



**REPORT of
DIRECTOR OF PLANNING AND REGULATORY SERVICES**

to
**SOUTH EASTERN AREA PLANNING COMMITTEE
18 JUNE 2018**

Application Number	HOUSE/MAL18/00562
Location	Trusses Waterside Road, Bradwell-on-Sea
Proposal	Construction of a garden room, porch, cart lodge, a swimming pool and associated pool house. Erection of 1.8m high close boarded fence, timber entrance gates and posts and picket fencing.
Applicant	Mr and Mrs Geoff Pearce
Agent	Mr Anthony Cussen – Cussen Construction Consultants
Target Decision Date	03.07.2018
Case Officer	Devan Lawson, TEL: 01621875845
Parish	BRADWELL-ON-SEA
Reason for Referral to the Committee / Council	Member Call In Cllr. Dewick Reason: Public Interest

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1. RECOMMENDATION

HOUSE/MAL18/00562:

REFUSE for the reasons as detailed in Section 8 of this report.

LBC/MAL/18/00563:

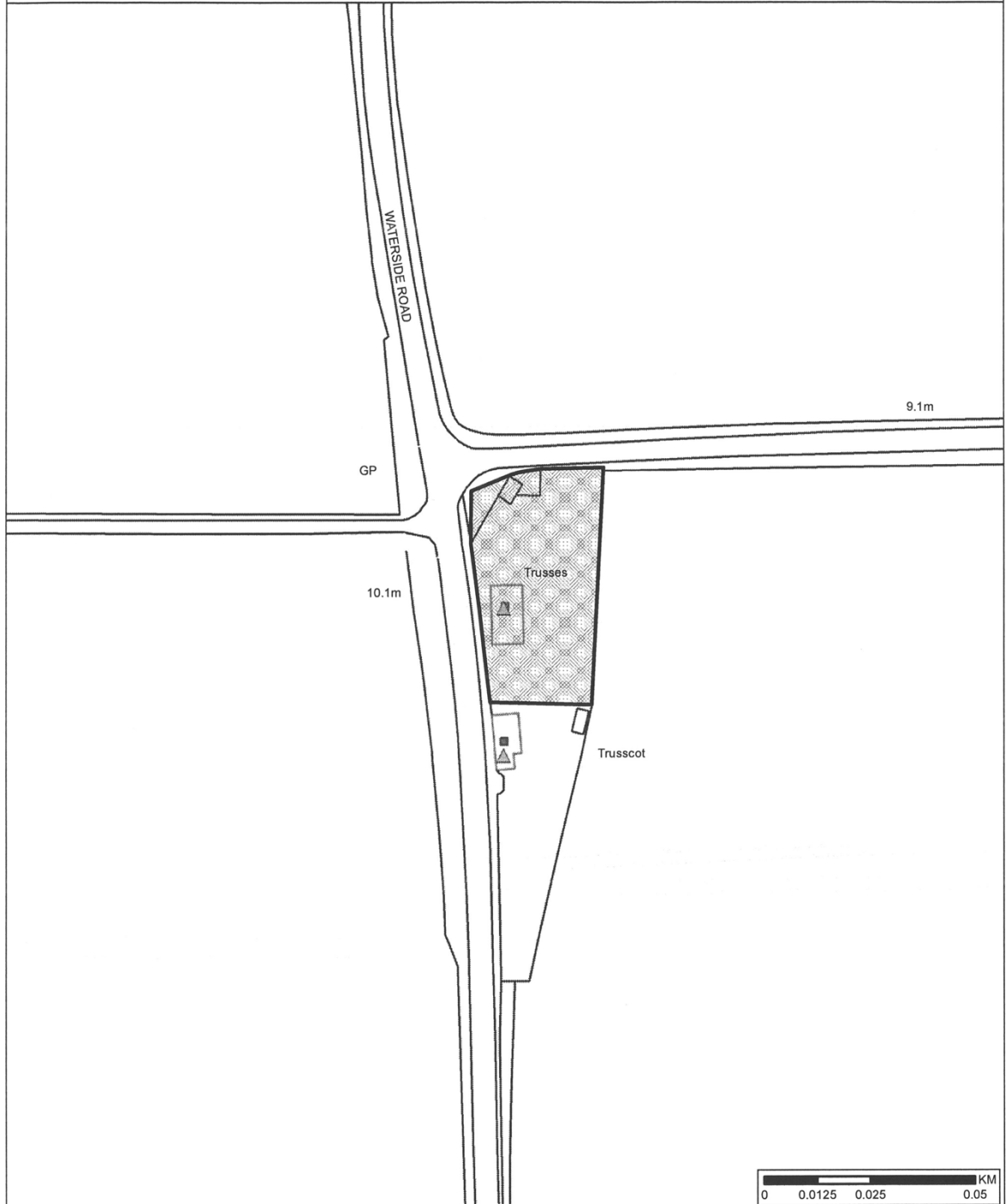
GRANT listed building consent subject to conditions as detailed in Section 9.


