



**REPORT of
DIRECTOR OF SERVICE DELIVERY**

to
**CENTRAL AREA PLANNING COMMITTEE
2 DECEMBER 2020**

Application Number	20/01010/HOUSE
Location	98 Washington Road, Maldon, CM9 6AR
Proposal	Amendments to application APP/X1545/D/16/3164272 allowed on appeal: Single storey front extension to garage and porch. Omit 2nd storey front and rear aspect windows. Flat roof dormer to rear. Rooflights. S73A application for side aspect gable window to 2nd storey bedroom. Form hip to gable roof to the existing single storey rear extension. Alternation of ridge height to western side gable projection.
Applicant	Mrs Karen Wiseman
Agent	Mr Richard Bailey
Target Decision Date	03/12/2020
Case Officer	Sophie Mardon
Parish	MALDON WEST
Reason for Referral to the Committee / Council	Member Call In – Councillor Shaughnessy – Reason for Call in: Contrary to policy H4 and D1 of the LDP.

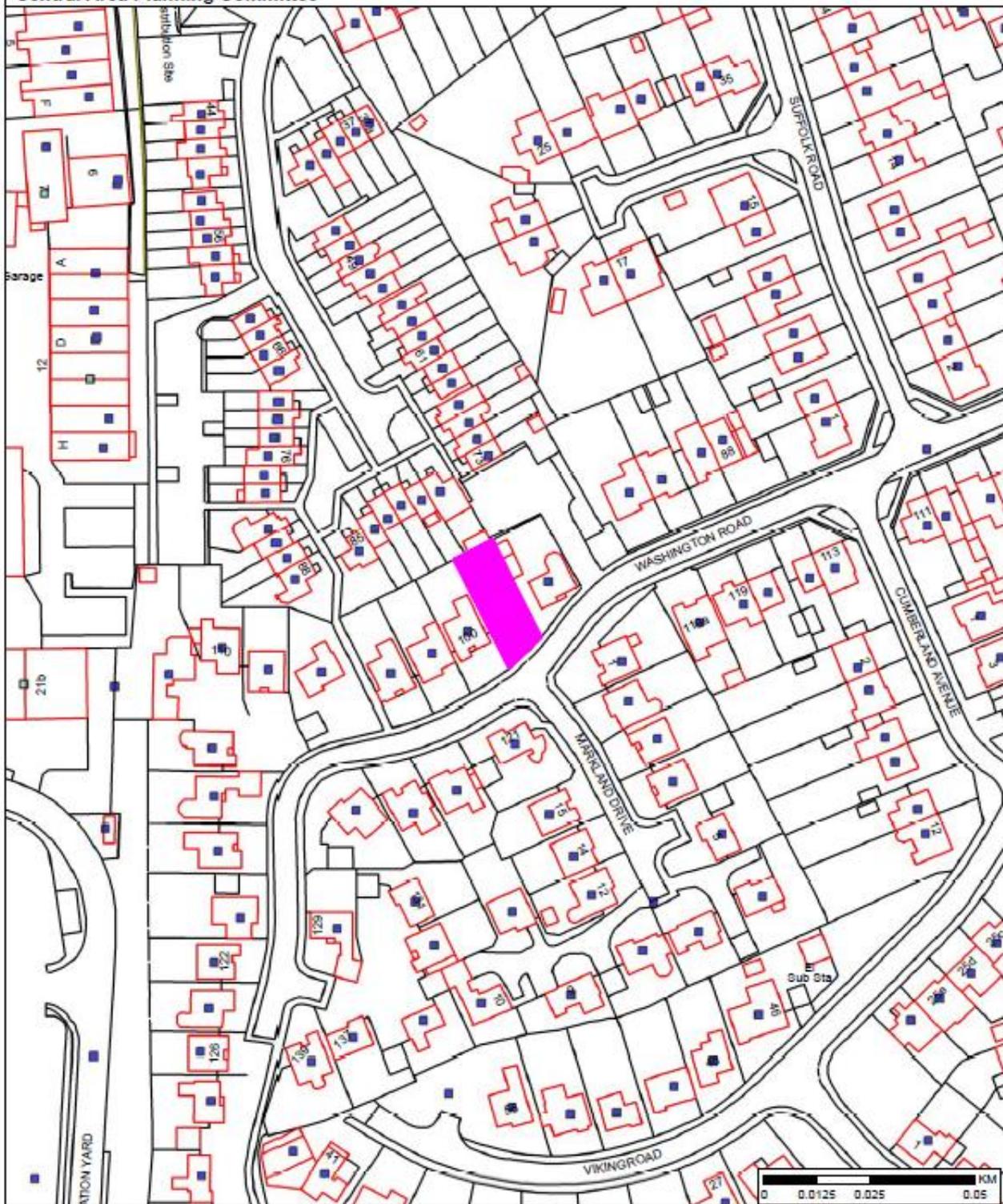
1. RECOMMENDATION

APPROVE subject to the conditions (as detailed in Section 8 of this report).

2. SITE MAP

Please see overleaf.

98 Washington Road, Maldon
 Central Area Planning Committee



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 Maldon District Council 100018588 2014


 MALDON DISTRICT COUNCIL

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Scale:	1:1,250
Organisation:	Maldon District Council
Department:	Department
Comments:	20/01010/HOUSE
Date:	03/11/2020
MSA Number:	100018588

3. SUMMARY

3.1 Proposal / brief overview, including any relevant background information

- 3.1.1 The application site is located to the northern side of Washington Road within the settlement boundary of Maldon. The application site consists of a two storey, detached dwellinghouse, with projections to the front and rear of the dwelling and includes an integral garage. The surrounding area is residential in nature with dwellings of similar scale and design with a vast majority including integral garages and front projections.
- 3.1.2 Planning permission is sought for alterations and extension to the existing dwelling including the provision of a single storey front extension and a flat roofed dormer to the rear. Elements of the development have commenced and therefore, the proposal is partially retrospective in nature.
- 3.1.3 It should be noted that planning permission was granted previously (Reference 16/00662/HOUSE), at appeal for a similar development. The amendments to the approved scheme, that have been completed, include;
- Increase in ridge height of the approved western side gable projection by 0.65 metres.
 - Alternation of roof form from hip to gable to the eastern elevation of the single storey rear extension approved including the addition of a glazed window in the roof slope of the eastern elevation. The overall height, width and depth of the rear extension remains unaltered.
 - Addition of roof light in roof slope of principal elevation.
