

APPLICATION REPORT - PA/342449/18

Planning Committee, 5 June, 2019

Registration Date: 15/10/2018
Ward: Saint James'

Application Reference: PA/342449/18
Type of Application: Reserved matters

Proposal: Reserved matters application (for appearance, landscaping, layout and scale) pursuant to PA/338917/16 for 23 three and four-bedroom detached dwellings.

Location: Land off Haven Lane, Moorside, Oldham OL4 2QH
Case Officer: Graeme Moore

Applicant: Cube Great Places Ltd
Agent : Euan Kellie Property Solutions

UPDATE

The application was deferred from the previous Planning Committee held on the 13th March 2019 in order to check certain elements of the scheme. Principally these were:

1. To obtain additional information in relation to the drainage of the site.
2. Consideration of the whether the bungalow (plot 1) can be repositioned further away from 162 Haven Lane.
3. To obtain additional information to ensure trees are protected from the works related to erecting a retaining wall.

Drainage

In relation to point 1 re: drainage, the applicants have stated that the drainage strategy has been developed to ensure that the new scheme does not exceed the existing typical flow rate of 9.9 l/s from the site and to meet the criteria outlined by United Utilities (limiting it to 5 l/s). Therefore, the overall surface water drainage system has been designed to accommodate 1 in 100 year design storm plus a 30% allowance for climate change (CC). As a result, a proposed underground cellular storage tank has been utilised along with the suitable flow controls (hydro-brake) to restrict the final surface water discharge to a maximum of 5 l/s.

In accordance with the requirements of NPPF (National Planning Policy Framework) and accompanying Planning Practice Guidance, a review of the development site was undertaken for the use of suitable SUDS techniques. Due to the nature of the underlying strata across the site it is not practicable to rely on infiltration techniques. Therefore, these have not been included in the overall strategy.

For the proposed scheme, the runoff and subsequent flows generated from all storms up to and including the 1:100 +30% CC year rainfall event will be attenuated to the 'design flow rate', and the resultant volume stored below ground. This is to be achieved by the installation of a hydro-brake, installed in a surface water manhole prior to the outfall into the combined drain and the construction of a cellular storage system adjacent to the flow control manhole.

In developing the surface water design for the proposed site, various Sustainable Drainage

Systems (SUDs) were considered. The results were as follows:

Soakaways & Infiltration Permeable Pavements

Permeability testing was undertaken. However, during the tests the water level did not achieve an acceptable infiltration value as the drainage characteristic of the soil is practically impermeable. Therefore, the installation of the soakaways will not be possible to disposal of surface water runoff.

Rainwater Harvesting

Rain water harvesting was considered, but deemed not a feasible option for this site.

Landscape Areas

There are proposals for providing open public space / landscaping for the site. The total area is approximately 300m². These permeable areas were considered in the design of detention basin / below ground cellular storage.

Swales & Above Ground Storage Ponds

Swales and detention basins are an efficient way to attenuate surface water runoff. The site design levels along the eastern boundary could accommodate the use of swales & above ground storage ponds to protect against site flooding from the adjacent land upstream.

The proposed swale and detention basin is to be provided to intercept the upstream surface water runoff from third party land. However, it cannot be guaranteed that this drainage system would be sufficient to cope, since the surface water runoff is outside our site boundary. Furthermore, the attenuation of such large unknown volume was not within the scope of design work.

Below Ground Cellular Storage Systems

SUDS have been implemented by the proposed use of a sub-surface cellular storage system with a controlled gravity outfall into the public combined sewer network. Flows will be controlled to pre-development levels to be agreed with United Utilities Water Limited.

A cellular storage tank, in the form of VersaVoid modular geo-void system by Environmental Sustainable Solution Ltd (ESS) or similar approved, has been proposed.

Foul Drainage

All foul water will drain from a separate foul water gravity network and discharge into the existing combined drain located along Haven Lane, via a new manhole to be constructed on line with the existing drain. The new manhole shall be constructed on line with the existing drain.