2. SITE MAP

Please see overleaf.

Trusses - Waterside Road

Bradwell On Sea HOUSE/MAL/18/00562 & LBC/MAL/18/00563



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	Organisation:	Maldon District Council
	Department:	Planning Services
	Comments:	South East Area Committee
	Date:	07/06/2018
www.maldon.gov.uk	MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is a corner plot which is located on the eastern side of Waterside Road and the southern side of Trusses Road, outside of a defined settlement boundary. The site is occupied by a two storey detached cottage, which was designated as a grade II listed building in 1986.
- 3.1.2 The property represents a former row of three single-cell labourer's cottages. The building remained in use as three cottages into the 20th century. By 1975 the cottages had been combined to make a single house and the size of the plot had been enlarged. The building is an attractive and highly typical example of Georgian vernacular architecture. Its significance derives mainly from its age, history, modest scale, quality materials and detailing, well-preserved condition, picturesque character and presence in the street-scene.
- 3.1.3 The surrounding area is rural in nature and there is one neighbouring property to the south of the site, Trusscot Waterside Road.
- 3.1.4 Planning permission is sought to construct a garden room on the rear elevation and a porch on the southern elevation. It is also proposed to construct a swimming pool and associated pool house to the south of the dwelling within the rear amenity space and a cart lodge towards the northern boundary of the site, adjacent to Trusses Road.
- 3.1.5 The proposed garden room would project 5.6m from the rear (east) elevation of the dwelling and would have a width of 5.3m. It would have a ridge height of 4.6m with an eaves height of 2.1m to match the height of the existing gable situated to the rear of the property. The walls would be constructed from an oak frame and glazing with a red brick plinth at ground level. The roof would be constructed from reclaimed tiles.
- 3.1.6 The proposed porch would have a maximum height of 2.7m a width of 2.7m and would project from the southern elevation by 1.2m. It would be constructed from reclaimed red brick and reclaimed plain roof tiles.
- 3.1.7 The proposed pool house would have a height of 4m, a width of 5m and a depth of 4m. It would be situated towards the southern boundary. The proposed swimming pool would be situated in front of the proposed pool house and would measure 17.5m length and 8.8m in width.
- 3.1.8 The proposed cart lodge would be situated on the northern boundary of the site and would measure 8.3m in width, 6m in depth with a height of 2.1m to the eaves and 4.8m to the ridge. The cart lodge would be constructed from timber weatherboarding and reclaimed plain clay tiles with 2 conservation style roof lights within the roof, one timber window on the front elevation and two double timber doors to the front.
- 3.1.9 As part of the development a new picket fence with a height of 0.9m is proposed on the northern boundary with new timber gates to the access. The gates will have a maximum height of 1.8m, with timber posts either side. It is also proposed to construct a 1.8m close board fence measuring 14.1m in length on the western

boundary to the front of the site and to lay sandstone paving to the rear of the property.