 - Addition of gable window on the second floor of the western side elevation.
- 3.1.4 The application also includes a number of additional amendments and alterations to the approved scheme which at this time have not been undertaken:
- Removal of approved second storey windows to the front and rear elevations.
 - Addition of 3 rooflights to eastern roof slope.
 - Addition of two roof lights to western roof slope.
 - Addition of flat roof dormer window to second floor of the rear roof slope which would measure 2.3 cubic metres and would be constructed of materials to match the host dwelling.
 - Addition of two rooflights to the single storey rear/ side extension approved.
 - Omit additional door on ground floor western elevation.
 - Omit approved extension to the eastern side of the front extension. Retain approved front extension to the southern side of the host dwelling which would project two metres from the principle elevation, with a width of 5.4 metres, an overall height of 3.6 metres and a height to the eaves of 2.4 metres. The front extension will include a garage door and new front door/ porch with materials to match the approved development.

3.2 Conclusion

- 3.2.1 Whilst it is noted that the application is different to that approved previously it is similar in nature. It is considered that the development, by reason of its scale and design, on balance, would not harm the appearance or character of the host dwelling and the locality particularly when considering the development allowed on appeal. In addition, the development does not detrimentally impact on the amenities of adjoining and nearby residences, the provision of amenity space or car parking provision in accordance with policies D1, H1 and T2 of the Local Development Plan (LDP).

4. MAIN RELEVANT POLICIES

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

4.1 National Planning Policy Framework 2019 including paragraphs:

- 7 Sustainable development
- 8 Three objectives of sustainable development
- 10-12 Presumption in favour of sustainable development
- 38 Decision-making
- 47-50 Determining applications
- 54 – 57 Planning conditions and obligations
- 117 – 123 Making effective use of land
- 124 – 132 Achieving well-designed places

4.2 Maldon District Local Development Plan 2014 – 2029 approved by the Secretary of State:

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

4.3 Relevant Planning Guidance / Documents:

- National Planning Policy Framework (NPPF)
- Maldon Design Guide (MDG) SPD
- Maldon District Vehicle Parking Standards (VPS) SPD

5. MAIN CONSIDERATIONS

5.1 Principle of Development

- 5.1.1 The Council is required to determine planning applications in accordance with its LDP unless material considerations indicate otherwise (Section 38(6) of the Planning and Compulsory Purchase Act 2004 (PCPA 2004) and Section 70(2) of the Town and Country Planning Act 1990 (TCPA1990)).