Overall, Officers consider the drainage scheme to be thorough and acceptable. Furthermore, the drainage strategy has been drawn up in conjunction with United Utilities. As such, there are no grounds for drainage concern in relation to this scheme.

Bungalow (plot 1)

In relation to point 2, the applicant has submitted an amended layout (Dwg. No. 1002 Rev G) which shows an increase in separation between plot 1 and 162 Haven Lane from 1.2m to 3.5m.

The submitted plans goes on to state, (as was previously mentioned in the report of 13th March 2019) that the separation distances between the proposed dwellings (plots 3-5) and 162 Haven Lane is 31m at a minimum, which far exceeds what is normally required by planning policy.

In addition, the applicants have submitted a '*Sun Path Study*' which shows the shadows that would be cast during various seasons at both 10am and 3pm. There would be an impact, specifically in the winter months, where a shadow would be cast on the rear garden of 162 and 160 Haven Lane in the late afternoon. However, given the time of year, this is not unusual and is not considered to be something that could justify a refusal in this instance. Additionally, there is a submitted 3D CGI image which better shows the relationship between plot 1 and 162 Haven Lane. Having considered the image, it again does not give rise to concerns that would justify a refusal in this instance, in terms of loss of privacy, loss of light, an increased sense of enclosure or a rise in overlooking.

Properties on Haugh Hill Road, have, as previously stated a separation distance of at least 27m, with a maximum of 33m. It is noted that the properties will be on average 1.8m - 2m higher than those existing properties located on Haugh Hill Road and Havenside Close. However, notwithstanding the comments submitted by an objector in relation to the raising of the land levels, it is considered that the separation distances do not give rise to any concerns in relation to an overbearing or oppressive impact of properties on Haugh Hill Road.

Tree Protection

Turning to point 3 of the reason(s) for deferral, a submitted site section (Dwg. No. 1004 Rev C) demonstrates that the proposed retaining wall would be positioned so that it would not affect the root protection zones of the protected trees. The boundary fence would remain as originally proposed. Therefore, there is not considered to be any concern or impact on the protected trees, created by the boundary fence. However, for completeness, it is considered pertinent to retain the original condition that was proposed in relation to the protection of the TPO'd trees.

Other Matters

Members should be aware that a further representation has been received which raises issues in relation to the following:

- Previous decisions;
- Impact on 162 Haven Lane;
- Distances between properties in the proposed layout;
- National Space Standards; and
- Highways.

Previous Decisions

In relation to the previous Inspectorate decisions, there is a fundamental flaw in the argument that the objector puts forward, in so much as they believe that these refusals have some bearing on the future decisions of the Council.

Whilst this may have been the case if the scheme had been refused, the outline application was approved after an informal hearing in November 2017 by a Planning Inspector. The Members overturn of Officers recommendation to approve the scheme was considered unreasonable. Costs were subsequently awarded against the Council because of this at a level of £35,000. This approval overrides the previous decisions and is a significant material consideration in this application that carries substantial weight.

It should be pointed out that the outline permission and this reserved matters application - should it be approved, would be read as one permission. This means that the conditions imposed on the outline would apply to the reserved matters permission (and any other conditions imposed as part of the reserved matters permission).

Overall, the principle of the development has already been established under outline approval PA/338917/16 following the result of the aforementioned appeal. Furthermore, the access to the site formed part of that approval and is therefore not open for re-assessment

as part of this application. Therefore, the only matters to be determined under this application are the layout, appearance, scale and landscaping for the 23 dwellings.

162 Haven Lane

In relation to 162 Haven Lane, it is considered that the impact is addressed in the body of this update.