3.2 Conclusion

- 3.2.1 The proposed cart lodge by reason of its design, scale, bulk, siting and appearance is considered to result in an overly large and dominant addition to the streetscene, eroding the openness of the countryside, with this impact being exacerbated by the scale, bulk and siting of the proposed 1.8m gates. Moreover, the proposed 1.8m close boarded fence on the western side of the site will detract from the historic character of the listed building and will dominate the site, thereby causing harm to the character and appearance of the site and the surrounding locality. The proposal is therefore considered to be contrary to the requirements of policies S1, S8, D1, D3 and H4 of the approved Local Development Plan (LDP), guidance contained within the Maldon District Design Guide (MDDG) and the National Planning Policy Framework (NPPF).
- 3.2.2 However, the extension and porch are considered to be acceptable. Listed Building Consent is only required for these works and not the other developments. Therefore, it is considered that the elements of the proposal that require Listed Building Consent are acceptable and therefore that consent can be granted without affecting or prejudicing the refusal of Planning Permission.

4. MAIN RELEVANT POLICIES

Members' attention is drawn to the list of background papers attached to the agenda.

4.1 National Planning Policy Framework 2012 including paragraphs:

- 14 – Preservation in favour of Sustainable Development
- 17 - Core planning Principals
- 56 -58 – Requiring good design

4.2 Maldon District Local Development Plan (July 2017) Policies:

- S1 – Sustainable Development
- S8 – Settlement Boundaries and the Countryside
- D1 - Design Quality and Built Environment
- D3- Conservation and Heritage Assets
- H4 – Effective Use of Land
- T1 – Sustainable Transport
- T2 – Accessibility

4.3 Relevant Planning Guidance / Documents:

- Maldon District Design Guide (MDDG)
- Car Parking Standards
- Essex Design Guide
- National Planning Policy Framework (NPPF)

- National Planning Policy Guidance (NPPG)

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The principle of altering and extending the dwelling to provide facilities in association with residential accommodation is considered acceptable, in compliance with policy D1 of the LDP.

5.2 Design and Impact on the Character of the Area

- 5.2.1 The planning system promotes high quality development through good inclusive design and layout, and the creation of safe, sustainable, liveable and mixed communities. Good design should be indivisible from good planning. Recognised principles of good design seek to create a high quality built environment for all types of development.

- 5.2.2 It should be noted that good design is fundamental to high quality new development and its importance is reflected in the NPPF. The NPPF states that:

“The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people”.

“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”.

- 5.2.3 This principle has been reflected to the approved LDP. The basis of policy D1 of the approved LDP seeks to ensure that all development will respect and enhance the character and local context and make a positive contribution in terms of:-

- A) Architectural style, use of materials, detailed design features and construction methods. Innovative design and construction solutions will be considered where appropriate;
- B) Height, size, scale, form, massing and proportion;
- C) Landscape setting, townscape setting and skylines;
- D) Layout, orientation, and density;
- E) Historic environment particularly in relation to designated and non-designated heritage assets;
- F) Natural environment particularly in relation to designated and non-designated sites of biodiversity / geodiversity value; and
- G) Energy and resource efficiency.

- 5.2.4 Similar support for high quality design and the appropriate layout, scale and detailing of development is found within the Maldon District Design Guide (2017).

- 5.2.5 Policy H4 of the LDP also states that development which includes the alteration, extension and/or the addition to a building must:

- 1) Maintain, and where possible enhance, the character and sustainability of the original building and the surrounding area;
 - 2) Be of an appropriate scale and design that makes a positive contribution to the character of the original building and the surrounding area and where possible enhance the sustainability of the original building; and
 - 3) Not involve the loss of any important landscape, heritage features or ecology interests.
- 5.2.6 Similar support for high quality design and the appropriate layout scale and detailing of development is found within the Maldon District Design Guide (2017).
- 5.2.7 In addition Policy S8 of the LDP states that the countryside will be protected for its intrinsic character and beauty. Planning permission for development will only be granted where the intrinsic character and beauty of the countryside is not adversely impacted upon.
- 5.2.8 In accordance with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, the Council must have special regard to the desirability of preserving the listed building or its setting or any features of special architectural or historic interest which it possesses. In the terminology of the NPPF, the Council must consider whether the proposal will ‘harm’ the listed building’s ‘significance’.
- 5.2.9 Policy D3 of the approved Maldon District Local Development Plan states that development proposals that affect a heritage assets must preserve or enhance its special character, appearance, setting and any features and fabric of architectural or historic interest. Where a proposed development would cause less than substantial harm to the significance of a designated heritage asset, this harm will be weighed against the public benefits of the proposal, including securing its optimum viable use.

