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Erection of one two storey detached dwelling

Report Item No  
A5

Land Adjoining 20 Main Street Osgathorpe Loughborough  
Leicestershire

Application Reference  
14/00723/FUL

Applicant:  
Mrs Catherine Bennison

Date Registered  
7 August 2014

Case Officer:  
Ebony Mattley

Target Decision Date  
2 October 2014

Recommendation:  
PERMIT

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Site Location - Plan for indicative purposes only



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## **EXECUTIVE SUMMARY OF PROPOSALS**

### **Call In**

The application falls to be determined by the Planning Committee as the agent is related to three serving councillors (Caroline Large, Charles Meynell and Richard Blunt).

### **Proposal**

Full planning permission is sought for the erection of a two storey detached dwelling with access, a single detached garage and turning area proposed to the sites frontage on land adjoining 20 Main Street, Osgathorpe.

### **Consultations**

Members will see from the main report below that four letters of representation have been received, with two letters of objection, one letter of support and one neutral. No objections have been received from any of the statutory bodies consulted upon and Osgathorpe Parish Council has no observations to make on the application.

### **Planning Policy**

The application site within Limits to Development as defined in the adopted North West Leicestershire Local Plan.

### **Conclusion**

Whilst Osgathorpe is not considered to have an extensive wide range of facilities and services, the scheme proposes the erection of one dwelling, within limits to development which is proposed to be constructed to Code Level 4 of the Code for Sustainable Homes, and occupies a position surrounded by existing residential development. It is therefore considered that the site provides a natural 'infill' site for residential development without significant harm to Osgathorpe. The proposed development would be acceptable in terms of layout and design, residential amenities, parking and highway safety and no other technical issues are considered to arise.

The proposed development would, overall, therefore be considered to constitute sustainable development as defined in the NPPF and, as such, benefits from a presumption in favour of such development as set out in that document. There are no other relevant material planning considerations that indicate planning permission should not be granted and it is therefore recommended that planning permission be granted.

### **RECOMMENDATION:- PERMIT, SUBJECT TO THE IMPOSITION OF 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 and the Officer's assessment, and Members are advised that this summary should be read in conjunction with the detailed report.**

## MAIN REPORT

### 1. Proposals and background

Full planning permission is sought for the erection of a two storey detached dwelling and detached single garage on land adjoining 20 Main Street, Osgathorpe.

Access is proposed from Main Street with the single detached garage and turning area proposed to the sites frontage.

The dwelling proposes a footprint of 9 metres by 7.6 metres, to an eaves and ridge height of 5.1 and 8.1 metres, respectively.

During the course of the application, at the request of officers amended plans have been received showing the re-positioning of the dwelling to the northern boundary, in addition to re-siting it approximately 2 metres further to the east. The garage has also been re-sited further towards the southern boundary and re-consultation has been undertaken for a period of 10 days.

Amendments have also been submitted to increase the internal dimensions of the garage to 6 metres in length by 3 metres in width and alterations to the side elevation of the dwelling to reflect the true position of the window serving the WC, which is now shown at ground floor level and not first floor level, as originally submitted.

The site has been used as access to the field to the rear and is located within Limits to Development, as defined by the North West Leicestershire Local Plan Proposals Map 2002.

The application is accompanied by a Design and Access Statement.

### Planning History :-

09/00595/FUL - Erection of a Coach house for the storage of horse drawn vehicles - Approved - 27/08/09.  
07/00895/FUL - Erection of a two storey dwelling - Approved - 30/07/07.  
07/00690/FUL - Erection of a detached stable and tack room - Approved 22/06/07.  
89/1024 - Erection of one dwelling (outline) - Refused - 06/12/89.  
89/0706 - Erection of one dwelling (outline) - Refused - 24/07/89.  
88/1434 - Erection of one dwelling (outline) - Refused - 11/01/89.  
88/0517 - Erection of one dwelling (outline) - Refused - 15/06/88.  
87/0640 - Erection of one dwelling (outline) - Refused - 19/08/87.

