contribution is not provided.

**NWLDC - Conservation Officer** has no objections.

**NWLDC - Environmental Protection** has no objections.

**NWLDC - Environmental Protection (Contaminated Land)** has no objections subject to conditions.

**Severn Trent Water** has no objections subject to conditions.

### **Third Party Representations**

Three letters of representation have been received which object to the application with the comments raised summarised as follows: -

- There will be a lack of off-street parking provided for the dwelling and the development as a whole.
- The plans keep changing to increase the amount of bedrooms in each dwelling which leads to more off-street parking being required.
- The provision of the property will result in the loss of an area of open space.
- The density of the development now proposed is too high for a conservation area setting.
- The lack of space between dwellings is inconsistent with the character of the conservation area.
- People who have committed to buy a dwelling have been mis-sold due to the introduction of this additional dwelling.
- Dwellings have impacted on the views.

## **4. Relevant Planning Policy**

### **National Policies**

#### *National Planning Policy Framework*

The NPPF (Paragraph 215) indicates that due weight should be given to relevant policies in existing development plans adopted before 2004 according to their degree of consistency with the NPPF. The closer the policies in the development plan to the policies in the NPPF, the greater weight they may be given.

Save where stated otherwise, the policies of the adopted Local Plan as listed in the relevant section below are consistent with the policies in the NPPF and, save where indicated otherwise within the assessment below, should be afforded due weight in the determination of this

application.

The following sections of the NPPF are considered relevant to the determination of this application: -

Paragraph 14 (Presumption in favour of sustainable development);  
Paragraph 17 (Core planning principles);  
Paragraphs 18-20 (Building a strong, competitive economy);  
Paragraphs 32 and 39 (Promoting sustainable transport);  
Paragraphs 47, 49, 50 and 54 (Delivering a wide choice of high quality homes);  
Paragraphs 57, 59, 60, 61 and 64 (Requiring good design);  
Paragraphs 73 and 75 (Promoting healthy communities);  
Paragraphs 100, 101 and 103 (Meeting the challenge of climate change, flooding and coastal change);  
Paragraphs 109, 112, 120, 122 and 123 (Conserving and enhancing the natural environment);  
Paragraphs 131, 132, 134, 137 and 141 (Conserving and enhancing the historic environment);  
and  
Paragraphs 203, 204 and 206 (Planning conditions and obligations).

### **Adopted North West Leicestershire Local Plan (2002)**

The application site is within the Limits to Development as defined in the adopted North West Leicestershire Local Plan. The following Local Plan policies are relevant to this application:

Policy S1 - Overall Strategy which sets out 13 criteria which form the strategy for the adopted Local Plan;  
Policy S2 - Limits to Development;  
Policy E2 - Landscaped Amenity Open Space;  
Policy E3 - Residential Amenities;  
Policy E4 - Design;  
Policy E7 - Landscaping;  
Policy E8 - Crime Prevention;  
Policy F1 - General Policy: National Forest;  
Policy F2 - Tree Planting;  
Policy F3 - Landscaping and Planting;  
Policy T3 - Highway Standards;  
Policy T8 - Parking;  
Policy H4/1 - Housing Land Release;  
Policy H6 - Housing Density;  
Policy H7 - Housing Design;  
Policy H8 - Affordable Housing;  
Policy L21 - Children's Play Areas; and  
Policy L22 - Formal Recreation Provision.

### **Submitted North West Leicestershire Local Plan**

The publication version of the Local Plan was agreed by Council on 28 June 2016 and submitted for examination on 4 October 2016. Examination hearing sessions were held in January and March 2017 and the Council commenced consultation on its Main Modifications on 12 June 2017. The weight to be attached by the decision maker to this submitted version (as proposed to be modified) should be in accordance with the approach set out in Paragraph 216 of the NPPF, having regard to the stage now reached towards adoption, the extent to which there are unresolved objections to the policies relevant to the determination of this application, and the degree to which the emerging policies are consistent with the NPPF.