Garden Room

- 5.2.10 The proposed garden room would be a large addition to the cottage as a result of its 5.6m depth which projects over half of the depth of the original property. Furthermore, views of the proposal would be possible from within Trusses Road, which are exacerbated by the loss of significant and mature trees on the northern boundary of the site. However, the design of the proposed rear extension makes reference to the height and roof profile of the existing rear gable which is considered to integrate the proposal into the dwelling to an acceptable degree. Furthermore, the proposed oak frame and glazing is considered to ensure that the proposal is subordinate to the dwelling and is sympathetic to its historic character and appearance. Therefore, although a large addition, it is not considered that the proposed garden room would harm the character and appearance of the countryside and would preserve the special character of the listed building. Should the application be approved a condition should be imposed, requiring samples of the proposed materials to ensure that they are of a quality suitable for the use upon the listed building.

Porch

- 5.2.11 The proposed porch is a modest addition to the southern elevation of the property. The proposed design reflects the elongated roof slope of the existing rear elevation of

the property and the proposed materials are characteristic of those used on the existing dwelling. Therefore, it is considered that the porch will preserve the historic character of the listed building.

Pool House and Swimming Pool

- 5.2.12 The pool house would be situated on the southern boundary of the site, with the proposed pool situated between the pool house and the southern side of the dwelling. The design and character of these elements are considered to be acceptable in this instance. Furthermore, given the limited scale of the pool house and the traditional use of materials it is considered appropriate in its surroundings. It is also noted that the proposed pool house would not be highly visible from within the streetscene as a result of the proposed 1.8m close boarded fence on the western boundary. The design and character of the fence will be discussed in greater detail in later paragraphs.

Cart Lodge

- 5.2.13 The proposed cart lodge as a result of its scale, bulk, siting and design is considered to be a large and dominant addition to the site, particularly when viewed from within Trusses Road. The proposal would be situated 1.47m from the site boundary and would have an overall height of 4.8m and a depth of 8.3m. Given that the 8.3m bulk of the northern elevation would be situated along the boundary with Trusses Road and due to the significant height of the proposal, it is considered that the cart lodge would have a dominating impact on the streetscene.
- 5.2.14 Whilst it is noted that there is a hedgerow along this boundary of the site, it is not of a size which would suitably mitigate against the visual impact of the proposal. Furthermore, regard is given to the open countryside situated to the north of Trusses Road. A structure of this size in such close proximity to this level of vast open space is considered to erode the openness of the countryside and materially harm its intrinsic character and beauty. Therefore, whilst the proposal as a result of its distance from the listed building (18.8m) is not considered to harm the significance of the listed building, due to the detrimental impacts on the countryside and the surrounding locality the proposal is considered to be contrary to policies S1, S8, D1 and H4 of the LDP and C19 of the MDDG.

Boundary Treatments and landscaping

- 5.2.15 The boundaries of modest cottages such as Trusses tended to be lined with low picket fences, hedges or brick walls. Therefore, the proposed picket fence on the northern elevation is considered to preserve the historic character of the listed building. However, the proposed timber gates with a maximum height of 1.8m when considered alongside the proposed cart lodge and the addition of the picket fence in this location will further dominate the northern boundary of the site and will result in an intrusive form of development along Trusses Road. Therefore, whilst the picket fence is not objected to, the level of development on the northern boundary of the site as a result of the cart lodge and gates will result in a dominant and intrusive form of development to the detriment of the countryside contrary to policies S1, S8, D1 and H4 of the LDP.

- 5.2.16 The proposed 1.8m close boarded fence on the western and southern boundaries would screen views of the swimming pool and pool house from Waterside Road. However, the fence would be situated on the highway boundary, forward of the principal elevation of the dwelling which would result in a dominate feature within the streetscene and would detract from the historic character of both Trusses and the neighbouring dwelling Trusscot. Therefore, the fence is considered to be contrary to policies S1, D1, D3 and H4 of the LDP.
- 5.2.17 There is an existing patio situated to the rear and side of the dwelling, which is proposed to be increased as part of the proposal. Given the presence of the existing patio and the substantial size of the plot, it is not considered that the proposed hard standing would harm the character and appearance of the area and would preserve the special character of the listed building.