5.1.2 The principle of extending an existing dwellinghouse and of providing facilities in association with residential accommodation is considered acceptable in line with policies S1 and H4 of the approved LDP. Furthermore, an extant permission exists for a similar form of development.

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 creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities”.

“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, taking into account any local design standards or style guides in plans or supplementary planning documents”.

5.2.3 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 (MDDG) (2017).

5.2.5 In addition, policy H4 requires all development to be design-led and to seek to optimise the use of land having regard, among others, to the location and the setting of the site, and the existing character and density of the surrounding area. The policy also seeks to promote development which maintains, and where possible enhances, the character and sustainability of the original building and the surrounding area; is 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 enhances the sustainability of the original building; and does not involve the loss of any important landscape, heritage features or ecology interests.

- 5.2.6 The submitted application, the subject of this assessment is very similar in nature to application 16/00662/HOUSE allowed on appeal which is a material consideration and a fall-back position of the current application. With this in mind, it is appropriate to only consider the changes that have arisen from the current application, as extant permission exists for the principal and general form of the development.
- 5.2.7 The variation of roof form on the rear extension from hipped to gable roof and the addition of two additional roof lights are considered to be minor in nature, and the extension remains as a subservient addition to the host dwelling. Furthermore, although the rear extension lacks architectural merit, it is situated to the rear of the host dwelling and cannot be seen from the street scene. Therefore, it is considered that this element of the proposal would not have a detrimental impact on the host dwelling or locality.
- 5.2.8 The proposed flat roof dormer to the rear roof slope of the host dwelling, by reason of its scale and bulk is considered a subservient addition to the host dwelling. The total volume of the dormer would be 2.3 cubic metres which is considered to be a minor increase in built form. Although the resulting dormer would look slightly unbalanced due to its location, as the development is to the rear of the dwelling it would offer no views from the streetscene and as the materials would be to match the host dwelling, on balance, it is not considered that this element of the proposal would cause a material harm to the host dwelling and would not have a detrimental impact on the character and appearance of locality.
- 5.2.9 The gabled roof addition to the western elevation was allowed at appeal however, the ridge height has been raised by 0.65 metres. At appeal the planning inspector had regard to the gabled roof addition and concluded that;

'Aside from the forward-facing gable, the existing dwelling has a lower roof ridge than those of neighbouring dwellings either side. The proposed heightened part of the roof would, therefore, be more in keeping with the general height of roofs within the street scene. Moreover, it would better balance the proportions of the host dwelling where the front gable is currently the larger and more prominent feature.'

'The change from the currently asymmetrical roof form to front and rear, to a more symmetrical side-facing gable would not result in significant change to the dwelling's character or appearance.'

Although the ridge height has been raised, the resulting ridge height is still set down from the ridge height of the host dwelling and is considered to be a subservient addition which, as acknowledged by the inspector above, is in keeping with other dwellings within the streetscene and is therefore not considered to have a detrimental impact on the character and appearance of the host dwelling or the locality.

- 5.2.10 The rooflight to the roofslope of the principal elevation is considered to be minor in nature and furthermore, taking into consideration the fall-back position, as this can be

implemented under permitted development, no objections are raised to this element of the proposal.