### 2. Publicity

5 No. neighbours have been notified (Date of last notification 9 September 2014)

Site Notice displayed 5 September 2014

### 3. Consultations

Osgathorpe Parish Council consulted 26 August 2014  
County Highway Authority consulted 26 August 2014  
Environment Agency consulted 26 August 2014  
Severn Trent Water Limited consulted 26 August 2014  
Head of Environmental Protection consulted 26 August 2014

County Archaeologist consulted 26 August 2014  
LCC ecology consulted 26 August 2014

#### 4. Summary of Representations Received

The following summary of representations is provided.

**Osgathorpe Parish Council** originally asked who owned the parcel of land and raised concerns over the proximity of the house to 20B Main Street and that a brick wall would face the window in 20B resulting in a loss of light. Following the submission of amended plans and re-consultation, Osgathorpe Parish Council has no observations to make on the application.

**Leicestershire County Council - Highways** has no objections subject to condition.

**The Environment Agency** has no observations.

**County Ecologist** has no objection.

#### Third Party Representations

Four letters have been received.

Two letters of objection has been received raising the following concerns:-

- a) The village recently voted for no new houses;
- b) Not a sustainable village, no shop, no village hall, no play ground, no school, no doctor and a limited bus service which is under threat;
- c) Nearby schools and doctors are already full and additional families would put a strain on both;
- d) 9 properties are for sale in the village and have not been sold;
- e) The amendments move the dwelling closer to No. 16 infringing on privacy and giving the feeling of being boxed in;
- f) No. 16 faces south and so looks onto the proposed site and causes privacy issues for existing residents and future occupiers of the dwelling;
- g) The side elevation shows a window on the upper floor which would look straight onto No. 16;
- h) Dwelling would be close to No. 20b and result in loss of light into upstairs bathroom and utility room and side access to No. 20b;
- i) The ground at the front of the site is raised up 3 feet and would result in overlooking;
- j) Flooding;
- k) Previous application has been refused and nothing has changed since then so why pass it now?;
- l) The land is not wide enough for a house, garage and turning space with restricted visibility;
- m) The land is contaminated with asbestos;
- n) A bungalow would be more appropriate in this setting and the village needs bungalows;
- o) A number of people have offered to purchase the land to retain it and extend gardens area and it should remain a free space.

One letter of support has been received stating:-

- a) Benefit the streetscene by infilling a vacant plot which is now redundant;
- b) Usefully provide housing without any detracting to the amenity of the immediate streetscene or the wider village;
- c) Add to the security of houses along Main Street by preventing access to the rear.

One letter has been received stating that they support the scheme in principle, but would have designed it differently to integrate the garage with a bedroom above.

## 5. Relevant Planning Policy

### National Planning Policy Framework (NPPF) - March 2012

The Department of Communities and Local Government published the National Planning Policy Framework (NPPF) on 27 March 2012. The NPPF brings together Planning Policy Statements, Planning Policy Guidance Notes and some Circulars into a single consolidated document. The NPPF contains a number of references to the presumption in favour of sustainable development.

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 Framework. The closer the policies in the development plan to the policies in the Framework, the greater weight they may be given.

The policies of the North West Leicestershire Local Plan as set out in more detail 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 weight in the determination of this application.

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

Paragraph 14 sets out the presumption in favour of sustainable development and, in respect of decision making, provides that, unless material considerations indicate otherwise, states that "this means:

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting permission unless:
- any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole; or
- specific policies in this Framework indicate development should be restricted."

P55. To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities."

"57. It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes."

"59. Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height,

landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally."

"61. Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment."

"64. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions."

"100. Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk, but where development is necessary, making it safe without increasing flood risk elsewhere."

"118 When determining planning applications, local planning authorities should aim to conserve and enhance biodiversity by applying the following principles:

- if significant harm resulting from a development cannot be avoided (through locating on an alternative site with less harmful impacts), adequately mitigated, or, as a last resort, compensated for, then planning permission should be refused;
- opportunities to incorporate biodiversity in and around developments should be encouraged..."