Conclusion

- 5.2.18 The proposed cart lodge by way of its scale, bulk and siting would result in a dominant feature to the site which would harm the intrinsic character and beauty of the countryside. This is further exacerbated by the erection of 1.8m timber fences on the northern boundary of the site. The cumulative impact of these elements is considered to erode the openness of the countryside and result in obtrusive structures abutting Trusses Road. Furthermore, the erection of a 1.8m fence on the western side of the site would dominate the streetscene and would detract from the historic character of the listed building. Therefore, the proposal is contrary to policies S1, S8, D1, D3 and H4 of the LDP and guidance contained within the MDDG and therefore planning permission should be refused. However, as Listed Building Consent is only required for the proposed rear extension and porch, both of which are considered to be acceptable on heritage grounds, it is considered that Listed Building Consent can be granted.

5.3 Impact on Residential Amenity

- 5.3.1 Policy D1 of the LDP seeks to ensure that development will protect the amenity of its surrounding area.
- 5.3.2 There is one neighbouring property to the application site, Trusscot Waterside Road. The proposed cartlodge would be situated 48m from the boundary shared with Trusscot, the proposed garden room would be 24m away and the proposed porch 13.8m from the boundary. Given the significant separation distance between these elements and the neighbouring site, it is not considered that these parts of the proposal give rise to any undue harm by way of loss of privacy or by being overbearing.
- 5.3.3 The proposed swimming pool would be situated 6.5m from the shared boundary with Trusscot and the pool house would be 0.5m away. Whilst it has not been included as part of the submission, upon conducting a site visit there were mature trees depicting the boundary between the 2 sites, which would be lost as a result of the development and replaced with a 1.8m fence.
- 5.3.4 Regard is given to the comments made by the occupiers of Trusscot regarding a loss of light as a result of the proposed fence and the proposed pool house. However, it is not considered that the proposed fence and pool house would result in any increase in

loss of light, in comparison to the existing trees which will be likely to be lost as part of the development. Therefore, it is not considered that the proposal will result in any undue increase in loss of light to the ground floor windows on the rear elevation of the neighbouring property or the rear garden.

- 5.3.5 It is also noted that the neighbouring occupier has raised concerns in regards to the potential noise arising from the proposed swimming pool. However, it is not considered that a swimming pool will generate a material increase in noise as this area of the rear garden can currently be used at any time for the recreation of any of the occupiers of the application site.
- 5.3.6 For the reasons discussed it is not considered the development would have a detrimental impact on the amenity of the neighbouring properties by way of loss of light, overlooking or forming an unneighbourly development. In this respect, the proposal would be in accordance with policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 seeks to provide appropriate off-street parking provision in accordance with the District's adopted vehicle parking standards (Adopted Supplementary Planning Document (SPD) July 2006).
- 5.4.2 The proposed development would not increase the number of bedrooms within the property. Furthermore, there will not be a reduction in the level of parking provided on site and the proposed cart lodge would provide space to park up to 2 vehicles. Therefore, there is sufficient parking within the site and there are no concerns raised in relation to parking provision.

5.5 Private Amenity Space and Landscaping

- 5.5.1 Policy D1 of the LDP requires that amenity space is provided that is appropriate to the type of development. In addition, the Essex Design Guide advises a suitable garden size for dwellings with three or more bedrooms is 100m². This is supported by section C07 of the Maldon District Design Guide (2017).
- 5.5.2 The existing private amenity space on the site is in excess of the standard contained within the Design Guides, and although the proposed development would result in a loss of some of the private amenity space of site, the remaining space would still be larger than the standard. Therefore, there is no objection to the proposal in relation to amenity space.