- 5.2.11 It is proposed to omit the approved extension to the eastern side of the front extension and to retain the approved front extension to the western side of the host dwelling. The removal of the eastern element is considered to be lesser works to those approved at appeal, and the front extension remains largely in line with approved therefore, no objection is raised to this element of the proposal which the inspector concluded were; *'limited alterations, which would not add significant bulk, height or depth to the host property.'*
- 5.2.12 The addition of roof lights to the eastern and western roof slopes including the gabled window would not be highly prominent from the public realm, as there would only be fleeting views of the development when travelling from the east and west. The works are considered to be minor in nature and would not detrimentally impact the character and appearance of the host dwelling or locality, therefore no objections are raised to these elements of the proposal.
- 5.2.13 The removal of the second-floor windows to the north and south elevations and the omission of a door on the eastern side elevation are considered to be lesser works than those approved and therefore, no objections are raised.
- 5.2.14 Based on the above, on balance, it is not considered that the development by reason of its scale, design, position and appearance would result in demonstrable harm to the character and appearance of the host dwelling or locality in accordance with policies D1 and H4 of the LDP.

5.3 Impact on Residential Amenity

- 5.3.1 The basis of policy D1 of the approved LDP seeks to ensure that development will protect the amenity of its surrounding areas taking into account privacy, overlooking, outlook, noise, smell, light, visual impact, pollution, daylight and sunlight. This is supported by section C07 of the MDDG (2017).
- 5.3.2 The application site is bordered by 4 neighbouring properties. To the north are Nos. 75 and 77 Norfolk Road. To the east is No. 96 Washington Road and to the west is No. 100 Washington Road. There are two properties opposite the application site, No. 121 Washington Road and No. 1 Markland Drive which will have views of the development and therefore it is necessary to assess the impact of residential amenity on these occupiers.
- 5.3.3 The rear extension sits 8 metres from the boundary and a minimum of 17 metres from the neighbouring dwellings to the north. Due to this separation distance, the single storey nature of the development and taking into consideration that the only change made from the extant permission is the roof form including addition roof lights, it is not considered that this element of the development would give rise to any overlooking, overshadowing or dominance and would not represent an unneighbourly form of development.

Due to the separation distance as above, it is not considered that the increase in the ridge height of the western gable addition by 0.65 metres has caused any dominance, overlooking or overshadowing to these neighbouring properties.

The proposal includes the addition of a dormer window in the roof slope of the rear elevation. It should be noted that the extant permission included the addition of a window to the second floor on this elevation, which as now been omitted from the application. When considering the previous application at appeal the inspector stated;

'To the rear the back-to-back gardens result in a good degree of separation between properties. While a higher level window would be added, the first floor windows already face each other and the existing outbuildings and separation distances will mitigate any direct views into the gardens of properties on Norfolk Street'.

Although the dormer window has been placed further to the west, the outlook of this window in relation to these neighbours remains unchanged and therefore, it is not considered this element of the proposal would give rise to any undue overlooking, loss of light of dominance and would not represent an unneighbourly form of development.

- 5.3.4 The rear extension sits 1 metre from the boundary and 5 metres from the dwelling to the east. Although a glazed element has been included within the roof slope which faces this property, due to the single storey nature of the development, and taking into consideration the existing outbuildings located on the western boundary of this neighbouring occupier it is not considered that this element would give rise to any overlooking, overshadowing or dominance to this neighbouring occupier.

The increase in the height of the western gable addition is shielded from any views from this neighbouring occupier, as is the proposed dormer window and therefore, it is not considered that these elements of the proposal would form an unneighbourly form of development.

The addition of 3 rooflights to the eastern roof slope of the host dwelling may give rise to a level of overlooking to this neighbouring occupier, however it should be noted that two of the rooflights would only have views of the flank elevation of this neighbouring property, the southern rooflight would be constructed of privacy glass and is non-opening and the centre rooflight is situated over a stairway. As the rooflight to the north would facilitate an en suite, it would be reasonable to impose a condition for this rooflight to be obscure glazed and 1.7m above the floor of the room in which it is installed shall be non-opening in order to mitigate any privacy issues that could arise from the development.

The removal of the approved door to the eastern elevation is considered to be lesser works and will not impact upon the amenity of this neighbouring occupier.

The omission of the front extension situated to the eastern front elevation of the dwelling is considered to be lesser works than previously approved. The proposed rear extension would sit 3.7 metres from the boundary and 6.9 metres from this neighbouring occupier, due to this degree of separation and the minor increase of built form, which is single storey, it is not considered the development would be overbearing or give rise to overlooking or overshadowing to this neighbouring

occupier. The addition of the rooflight in the front elevation will have no impact on this neighbouring occupier.