The following policies of the North West Leicestershire Local Plan are consistent with the policies in the NPPF and should be afforded weight in the determination of this application:

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

Policy S2 sets out that development will be permitted on allocated sites and other land within the Limits to Development, where it complies with the policies of this Local Plan.

Policy H4/1 sets out a sequential approach to the release of land for residential development, and seeks to direct new housing towards previously developed land in accessible locations, well served by, amongst others, public transport and services.

Policy H7 seeks good quality design in all new housing developments.

Policy E3 seeks to prevent development which would be significantly detrimental to the amenities enjoyed by the occupiers of nearby dwellings, and presumes against residential development where the amenities of future occupiers would be adversely affected by the effects of existing nearby uses.

Policy E4 requires new development to respect the character of its surroundings.

Policy E7 seeks to provide appropriate landscaping in association with new development including, where appropriate, retention of existing features such as trees or hedgerows.

Policy T3 requires development to make adequate provision for vehicular access and circulation and servicing arrangements.

Policy T8 requires that parking provision in new developments be kept to the necessary minimum, having regard to a number of criteria.

## **Emerging Core Strategy**

At a meeting of the Full Council on 29 October 2013, the District Council resolved to withdraw the Submission Core Strategy.

## **Other Guidance**

### **National Planning Practice Guidance**

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

## **6. Assessment**

The main issues for consideration in the determination of this application relate to the principle of development, siting and design, impact upon residential amenity, highway considerations and other matters.

### **Principle of Development**

The site is located within the limits to development where the principle of residential development is considered acceptable subject to compliance with the relevant policies of the adopted North West Leicestershire Local Plan and other material considerations.

In March 2012 the National Planning Policy Framework (NPPF) was published and introduces the presumption in favour of sustainable development. Development proposals that accord with the development plan should be approved without delay and where relevant policies are out of date planning permission should be granted unless the adverse impact 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 Local Plan, which is now an up to date policy in the light of the Council's current position on five year housing land supply, relates to the release of land for housing and states that a sequential approach should be adopted, which reflects the urban concentration and sustainability objectives underpinning national policies. These are outlined as criteria (a) to (f) and the application site would fall within criterion (f) i.e. other locations where appropriate in the context of other policies. The second section of the policy goes on to outline criteria relating to the sustainability of the location.

Whilst Osgathorpe has a limited range of facilities and services, it does contain a public house, a place of worship and has a two hourly bus service to other neighbouring towns and villages, where a greater range of facilities are available. Osgathorpe does also have premises for a village hall, although it is understood that availability is restricted.

Discussions have been undertaken during the course of the application regarding the construction of the dwelling, if permitted. The current Building Regulations, in CO2 emission terms, for the construction of a new dwelling is to Code Level 3 of the Code for Sustainable Homes. The agent has agreed to a condition requiring that the dwelling would be constructed to Code Level 4 of the Code for Sustainable Homes, which is over and above that currently required, in order to demonstrate that additional benefits can be provided by the construction of

a dwelling in this location.

It is considered that there are additional benefits arising from the construction of a new dwelling to this higher code and in this case it should be balanced against a new residential dwelling in this settlement, where there are fewer or limited facilities and services and where the private car would therefore be utilised. Accordingly the construction of this dwelling to this higher standard, implementing sustainable building and construction techniques and sustainable materials would assist in mitigating against the increase in the level of co2 emissions associated with trips undertaken by the private motor car, which would be resultant of this development.

It is therefore acknowledged that whilst Osgathorpe does not have an extensive, wide range of facilities and services, it is not considered that the scheme for the erection of one dwelling would result in any significant harm. The anticipated increase in the level of vehicular trips by the private car would be offset by the imposition of a condition requiring the construction of the dwelling to Code Level 4 of the Code for Sustainable Homes.

In addition, the site is located within limits to development and occupies a position, surrounded by residential development. It is therefore considered that the site is a natural 'infill' and as discussed below is suitable for residential development.