5.6 Trees and Landscaping

- 5.6.1 Limited information regarding landscaping of the site has been provided as part of the application. However, it is noted that a number of mature trees are likely to be lost on the northern boundary of the site, where the proposed pool house would be located and that some trees have already been felled within the application site.
- 5.6.2 The conifer trees to the northern side of the site do offer some amenity value to the surrounding area due to their size. However, given that they are set back from the streetscene and that Waterside Road is characterized by mature hedgerows and

vegetation. It is not considered the loss of these trees would have material impact on the character and appearance of the area. However, should the application be approved a schedule of landscaping should be provided by way of a condition to ensure that the site maintains its rural character and that suitable landscaping is used along Trusses Road to help mitigate against the visual impact of the increased built form in this location

5.7 Waste

- 5.7.1 There has been no information provided which states how the waste produced as a result of constructing the swimming pool will be dealt with. Therefore, should the application be approved a condition requiring details of how the waste will be dealt with will be required.

6. ANY RELEVANT SITE HISTORY

- **LBC/MAL/10/00794** - Fit 2 Velux conservation roof light windows to existing rear roof. Listed Building Consent Granted
- **HOUSE/MAL/17/01359/LBC/MAL/17/01360** - Construction of an oak framed garden room, oak framed porch, oak framed and timber boarded cart lodge, a swimming pool and associated pool house and new boundary treatments consisting of 1.8m high privacy wall, entrance gates and piers and painted timber picket fencing. Withdrawn
- **HOUSE/MAL/18/00298/LBC/MAL/18/00299** - Construction of a garden room, porch, cart lodge, a swimming pool and associated pool house. Erection of 1.8m high close boarded fence, timber entrance gates and posts and picket fencing. Withdrawn.

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Bradwell-on-Sea Parish Council	No Objection	Noted

7.2 Statutory Consultees and Other Organisations

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
Conservation Officer	These applications follow the refusal of a similar scheme. This revised scheme largely follows my recommendations and addresses my concerns.	Please see section 5.2

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p><u>Oak-framed garden room</u> No objection, subject to the use of high quality material and detailing.</p> <p><u>Side porch</u> No objection</p> <p><u>Cartlodge</u> No objection to the design of the cartlodge. Although large, it is sufficiently distant from the listed building so as not to harm its setting.</p> <p><u>Swimming pool and associated pool house</u> No objection.</p> <p><u>New boundary treatments</u> Welcome the proposal to reinstate picket fencing along much of the boundary.</p> <p>Concerned that the 1.8m boundary fence would appear an imposing feature in the streetscene. Fence should be painted or stained a dark brown or black to match the finish of the neighbouring fence, as this will help soften its presence. On balance, no objection to this element of the application.</p> <p>Overall, the proposal would not cause harm to the significance of the listed building and that it would therefore be compliant with the policies set out in chapter 12 of the NPPF and policy D3 of the</p>	

Name of Statutory Consultee / Other Organisation	Comment	Officer Response
	<p>Maldon District LDP.</p> <p>Recommended conditions:</p> <ul style="list-style-type: none"> • Samples of tiles and bricks to be used in the development shall be submitted for approval prior to their use in the construction of the buildings • Brickwork shall be laid in a Flemish bond to match the house unless otherwise approved in writing prior to commencement of the brickwork • The colour finish of the various fences and timber cladding shall be agreed in writing prior to their use on the development • Rainwater goods shall be of case metal finished black 	

7.3 Internal Consultees

Name of Internal Consultee	Comment	Officer Response
Essex County Council Highway Authority (ECC)	It is noted that the red line in Drawing 1119/ 03 C is incorrectly aligned at the north- western corner of the site. The area between the western flank of the garage and junction of Trusses Road and Waterside Road is part of the publicly	The applicant has submitted a revised location plan (1119/01 A) which addresses these concerns.