National Space Standards

Since the application was previously heard at the March planning committee, the applicant has worked on the internal layouts of the dwellings to ensure that they meet the Nationally Described Space Standards (NDSS). In most of the cases, this has involved the re-classification of a double bedroom to that of the single bedroom. However, it is noted that a number of the three bedroom properties have a single bedroom which is still below 7.5 sq m. Having said that, they now all include a built in wardrobe of between 0.7 and 0.9 sq m. Under para 10 (h) of the NDSS a built in wardrobe counts towards the Gross Internal Floor Area (GFA) of a room and thus, whilst the single bedrooms themselves are below 7.5 sq m, once the built in wardrobes are included, the GFA either meets or exceeds the required 7.5 sq m

Distances between properties in the proposed layout

The objector makes reference to the fact that the distances between some of the properties does not adhere to OMBC policy that back to back distances should be 21m. It is a common planning practice for distances between dwellings to be 20m or more across most LPA's. However, for the record, OMBC does not have a planning policy which defines the distances between properties and it is up to the professional judgement of planning officers to assess whether or not the distances are acceptable. Whilst it is noted that some of the distances between the properties in the layout are less than 21m, this is not in itself a reason for refusal. The topography of the layout and the internal arrangements means that some compromise is acceptable in this instance. There are no loss of privacy, increased overlooking, loss of day light, loss of sun light or increased sense of enclosure issues created by this scheme that would sustain a reason for refusal.

Highways

Finally, in relation to the Highways comments, an objector has submitted various queries in relation to aspects of the scheme and internal layout, these are:

The proposal fails to demonstrate the gradients of the private driveways:

- In response, it is noted that condition 4 of this permission references the existing layout plan (Ref: Dwg No.1002 Rev D) and states that the gradients will have to be agreed with the highways authority before the dwellings can be occupied.

The width of the driveways to plots 19-23 should be minimum of 6m:

- In response, the Highways Officer has stated that a 5m wide driveway is an acceptable width for cars to manoeuvre.

To enable a safe access from plots 19-23, the combined driveways and shared access way should be 11.5m, but currently measures 11m:

- In response, the Highways Officer has stated that an 11m distance is adequate for the safe manoeuvring of vehicles.

The driveway to plot 16 is at a 45 degree angle and is not acceptable in terms of highway safety:

- In response, the Highways Officer states that a vehicle will still be able to manoeuvre

in and out safely of the driveway.

The site access was approved by the planning inspector at the appeal in 2017. However the permission was subject to traffic calming being installed on Haven Lane. The full extent of this traffic calming is not shown anywhere within the documentation which is either remiss of the applicant or they are trying to hoodwink the neighbours / council:

- In response, it is quite clear from the appeal decision that the traffic calming scheme was agreed at the outline stage under drawing no. 2044-001 Rev C. The drawing clearly shows the indicative location of both the speed cushions and raised table, which, subject to detailed design with OMBC Highways (and further consultation under the Highways Act) will be constructed before the first dwelling is occupied.

Overall, Officers have worked with the applicant to overcome the concerns raised by the councillors at the Planning Committee of 13th March 2019. Having addressed the concerns raised, Officers recommend that permission still be granted, in accordance with the recommendations of the original report.

THE SITE

The application relates to an irregularly-shaped parcel of land measuring *circa* 0.91 hectares in area to the east side of Haven Lane. The site is characterised by rough grassland and extends in a north-easterly direction to the rear of semi-detached properties on Haugh Hill Road and in an easterly/south-easterly direction to the rear of detached houses on the cul-de-sac of Havenside Close. Ground level rises in a general easterly direction across the site where it abuts a wide expanse of open farmland to its eastern boundary. Adjoining land to the east falls within an area of Green Belt. The application site is, however, unallocated in the Local Plan.

The site boundaries are formed by a combination of dry stone walls to Haven Lane (west) and the rear of properties on Haugh Hill Road (north). A hedgerow runs along the boundary with the entrance to Havenside Close and continues in a fragmented form to the rear of nos. 1-5 Havenside Close backing onto the site. A row of mature trees are located on adjoining land flanking the southern boundary and screen the site from a single storey nursery building set on higher ground beyond. The eastern perimeter is marked by low post-and-wire fencing.

Surrounding uses are predominantly residential in character and include a mix of detached, semi-detached and terraced dwellings of various eras laid to different densities.

In addition, a development of 46 dwellings by Redrow is nearing completion on land to the east side of Haven Lane further to the south of the site close to the junction with Counthill Road. Whilst not on adjoining land, dwellings and garages to the eastern edge of this development are visible from the application site.