Whilst Members will be aware that the application for 16 dwellings in Osgathorpe is recommended for refusal on the agenda, for the reasons discussed above it is considered that it would be difficult to sustain a reason for refusal for the erection of one dwelling in this case.

### **Siting and Design**

The need for good design in new residential development is also outlined in Local Plan Policy H7, but also paragraphs 57, 60 and 61 of the NPPF, with paragraph 61 outlining that although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment. Policy E4 indicates that in the determination of planning applications regard will be had to the wider settings of new buildings; new development should respect the character of its surrounding, in terms of scale, design, height, massing, materials of construction, the spaces between and around buildings and the street scene generally.

There is already the existence of dwellings sited within back land positions - namely No's 20A and 20B Main Street. Therefore the principle of back land development has already been established within this area and on this basis the siting of a single dwelling in this set back position, is in principle considered to be acceptable.

As discussed above, the proposed dwelling is set back from the road frontage and is sited in a similar position to that of No's 20A and 20B Main Street, sited to the south of the site. Similarly the garage is sited in a similar position to that of the neighbouring No 20's garage and sited forward of the dwelling, similar to the arrangement of No. 20A.

The detached nature, scale of the footprint and the proposed 2 storey proportions are all characteristic of surrounding residential development.

During the course of the application, amended plans have been received which has proposed the re-siting of the dwelling further towards the northern boundary and the garage further



towards the southern boundary. Whilst the siting of the garage forward of the dwelling is considered acceptable in principle, given similar arrangements in the vicinity, the re-siting has maximised the view of the dwelling ensuring that the siting of the garage does not detract from the view and appearance of the dwelling from the streetscene.

The design of the dwelling is simplistic and symmetrical in appearance and includes an external chimney stack and porch, reflecting detailing with surrounding residential properties. Whilst the rear elevation is bland in appearance, views of this elevation would be limited from the public realm.

The scale of the garage is subservient in relation to the main dwelling and proposes matching materials to give a compatible appearance.

Overall the proposed development accords with the general siting and scale of existing dwellings within the vicinity, ensuring that the development appears in keeping with the scale and character of existing dwellings and the design approach is considered acceptable.

### **Impact upon Residential Amenity**

The residential dwelling most immediately impacted upon as a result of the scheme would be No. 20 B Main Street, located to the south of the site.

During the course of the application, the proposed dwelling has been set off the common boundary with No. 20B and located as close to the northern boundary of the site, as possible, resulting in a distance of between 3.5 and 4 metres between the southern side wall of the proposed dwelling and the northern side wall of neighbouring No. 20B. In addition, the dwelling has also been re-positioned a further two metres to the east within the site, which has resulted in only the rear half of the proposed dwelling being located within the 3.5-4 metre distance of No. 20B. Overall it is considered that resultant of the amended plans the proposed dwelling is sited at sufficient distance away from the nearest neighbouring dwelling to ensure that there are no significant overbearing impacts.

No 20B has one first floor window which is obscurely glazed and serves a bathroom and one ground floor window which serves a utility. Accordingly neither windows serve habitable rooms and the first floor window is already obscurely glazed. Given the orientation of the two properties there could be a loss of some light in the early part of the day, however this would not be significant and would only be temporary as the sun continues its path throughout the day. Overall when considering the distance between the two properties and given that there could be the loss of light in the early part of the day only, and to two windows which do not serve habitable rooms (and one of which is already obscurely glazed), it is not considered that that the scheme results in any significant loss of light.

The proposed dwelling does not propose any windows in the (south) side elevation and following the re-siting of the dwelling to the east of the site, and that two of the three proposed first floor rear windows would be obscure glazed (to be secured by condition) it is considered that the scheme would not result in any significant overlooking upon the occupiers of No. 20B.