Policy S1 - Future Housing and Economic Development Needs;  
Policy S2 - Settlement Hierarchy;  
Policy D1 - Design of New Development;  
Policy D2 - Amenity;  
Policy H4 - Affordable Housing;  
Policy H6 - House Types and Mix;  
Policy IF4 - Transport Infrastructure and New Development;  
Policy IF7 - Parking Provision and New Development;  
Policy En1 - Nature Conservation;  
Policy En6 - Land and Air Quality;  
Policy He1 - Conservation and Enhancement of North West Leicestershire's Historic Environment;  
Policy Cc2 - Water - Flood Risk; and  
Policy Cc3 - Water - Sustainable Drainage Systems.

### **Other Policies**

#### **National Planning Practice Guidance**

In March 2014 the Government published National Planning Practice Guidance (NPPG) to supplement the NPPF. The NPPG does not change national policy but offers practical guidance as to how such policy is to be applied.

#### **Donington Le Heath Conservation Area Character Appraisal and Management Plan - September 2010.**

This document outlines the special character of Donington le Heath is derived from the survival of mediaeval and post-mediaeval agricultural 'village-scape' with a matrix of lanes, sunken and enclosed by walls and hedges, within which survive a mediaeval manor house and two of the other three original farmsteads.

#### **North West Leicestershire District Council Affordable Housing SPD**

Key Principle AH2 provides that affordable housing will be sought on all sites of 15 or more dwellings in the Greater Coalville Area (which includes Donington Le Heath).

Key Principle AH3 requires a minimum of 20% of residential units to be available as affordable housing within the Greater Coalville Area.

#### **North West Leicestershire District Council Play Area Design Guidance SPG**

The District Council's Play Area Design Guidance SPG sets out the relevant requirements in respect of children's play provision required in association with residential development.

#### **6Cs Design Guide (Leicestershire County Council)**

The 6Cs Design Guide sets out the County Highway Authority's requirements in respect of the design and layout of new development.

#### **Leicestershire County Council Statement of Requirement for Developer Contributions in Leicestershire**

The County Council's Statement of Requirement for Developer Contributions in Leicestershire sets out the circumstances in which developer contributions will be required in respect of County and District service areas, as well as other public services, and the level of contributions required.

#### **Circular 06/05 (Biodiversity and Geological Conservation - Statutory Obligations and**

### **Their Impact Within The Planning System)**

Circular 06/2005 sets out that local planning authorities should have regard to the EC Birds and Habitats Directive in the exercise of their planning functions in order to fulfil the requirements of the Directive in respect of the land use planning system.

### **Planning (Listed Buildings and Conservation Areas) Act 1990**

Section 66 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states that when considering whether to grant planning permission for development which affects a listed building or its setting, the local planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 (1990 Act) requires that special regard shall be had to the desirability of preserving or enhancing the character or appearance of a Conservation Area.

## **5. Assessment**

### **Principle and Sustainability**

The site is located within the Limits to Development where the principle of residential development is considered acceptable, under Policy S2 of the adopted and submitted Local Plans, subject to compliance with the relevant policies of the adopted and submitted Local Plans and other material considerations. Within the NPPF there is a presumption in favour of sustainable development and proposals which accord with the development plan should be approved without delay unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies as a whole or if specific policies in the NPPF indicate development should be restricted.

Policy H4/1 of the adopted Local Plan, relating to the release of land for housing states that a sequential approach should be adopted. Whilst a sequential test is outdated in the context of the NPPF, the sustainability credentials of the scheme would still need to be assessed against the NPPF. Policy S2 of the submitted Local Plan highlights that the Coalville Urban Area, to which Donington Le Heath is part, is the Principal Town which is the primary settlement in the District.

On the basis of the above Donington Le Heath would be considered a sustainable settlement for new development, due to it forming part of the Coalville Urban Area, with the principle of residential development on the wider site being granted planning permission under application reference 15/00459/FULM.

As a result of this the proposal would be considered sustainable in accordance with the core principles of the NPPF as well as Policy H4/1 of the adopted Local Plan.

### **Residential Amenity**

It is considered that the properties most immediately impacted on as a result of the development would be Manor Lodge, to the north-west, the existing farmhouse (plot 15), set to the west, and plots 13 and 14, set to north-east and east.