THE PROPOSAL

This is a reserved matters application pursuant to PA/338917/16 for the layout, appearance, scale and landscaping for 23 dwellings. The scheme was granted outline planning permission on appeal in November 2017. Costs were awarded against the council for unreasonable behaviour in refusing this application.

The type and number of the dwellings are:

- 1 x Type A, 3 bed, 6 person dormer bungalow;
- 3 x Type B, 3 bed, 5 person detached, two storey dwelling;
- 3 x Type C, 3 bed, 6 person detached, two storey dwelling;
- 9 x Type D, 4 bed, 7 person detached, two storey dwelling;
- 1 x Type E, 4 bed, 7 person detached, two storey dwelling; and
- 6 x Type F, 4 bed, 7 person detached, two storey dwelling.

The site is accessed via Haven Lane in accordance with the access layout that was approved under the original outline permission set out on plan ref. 2044-001C. The access plan shows the access leading to the proposed development and the proposed traffic calming measures which include both a raised table at the entrance to the development and speed cushions.

PLANNING HISTORY

- PA/338917/16 - Outline application for residential development of up to 23 dwellings (Use Class C3) with all matters reserved except access.

Following refusal of the application at Planning Committee, an appeal was submitted (APP/W4223/W/17/3175644) and an informal hearing was held on the 14th November 2017. Upon conclusion of the informal hearing the Inspector upheld the appeal and granted outline permission for 23 dwellings on the site in question. Costs were also awarded against the Council.

- PA/336309/14 – Outline application for the erection of 30 dwellings with access and layout to be considered. Appearance, landscaping and scale to be reserved – Refused 12th February 2015 for the following reasons:
 - *The proposed development would fail to secure a satisfactory level of affordable housing and public open space to adequately mitigate the impact of the development on the wider area, contrary to the NPPF and policies 10 'Affordable Housing' and 23 'Public Open Space' of the Oldham LDF Joint Development Plan Document.*
 - *The layout and density of the proposed development represent an overdevelopment of the site, which would result in an unacceptable impact on the street scene and the character of the surrounding area. As such, the development fails to promote high quality design and is thereby contrary to policy 9 'Local Environment' and 20 'Design' of the Oldham LDF Joint Development Plan Document, and the National Planning Policy Framework.*
- PA/336723/15 – Outline application for 29 no. dwellings. Access to be considered. All other matters reserved (Re-submission of PA/336309/14) – Refused 13th July 2015 for the following reasons:
 - *The density of the proposed development, having regard to the number of dwellings proposed, represents an overdevelopment of the site, which would result in an unacceptable impact on the street scene and the character of the surrounding area. As such, the development fails to promote high quality design and is thereby contrary to policy 9 'Local Environment' and 20 'Design' of the Oldham LDF Joint Development Plan Document, and the National Planning Policy Framework.*
 - *The development of this unallocated greenfield site does not satisfy the criteria for managing the release of housing land. As such the proposal is contrary to the requirements of Policy 3 in the Joint Development Plan Document which forms part of the Local Development Framework for Oldham.*

Appeals were submitted against the refusal of both applications (references APP/W4223/W/15/3130698 and APP/W4223/W/15/3134326). The Inspector dismissed both appeals in a combined decision letter dated 8 December 2015.

RELEVANT PLANNING POLICIES & GUIDANCE

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that, to the extent that development plan policies are material, planning decisions must be taken in accordance with the development plan unless material considerations indicate otherwise. This requirement is reiterated in Paragraph 2 of the National Planning Policy Framework (NPPF 2018).

In this case the 'Development Plan' is the Joint Development Plan Document (DPD) which forms part of the Local Development Framework for Oldham. The application site is unallocated by the Proposals Map associated with this document.

The following policies are relevant to the determination of this application.