A letter of objection has also been received from No. 16 Main Street. Given the orientation of the proposed dwelling facing east and the neighbouring dwelling located to the north east, facing south there would not be any direct relationship between the proposed and neighbouring dwelling. There is a distance of approximately 19 metres between the closest point of the proposed dwelling to the closet point with No. 16, and this shortest distance would also be

screened by the presence of No. 16's garage. Furthermore, there are no first floor windows proposed within the (north) side elevation of the dwelling and the proposed ground floor window would be obscurely glazed. Overall it is considered that by virtue of the distance and orientation there would be no significant overshadowing, overlooking or overbearing impacts upon the occupiers of No. 16 Main Street.

In respect of levels, the ground level are higher at the site entrance, however the dwelling is not proposed to be sited here. In addition, a condition is recommended securing details of existing and finished floor levels of the proposed dwelling to ensure it is compatible with the surroundings.

All other neighbouring dwellings are sited at sufficient distances away not to be impacted upon as a result of the proposal and no other letters of objection have been received from neighbours.

Overall, it is considered that the development would not have any significant detrimental impact upon neighbouring residential amenities and the proposal is considered to be acceptable in relation to Policy E3 (Residential Amenity) of the Local Plan.

### **Highway Considerations**

One letter of objection has been received raising concerns over insufficient space for the house, garage and turning space to enable a car to turn, resulting in cars reversing out on a dangerous site entrance where visibility is restricted.

Access is proposed from Main Street with a single detached garage and turning proposed to the front of the site. The scheme proposes a dwelling of three bed configuration and two on-site parking spaces can be provided within the scheme. During the course of the application amended plans have been received showing the increase in scale of the garage to ensure the internal dimensions are in accordance with the recommended standards.

In response to the concerns raised by the letter of representation, the County Highway Authority have considered the scheme, including turning and visibility and raise no objection, subject to the imposition of planning conditions.

In summary, subject to the imposition of conditions it is considered that the scheme is acceptable in relation to Saved Policies T3 and T8 of the Local Plan.

### **Other Matters**

#### **Letters of Representation**

##### *Previous Reason for Refusal*

Five applications were made between 1987 and 1989 for the erection of one dwelling. Application ref: 87/0640 was refused for three reasons; 1) cramped appearance being to the detriment of the visual amenities of the streetscene; 2) overlooking to the detriment of residential amenities and 3) highway safety. Application refs: 88/0517 and 88/1434 were both refused for the same two reasons:- 1) highway safety and 2) overlooking. Application refs: 89/0706 and 89/1204 were refused for the same three reasons 1) overlooking; 2) loss of privacy resultant of the access point and 3) modern form and design appearing out of keeping with the character of the village. The 89/1204 application was appealed and the appeal was later

dismissed on 22/05/1980. Accordingly during the five applications the reasons for refusal were cramped appearance, overlooking, highway safety and modern form and design.

In respect of this application, the dwelling is sited at sufficient distance away from neighbouring dwellings, has ample amenity space and parking and turning provision and therefore is not overdeveloped or cramped. The proposed dwelling, is sited in a different location to that of the five applications previously made, and as discussed within the main report does not result in any direct overlooking upon neighbouring dwellings. The scheme has been assessed by the County Highway Authority who raise no objection in highway safety terms. In respect of modern form and design, since 1989, two other dwellings have been granted to the rear of No. 20 both of a more modern design, and there is no objection raised in respect of design of this dwelling.

In response to the letter of representation, the same reasons for refusal are not applicable in this application.

#### *Land Contamination*

In response to the letter of objection regarding the land being contaminated by asbestos the scheme has been considered by both the Environment Agency and the Council's Environmental Health Team who do not raise any objections.

#### *Land Ownership*

In respect of the question and comments originally raised by the Parish Council the issue of land ownership is not a material planning consideration. The Council requires that the correct notice has been served upon the land owner, and the latter parts of the application form confirm that this has been undertaken.