The dwelling would be set 20 metres from the south-eastern (side) elevation of Manor Lodge, 14 metres from the south-western (rear) elevations of plots 13 and 14 and 6 metres from the eastern (side) elevation of the existing farmhouse (plot 15). It is noted that a second floor window is proposed in the south-eastern (side) elevation of the existing farmhouse (plot 15)



which would be the only window to a habitable room (bedroom). Whilst this is the case the street scene drawing identifies that the proposed dwelling would have a lower ridge height than the existing farmhouse (plot 15) which, as a consequence, would mean that the bedroom window would not be directly impacted on by the position of the proposed dwelling. On this basis it is considered that an acceptable relationship with the existing farmhouse (plot 15) would be established with the separation distances and orientation of the proposed dwelling to the other properties identified above also being acceptable. As a result no adverse overbearing or overshadowing impacts would arise.

No windows are proposed in the side elevations of the proposed dwelling with there being an acceptable separation distance to the boundary with Manor Lodge. On this basis no adverse overlooking impacts would arise.

On the basis of the above assessment it is also considered that the future amenities of any occupant of the dwelling would also be adequately protected.

The right to, or loss of, a view is not a material planning consideration which could be taken into account in an assessment of the application.

Overall the proposal would accord with Policy E3 of the adopted Local Plan and Policy D2 of the submitted Local Plan.

### **Impact on the Character and Appearance of the Area, Streetscape and Historic Environment**

The need for good design in new residential development is outlined not only in adopted Local Plan Policy E4, and Policy D1 of the submitted Local Plan, but also Paragraphs 57, 60 and 61 of the NPPF.

It is considered that the application site is associated with the residential redevelopment of the former farm site approved under application reference 15/00459/FULM which provided 14 new dwellings and the retention and restoration of the farmhouse. The aesthetics of that scheme were deemed appropriate, subject to conditions, with there being no harm to the character and appearance of the streetscape or the historic significance of heritage assets.

In respect of the impacts on the historic environment from the provision of an additional dwelling, the scheme as approved under application reference 15/00459/FULM sought to provide the retained farmhouse (plot 15), which is recognised as an unlisted building of merit in the Donington Le Heath Conservation Area Character Appraisal and Management Plan of September 2010, with a large curtilage so as to protect its setting and to be consistent with that established from historic mapping of the site.

Consultation has been undertaken with the Council's Conservation Officer on the proposal who has stated: -

*"The proposal comprises the erection of a further dwelling adjacent to the farmhouse. The site has a detailed history which includes the removal of the barns adjacent to the farmhouse and re-development of the site. I do not consider the proposal would have a negative impact on the setting of the listed buildings to the north or on the character and appearance of the Conservation Area. The proposed dwelling would be read as part of the overall re-development scheme and would not have a significant visual impact above that from the approved dwellings. As such no objection is raised on conservation grounds."*

Whilst, therefore, the historic curtilage and setting of the farmhouse would be eroded to provide the additional dwelling it is considered, on balance, that the conclusions of the Council's Conservation Officer would lead to a determination being made that no harm would arise to the historic significance of heritage assets in this instance. In the circumstances that 'no harm' arises an assessment against Paragraph 134 of the NPPF is not required.

The dwelling has been designed to reflect a traditional two-storey barn which was demolished as part of the wider redevelopment of the site under application reference 15/00459/FULM and whilst the appearance of the dwelling would not necessarily be wholly compliant with such a design approach, given the proportions and design of the openings and the depth of the structure, it is considered that its fenestration would include features that would be compliant with the wider development and therefore it would integrate into its setting. It is also considered that the proposed development would not result in any significant implications to the character and appearance of the streetscape or wider area given the visual integration of the proposed dwelling with the wider site redevelopment. Its footprint and scale would also be consistent with that established on the site to further ensure its integration into the environment in which it is set.

With regards to the external materials it is anticipated that these would be a mix of red brick and render to the elevations and slate tiles to the roof. The use of such materials would be acceptable given their use on the wider site and would be conditioned accordingly on any permission granted.

Overall the design, scale and appearance of the dwelling would be acceptable and would ensure compliance with Paragraphs 57, 60, 61, 131, 132, 134 and 137 of the NPPF, Sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990, Policy E4 and H7 of the adopted Local Plan and Policies D1 and He1 of the submitted Local Plan.