Name of Internal Consultee	Comment	Officer Response
	<p>maintainable highway and not in the ownership or control of the applicant.</p> <p>Notwithstanding this issue, the documents accompanying the application have and, from a highway and transportation perspective, the impact of the proposal is acceptable to the Highway Authority subject to the following requirement:</p> <p>1. All development shall be provided entirely clear of the limits of the highway</p>	

7.4 **Representations received from Interested Parties**

- 7.4.1 A letter was received **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
Increasing height of the proposed fence from 1.43m to 1.8m, located 2.1m from the neighbouring ground floor bedroom will result in a loss of light	Please see section 5.3
The pool house will result in a loss of light and be obtrusive as a result of its height, depth and differing ground levels	Please see section 5.3
Concern removal of conifers will damage foundations of the house.	This is a civil matter which will need to be resolved between the applicant and the neighbour.
The plans that have been submitted do not show the actual position of the swimming pool. Concern over ground movement as a result of the removal of subsoil.	The position of the swimming pool is shown on plan 119/03 C. If the application is approved a construction method statement will be required via a condition. However, the concern raised is considered to be a civil matter which will need to be resolved between the applicant and neighbour.
Noise resulting from the swimming Pool	Please see section 5.3

- 7.4.2 A letter was received **in support** of the application and the reasons for support are summarised as set out in the table below:

Supporting Comment	Officer Response
<ul style="list-style-type: none">• Development would benefit the dwelling• Like for the design of the garden room and the Cart Lodge.• The extensions blend well into the fabric of the listed building and will add to interest and setting.• The cart lodge has been designed well to look like an agricultural building and will blend in well to the established gardens of Trusses. It is of the correct size and height and is located on a very substantial plot and will not cause overdevelopment.• The rear garden of Trusses seems overly exposed and has no proper boundary separating it from Trusses Road. The cart lodge will provide this boundary and add to the setting of the building.	Please see section 5.2

8. REASON FOR REFUSAL OF PLANNING APPLICATION

- 1 The proposed cart lodge by reason of its design, scale, bulk, siting and appearance is considered to result in an overly large and dominant addition to the streetscene and eroding the openness of the countryside, which is exacerbated by the scale, bulk and siting of the proposed 1.8m gates. Therefore the proposal will cause harm to the intrinsic character and a beauty of the surrounding countryside. Moreover, the proposed 1.8m close boarded fence on the western side of the site will detract from the historic character of the listed building and will dominate the site, thereby causing harm to the character and appearance of the site and the surrounding locality. The proposal is therefore, contrary to the requirements of policies S1, S8, D1, D3 and H4 of the approved Local Development Plan, guidance contained within the Maldon District Design Guide and the National Planning Policy Framework

9. PROPOSED CONDITIONS SUBJECT TO WHICH LISTED BUILDING CONSENT CAN BE GRANTED

- 1 The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
REASON: To comply with section 66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- 2 The development hereby permitted shall be carried out in complete accordance with plans: 1119/01 A, 1119/02 A, 1119/03 D, 1119/04 A, 1119/05 A.

- REASON: To protect the character and amenity of the listed building in line with policy D3 of the Local Development Plan approved by the Secretary of State and guidance contained within the National Planning Policy Framework.
- 3 Prior to the construction of the development hereby approved samples of the tiles and bricks to be used in the construction of the external surfaces of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- REASON: To protect the architectural and historic value of the building in accordance with policies D1 and D3 of the Local Development Plan.
- 4 Prior to the construction of the development hereby approved details of the colour finish of the fences and timber cladding to be used in the construction of the development have been submitted to and approved in writing by the local planning authority. The development shall be carried out in accordance with the approved details.
- REASON: To protect the architectural and historic value of the building in accordance with policies D1 and D3 of the Local Development Plan.
- 5 The Brickwork used in the construction of the rear extension and porch hereby approved shall be laid in Flemish bond to match the existing dwelling unless otherwise approved in writing by the local planning authority prior to commencement of the brickwork.
- REASON: To protect the architectural and historic value of the building in accordance with policies D1 and D3 of the Local Development Plan.
- 6 All rainwater goods shall be of cast metal with a black painted finish and retained as such thereafter.
- REASON: To protect the architectural and historic value of the building in accordance with policies D1 and D3 of the Local Development Plan.

INFORMATIVE

1. Listed Building Consent and Planning Permission are required for the proposed development. Therefore, the granting of Listed Building Consent does not overcome the need to obtain Planning Permission for the proposed development.