### **Conclusion**

In conclusion, the site lies within Limits to Development where there is a presumption in favour of development subject to all other matters being addressed. Whilst Osgathorpe is not considered to have an extensive wide range of facilities and services, the scheme proposes the erection of one dwelling, within limits to development which is proposed to be constructed to Code Level 4 of the Code for Sustainable Homes, and occupies a position surrounded by existing residential development. It is therefore considered that the site provides a natural 'infill' site for residential development without significant harm to Osgathorpe. The scheme does not give rise to any significant material impacts upon the occupiers of neighbouring dwellings, visual amenity and the character of the area or highway safety and there are no other material impacts identified, that would indicate that the proposal is not in compliance with the NPPF or local development plan policies. Accordingly the application is recommended for planning permission, subject to the imposition of planning conditions.

### **RECOMMENDATION:- Permit, subject to the following conditions:-**

- 1 The development shall be begun before the expiration of three years from the date of this permission.

*Reason - to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).*

- 2 The proposed development shall be carried out strictly in accordance with the following plans, unless otherwise required by a condition of this permission: Proposed House Plans Drawing No. ALL.PRP.002 received by the Local Planning Authority on 7 August 2014 and the following amended plans: Proposed Garage Drawing No. ALL.GAR.004 A Rev A and Site Layout, Block Plan and Roof Plan Drawing No. ALL.LAY.001.B Rev B received by the Local Planning Authority on 9 September 2014 and Proposed House Elevations Drawing No. ALL.PRE.003 Rev A received by the Local Planning Authority on 12 September 2014.

*Reason - to determine the scope of this permission.*

- 3 No development shall commence on site until representative samples of the materials to be used in all external surfaces of the dwelling and garage have been submitted to and agreed in writing with the Local Planning Authority. The works shall be undertaken in accordance with the approved details.

*Reason: to enable the Local Planning Authority to retain control over the external appearance in the absence of details.*

- 4 No development shall commence on site until such time as precise details of the finished ground levels on the site and the finished floor levels of the buildings in relation to an existing datum point have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the agreed details.

*Reason- to ensure the development takes the form envisaged by the Local Planning Authority.*

- 5 Notwithstanding the submitted plans, nor Condition 2 above, no development shall commence on the site until such time as a detailed scheme for the boundary treatment of the site has been submitted to and agreed in writing by the Local Planning Authority. The development hereby permitted shall not be brought into use until such time as the approved scheme has been implemented in full (unless an alternative timescale is first agreed in writing by the Local Planning Authority). Notwithstanding the provisions of Part 2 of Schedule 2, Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order) no gates, fences, walls or other means of enclosure (other than any approved pursuant to this condition) shall be erected, unless planning permission has first been granted by the Local Planning Authority.

*Reason - To preserve the amenities of the locality.*

- 6 The window serving a wc at ground floor and en-suite at first floor shall be glazed with obscure glass to Pilkington Standard 3 (or equivalent) and non-opening only which shall thereafter be retained unless planning permission has first been granted by the Local Planning Authority.

*Reason-to ensure that the development is not detrimental to the privacy and amenities of the neighbouring property.*

- 7 The dwelling shall achieve Level 4 of the Code for Sustainable Homes and shall not be occupied until a final Code Certificate has been issued (by a registered Code for Sustainable Homes Assessor) and submitted to the Local Planning Authority certifying

that Code Level 4 has been achieved.

*Reason - to ensure that the development takes the form envisaged by the Authority.*

- 8 Prior to the first occupation of the dwelling hereby approved, the detached garage and area of parking and turning shall be provided and maintained in accordance with the approved details and shall be kept available for use at all times.

*Reason- To avoid the need for vehicles to park on adjoining highways in the interests of highway safety.*

- 9 Prior to the first occupation of the dwelling hereby approved, the access drive shall be surfaced with tarmacadam, concrete or similar hard bound material (not loose aggregate) for a distance of at least 5 metres behind the Highway boundary and shall be so maintained this way thereafter.

*Reason - To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.)*

#### **Notes to applicant**

- 1 Planning permission has been granted for this proposal. The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Local Planning Authority has therefore acted pro-actively to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) Order 2010 (as amended).