### **Highway Safety**

The County Highways Authority have raised no objections subject to their standing advice being considered in respect of access widths, visibility splays, surfacing and car parking dimensions and requirements.

It is proposed that the dwelling would be served via the vehicular access approved under application reference 15/00459/FULM which was designed with a sufficient width and visibility splays so as to cater for the vehicular movements associated with the development. The introduction of the additional dwelling would not lead to a substantial increase in the amount of vehicular movements which would be associated with the vehicular access and as a result it is considered that it would not have a severe impact on pedestrian or highway safety. On this basis the proposal would accord with Paragraph 32 of the NPPF, Policy T3 of the adopted Local Plan and Policy IF4 of the submitted Local Plan.

In respect of off-street parking the proposed dwelling would have four bedrooms and therefore would require a minimum of three off-street parking spaces. An integral garage would be provided which would accommodate one vehicle and space would exist to the frontage of the dwelling to provide the additional spaces, as such a sufficient level of off-street parking is provided. Whilst it is noted that the provision of the additional dwelling impacts on the land previously associated with the retained farmhouse (plot 15) changes have been made to the frontage of this plot so as to ensure four external off-street parking spaces are provided with one space being accommodated in a garage. A total of five spaces would be acceptable for a six

bedroom property. Also the provision of the dwelling also does not impact on the visitor parking spaces adjacent to plot 14. Overall a sufficient level of off-street parking would be provided and as a consequence the development would accord with Paragraph 39 of the NPPF, Policy T8 of the adopted Local Plan and Policy IF7 of the submitted Local Plan.

### **Ecology**

The County Council Ecologist has raised no objections and considers that no ecological surveys will be required as part of the application. On this basis ecology would not act as a constraint on the development and, as such, it would accord with Paragraph 118 of the NPPF, Circular 06/05 and Policy En1 of the submitted Local Plan.

### **Landscaping**

The site lies within the National Forest and, as such, a strong landscaping presence would generally be encouraged in new development. As the wider site is currently being developed the proposed soft landscaping strategy for the site has not yet been agreed under the conditions of 15/00459/FULM.

It is considered that the submitted site layout suggests that soft landscaping would be incorporated as part of the development including hedgerow planting to the frontage of the property and the potential provision of tree planting in the rear garden area. In the absence of any precise information it is considered reasonable to impose a condition of any consent granted for a soft landscaping scheme to be submitted to the Local Planning Authority for approval to ensure that the species of trees and hedges to be planted are appropriate. On the basis that relevant planting is provided the development would accord with Policies E2, E7, F1, F2 and F3 of the adopted Local Plan and Policy En3 of the submitted Local Plan.

### **Viability of the Development**

A request has been made for a Section 106 Contribution towards affordable housing. This has been assessed against the equivalent legislative tests contained within the Community Infrastructure Levy (CIL) Regulations 2010 (CIL Regulations) as well as Paragraphs 203 and 204 of the NPPF which outline that planning obligations should be: -

- necessary to make the proposed development acceptable in planning terms;
- directly related to the proposed development; and
- fairly and reasonably related in scale and kind to the proposed development.

### *Affordable Housing*

The Council's Affordable Housing Supplementary Planning Document states that in the Coalville Urban Area schemes for 15 or more dwellings should provide 20% of the proposed units as affordable housing. Policy H4 of the submitted Local Plan has been modified to specify that affordable housing will be sought on schemes of 11 or more dwellings or 1000 square metres gross floor space. Whilst the proposed development seeks to provide one open market dwelling it is considered that it is intrinsically linked with the 14 dwellings granted under application reference 15/00459/FULM, the proposed site being within the same redline boundary and requiring the use of the same access, and consequently an affordable housing contribution should be sought.

In commenting on the application the Council's Affordable Housing Enabler has stated that the

affordable housing requirement would be two dwellings but one dwelling would be accepted if the single storey property at plot 12 was provided. If there was no affordable housing allocation the Council's Affordable Housing Enabler indicated that a viability appraisal should be submitted which should be assessed against the whole site and not just the single dwelling.