- 5.3.5 The rear extension sits 1 metre from the boundary and 2.6 metres from the neighbouring occupier to the west. It is not considered that the change in roof form from the extant permission has impacted upon this neighbouring occupier and, due to the single storey nature of the development, it is not considered that the addition of two rooflights would cause any overlooking to this neighbouring occupier and would not represent an unneighbourly form of development.

The ridge height of the western gable has been raised 0.65 metres higher than the extant permission. At appeal the inspector considered the gable addition and concluded;

'I have no substantive evidence to conclude that the heightened roof would reduce light to neighbouring properties, particularly given that the extended roof would reflect the common height of other properties in the street. There is no basis to suggest, therefore, that this will lead to replacement of original leaded light windows in some properties.'

It is considered that the minor increase in height of the gable addition, on balance, has not resulted in a material loss of light to this neighbouring occupier, and as stated above, no evidence has been submitted to the Council to suggest otherwise. The gable window addition to the western elevation is set at second floor level and only affords views of the flank elevation of this neighbouring occupier and therefore, it is not considered that any material overlooking has arisen from the development that would be to the detriment of this neighbouring occupier.

The flat roof dormer would be positioned on the rear elevation of the gabled roof, and although closer to this neighbouring occupier than the previously approved second storey window, which has been omitted from this current application, the outlook of the proposed dormer is similar to that approved and it is not considered, on balance, that the window would give rise to any undue overlooking greater than that approved at appeal therefore, it would be unreasonable to refuse the application on this basis.

The addition of a rooflight in the roofslope of the western elevation could give rise to a level of overlooking so it would be reasonable to impose a condition for this rooflight to be obscure glazed and 1.7m above the floor of the room in which it is installed shall be non-opening in order to mitigate any privacy issues that could arise from the development.

The front extension would sit 1 metre from the boundary and 2.4 metres from this neighbouring occupier, this element of the proposal is the same as the extant permission and it is not considered, due to the minor, single storey nature of the development that there would be any overlooking, overshadowing or dominance to this neighbouring occupier and would not represent an unneighbourly form of development.

- 5.3.6 The front extension would sit a minimum of 17 metres from the properties to the south. This element of the proposal is for lesser works than the extant permission. Due to this degree separation and the single storey nature of the development, it is not

considered the proposal would give rise to any overlooking or dominance and would not represent an unneighbourly form of development.

The rooflight to the roof slope of the principal elevation is considered to be minor in nature and due to the separation distance of 17 metres, it is not considered that the rooflight has caused any dominance or overshadowing to these neighbouring occupiers. Furthermore, it is not considered that the rooflight has caused any material overlooking as the windows to the first floor of the host dwelling provides a similar outlook of these neighbouring occupiers and is set at an indirect and oblique angle to these occupiers.

The remaining elements of the proposal cannot be seen by these neighbouring occupiers and therefore the impact on neighbouring amenity does not apply.

- 5.3.7 Therefore, on balance, and subject to condition, it is not considered the proposal would represent an unneighbourly form of development in accordance with Policy D1 of the LDP.

5.4 Access, Parking and Highway Safety

- 5.4.1 Policy T2 aims to create and maintain an accessible environment, requiring development proposals, inter alia, to provide sufficient parking facilities having regard to the Council's adopted parking standards. Similarly, policy D1 of the approved LDP seeks to include safe and secure vehicle and cycle parking having regard to the Council's adopted parking standards and maximise connectivity within the development and to the surrounding areas including the provision of high quality and safe pedestrian, cycle and, where appropriate, horse riding routes.
- 5.4.2 The Council's adopted VPS SPD contains the parking standards which are expressed as minimum standards. This takes into account Government guidance which recognises that car usage will not be reduced by arbitrarily restricting off street parking spaces. Therefore, whilst the Council maintains an emphasis of promoting sustainable modes of transport and widening the choice, it is recognised that the Maldon District is predominantly rural in nature and there is a higher than average car ownership. Therefore, the minimum parking standards seek to reduce the negative impact unplanned on-street parking can have on the townscape and safety, and take into account the availability of public transport and residents' reliance on the car for accessing, employment, everyday services and leisure. The key objectives of the standards are to help create functional developments, whilst maximising opportunities for use of sustainable modes of transport. This will enable people to sustainably and easily carry out their daily travel requirements without an unacceptable detrimental impact on the local road network, or the visual appearance of the development, from excessive and inconsiderate on street parking.
- 5.4.3 The current application has omitted a section of the front extension resulting in an additional 5.4m² of useable hardstanding to the front of the dwelling. When considering the previous application at appeal the inspector stated;