It has been identified by the planning agent that there are viability constraints associated with the development. This is due to there being significant financial costs involved in providing a higher standard of finish to the dwellings, due to their location within the Donington Le Heath Conservation Area, as well as other abnormal costs associated with site preparation, sewer diversion, abnormal ground levels, foundation depths, ecological costs and anthrax ground survey. These abnormal costs would result in the development not providing a competitive return to any landowner or developer.

A viability appraisal was submitted in support of the application and this assessment was independently reviewed by the District Valuer (DV) who concluded the scheme could be policy compliant. This was based on a scheme for 15 dwellings, a policy compliant affordable housing provision and Section 106 contributions of £43,932 (as secured under application reference 15/00459/FULM).

Following a review of this information a meeting took place between the applicant and the DV where the viability was discussed and additional information supplied to the DV for their further consideration. After reviewing the additional details a revised consultation response has been provided by the DV which states that the site would not be viable with the provision of affordable housing.

Paragraph 173 of the NPPF outlines that careful attention to viability and costs in plan-making and decision-taking should be undertaken with it being necessary for plans to be deliverable. As a result of this the NPPF outlines that development "should not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened," and that to ensure viability contributions should take account of normal costs for development and "provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable."

Whilst it is now regrettable that affordable housing can no longer be provided, given the final conclusions of the DV, Paragraph 173 is clear that careful attention should be paid to viability in the decision making process. As a consequence the conflict which arises with Policy H8 of the adopted Local Plan and Policy H4 of the submitted Local Plan would not justify a refusal of the application.

For the avoidance of doubt the Section 106 contributions secured under application reference 15/00459/FULM (education, libraries, civic amenity and leisure) would still be payable.

### **Other Matters**

The Council's Land Contamination Officer has reviewed the application and has raised no objections subject to the imposition of conditions on any consent granted to provide a contamination assessment given the conclusions from previous uses on the site. Subject to the imposition of this condition it is considered that the scheme would be compliant with Paragraphs 120 and 121 of the NPPF.

Whilst the foul and surface water drainage scheme for the wider site has been agreed the specific drainage proposals for this particular development would not have been considered at

that time. Therefore it is reasonable to impose a drainage condition on any consent granted, as requested by Severn Trent Water, to ensure that this matter is satisfactorily addressed so as to accord with Paragraphs 103 and 120 the NPPF and Policies Cc2 and Cc3 of the submitted Local Plan.

In terms of the matters raised that have not been considered above the potential circumstances of people being 'mis-sold' their property on the development, this is not a planning matter and instead a separate legal matter between the buyer and the seller. In addition the proposed development would not result in the loss of open space with the plans approved under application reference 15/00458/FULM identifying that part of the land around plot 15, which is in close proximity to the highway, was SLOP (Space Left Over after Planning) which may have been gravelled or likely sold to the occupant of plot 15 so as to provide additional garden space.

### **Summary Reasons for Granting Planning Permission**

The application site is within the Limits to Development where the principle of the proposed form of development is acceptable under Policy S2 of the adopted and submitted Local Plans with the site being sustainable. It is also considered that the proposal would not result in detriment to residential amenity, the character and appearance of the streetscape or wider area, the significance of heritage assets, highway safety, ecology or landscaping with it being possible to provide appropriate means of drainage and mitigate any contaminated land implications. It is also concluded that it would not be viable for the scheme to provide affordable housing or an affordable housing contribution. There are no other material planning considerations that indicate planning permission should not be granted and accordingly the proposal, subject to relevant conditions, is considered acceptable for the purposes of the policies referred to above.

It is therefore recommended that the application be permitted.

### **RECOMMENDATION - PERMIT, subject to conditions;**

- 1. Time Limit**
- 2. Approved Plans**
- 3. External Materials**
- 4. Removal of Permitted Development Rights**
- 5. Soft and Hard Landscaping**
- 6. Replacement Trees**
- 7. Boundary Treatments**
- 8. Off-Street Car Parking**
- 9. Foul and Surface Water Drainage**
- 10. Contaminated Land Report**
- 11. Verification Assessment**