'The development results in alterations and amendments to the garage and whilst it is noted that the proposed garage will measure 4.8m by 2.4m, whilst this is slightly below the policy requirements of 5m by 2.5m, it is identical in nature to the existing situation

and furthermore, could accommodate a reasonable size car. Therefore, it is not considered that an objection can be raised to this aspect of the development.'

'The proposed development would provide off-street parking for a minimum of 3 vehicles and it is therefore considered that the proposal in relation to the provision of vehicle parking complies with policy T8 of the RLP.'

There has been no additional increase in the bedrooms proposed for this current application and the useable hardstanding to the front of the host dwelling has increased therefore, it would not be reasonable to refuse the proposed application on this basis as the car parking provisions have not changed since the previous approved application.

- 5.4.4 Comments have been raised regarding the use of the existing garage as a boiler room. Conjecture regarding how the internal layout of the property may be used cannot have a determinative influence on the decision-making process, nor can any alleged on-street parking infringements, as the plans set out with this current application and the decision by the planning inspector clearly indicate the requirement for off street parking for the site has been met.
- 5.4.5 It should be noted that the previous application provided for a new vehicular access. Since this has not been altered since the previous permission allowed on appeal, no objections are raised with regards to this element of the proposal subject to the inclusion of the relevant condition ensuring the access is constructed as approved.
- 5.4.6 Therefore, the development would accord with the Maldon District VPS SDP and policy D1 of the LDP.

5.5 Private Amenity Space and Landscaping

- 5.5.1 Policy D1 of the approved LDP requires all development to provide sufficient and usable private and public amenity spaces, green infrastructure and public open spaces. In addition, the adopted MDG SPD advises a suitable garden size for each type of dwellinghouse, namely 100m² of private amenity space for dwellings with three or more bedrooms, 50m² for smaller dwellings and 25 m² for flats.
- 5.5.2 The development has not resulted in any additional loss of private amenity space since application 16/00662/HOUSE approved on appeal and therefore, the development is in compliance with Policy D1 of the LDP.

5.6 Other Matters

- 5.6.1 It is noted that within the letters of representation, references to covenants on the site and party wall agreements have not been adhered to. The above are civil matters between the neighbours and are not material planning considerations when determining the application.

6. ANY RELEVANT SITE HISTORY

Application Number	Description	Decision
16/00082/HOUSE	Single storey rear extension, single storey enlargement of lounge at front, single storey enlargement at front of garage looking storage, removal of dormer and alteration to front bedroom wall and roof, loft conversion.	Refused
16/00662/HOUSE	Single storey rear extension, single storey enlargement of lounge at front, single storey enlargement at front of garage, removal of dormer and alteration to front bedroom wall and roof, loft conversion. (Resubmission)	Allowed on appeal
17/05177/DET	Compliance of conditions notification of application HOUSE/MAL/16/00662 approved on appeal APP/X1545/D/16/3164272 (Single storey rear extension, single storey enlargement of lounge at front, single storey enlargement at front of garage, removal of dormer and alteration to front bedroom wall and roof, loft conversion. (Resubmission)). Condition 6 - Construction Method Statement.	Condition cleared

7. CONSULTATIONS AND REPRESENTATIONS RECEIVED

7.1 Representations received from Parish / Town Councils

Name of Parish / Town Council	Comment	Officer Response
Maldon Town Council	Refuse – Some elements of the application are retrospective, and the proposal significantly deviated from the application allowed on appeal (APP/X/1545/D/16/3164272), including roof height, additional windows leading to an unacceptable level of privacy and overlooking. Proposal is incongruous and out of keeping with street scene.	

7.2 Representations received from Interested Parties

7.2.1 11 letters were received **objecting** to the application and the reasons for objection are summarised as set out in the table below:

Objection Comment	Officer Response
Enforce the originally approved plans contained in the legally binding party wall act.	Party wall agreements are a civil matter and not a material planning consideration – addressed in section 5.6 of the report
The alterations do not comply with the approved application	This is the purpose of the current application.
Changes and additions of windows leads to privacy issues for neighbouring properties	Comments noted, addressed in section 5.3 of the report.
Roof height reduces sunlight to neighbouring properties	Comments noted, addressed in section 5.3 of the report.
Removal of garage and parking spaces has led to cars being parked on the street.	The garage has been retained and there is adequate hardstanding for two cars – addressed in section 5.4 of the report.
Original plans were considered overbearing, out of keeping, overdeveloped and concerns with traffic which has been exacerbated by this current application	Previous application allowed on appeal. Comments addressed in section 5.2 and 5.4 of the report.
Extension to front of property is restricted by a covenant.	This is a civil matter and not a material planning consideration – addressed in section 5.6 of the report
Promised building work would be completed in 12-16 weeks which is not the case	This is not enforceable and is not a material planning consideration
Garden has been lowered by 2/3 rd of a metre causing concerns about run off	No evidence has been submitted to support this. If the development has not been completed as approved, the Council would consider the expediency of enforcement action if development has occurred without permission and would result in demonstrable harm.
Architect stated that no building related vehicles would be parked near the property.	Does not relate to this current application, no conditions on approved application preventing this.
For the size of the house, high occupancy raises parking issues	Comments noted and addressed in section 5.4 of the report.
New additions out of character with the locality contrary to policy D1 and H4 of LDP	Comments noted, addressed in section 5.2 of the report.
Lack of clarity over development	Complete plans have been submitted detailed the approved development, the changes already implemented and the proposed changes.
The extension to the garage will not provide any additional garage space	It will provide 2 metres of additional garage space. This element of the

Objection Comment	Officer Response
	proposal is the same as allowed on appeal.
Development will decrease the driveway space	The garage extension was allowed on appeal, a section of the front extension has been omitted allowing greater useable space than allowed on appeal.
The garage cannot be used for car parking as it is a 'boiler room'	Comments noted, discussed in section 5.4 of the report.
Development overbearing, over populated, out of keeping with street scene	Comments noted, addressed in section 5.2 of the report.

8. PROPOSED CONDITIONS

- 1 The development hereby permitted shall be carried out in accordance with the following approved plans and documents: 2020-41 03, 2020-41-04 and 2020-41-02.
REASON To ensure that the development is carried out in accordance with the details as approved.
- 2 The materials used in the construction of the development hereby approved shall be as set out within the application form/plans hereby approved.
REASON In the interest of the character and appearance of the area in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
- 3 Before the development hereby permitted is brought into use, the northern roof light on the eastern elevation and the roof light on the western elevation serving an en suite, shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.
REASON To protect the residential amenity of neighbouring occupiers, in accordance with policy D1 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework
- 4 The existing vehicular access shall be extended by 1.8 metres only northerly, which shall be constructed at right angles to the highway boundary and shall be provided with an appropriate dropped kerb vehicular crossing of the footway/highway verge to a specification to be submitted to and approved in writing by the Highway Authority. The alterations shall be undertaken in accordance the approved specification.
REASON To ensure that vehicles can enter and leave the highway in a controlled manner in the interest of highway safety in accordance with policy T2 of the approved Local Development Plan and guidance contained within the National Planning Policy Framework.
- 5 Prior to the vehicular access being extended and reconstructed the applicant shall relocate the existing lamp column immediately adjacent to the existing vehicular access to a new location agreed and approved in writing by the Local Planning Authority in consultation with the Highway Authority.
REASON To ensure that Street lighting infrastructure is safeguarded in the interests of local amenity, and that vehicles accessing and egressing the site are

able to manoeuvre in a safe and convenient manner having regard to the interests of highway safety and in accordance with policy D1 and T2 of the Local Development Plan.

- 6 The development hereby permitted shall be carried out in accordance with the details supplied within the Construction Method Statement approved under application 17/05177/DET.

REASON To ensure that on-street parking of these vehicles in the adjoining streets does not occur and to ensure that loose materials and spoil are not brought out onto the highway in the interests of highway safety in accordance policies D1 and T2 of the Local Development Plan.