Joint Core Strategy and Development Management Policies Development Plan Document adopted 9 November 2011 (the 'DPD')

Core Strategy

Policy 1 Climate Change and Sustainable Development

Development Management Policies

Policy 9 Local Environment
Policy 19 Water and Flooding
Policy 20 Design

Supplementary Planning Guidance

Oldham and Rochdale Residential Design Guide

REPRESENTATIONS

The application has been publicised on the Council's web-site, by press advertisement and by site notice. A total of 22 letters of objection have been received objecting on the following grounds:

- Impact of the properties on existing dwellings in relation to overlooking and loss of privacy;
- Impact of the scheme in relation to highway safety;
- Increased parking problems;
- Lack of infrastructure and facilities to accommodate the development;
- Lack of school places;
- Drainage problems to surrounding properties;
- Impact on wildlife; and
- Loss of rural image of Moorside.

Other, non-material objections were also raised, such as the impact on house prices and the loss of views of the open countryside.

CONSULTATIONS

Highways Officer - No objections to the scheme provided that it is carried out in accordance with the approved plans.

United Utilities - No objections.

Environmental Health - Request conditions in relation to landfill gas and contaminated land. However, these were established at the outline stage.

LLFA/Drainage - No objection.

PLANNING CONSIDERATIONS

4. Principle of the development
5. Design and Layout
6. Residential Amenity
7. Flood risk and drainage

8. Highways and Traffic

ASSESSMENT

Principle of the development

The principle of the development has already been established under outline approval PA/338917/16 following the outcome of the aforementioned appeal. The access to the site formed part of that approval and is therefore not open for re-assessment as part of this application. Therefore the only matters to be determined under this application are the layout, appearance, scale and landscaping for the 23 dwellings.

It is noted that a number of the objections reference the suitability of the site, including the access and availability of infrastructure and services. It must be reiterated that these are not issues open for further consideration at this reserved matters stage.

Design and Layout

Guidance within Section 12 of the NPPF is relevant, together with DPD policies 1, 9 and 20, which provide guidance on the design of new development. Further guidance is also given in the Oldham & Rochdale Residential Design Guide.

A group of eight detached dwellings are located on Havenside Close to the south. Five of these (nos. 1-5) back onto the site. Dwellings flanking the northern boundary include a pair of semi-detached houses (nos. 162-164 Haven Lane) to the north-west corner orientated at an angle to the northern boundary and a row of semi-detached dwellings on Haugh Hill Road (nos. 2-20) back onto the site.

The submitted scheme shows six different dwelling types are to be utilised within the development. All are two storeys high, apart from plot 1 which takes the form of a dormer bungalow.

Generally speaking the dwellings are all relatively modest in terms of their proportions. Plots 2-10 are 6m wide and 10m deep with a ridge height of approximately 7.8m, this is followed through to plots 11 – 16. As can be seen from the plans, plots 17 through to 23 are the larger dwellings in the development being approximately 7m wide and 11m deep, with the ridge height of approximately 7.8m.

The nearby developments all have the same 2 storey mass and dual pitched roofs, with the following features also prevalent:

- Street frontage eaves line broken periodically by feature gables or 'eyebrow' dormer windows;
 - Variation in building line in response to site access and boundary constraints where necessary;
- A mixed palette of external wall finishes including red brick, render and cladding; and
- Appropriately positioned feature bay windows in order to add character to the property and optimise natural surveillance.

A different style was adopted on the recent Redrow development located further up Haven Lane, which has imposed the corporate 'Arts and Craft' architectural style on the area, rather than following the existing relatively simple architectural approach that is prevalent in the area.

Taking these factors into account, it is considered that the approach taken by the proposed development is appropriate, with 2 storey heights maintained, traditional dual pitched roofs, with strong gables and the materials being red brick, with render utilised to accentuate key buildings. Dry stone walling is also proposed in key locations, which is typical feature of the nearby area and encloses the proposed public open space fronting onto Haven Lane.

Consequently, it is considered that the appearance of the proposed properties will not cause harm to the character and amenity of the area.

Turning to the landscaping proposed, two areas of Public Open Space (POS) are proposed, one of which is located at the site entrance and will be utilised as part of the sustainable drainage (SUDS) strategy for the development. A further area is proposed at the eastern edge of the site at the top of the development. The boundary of the site to the east will be grassed and enclosed by a timber post and rail fence. As noted previously, dry stone walling provides a feature entrance to the site.

Turning to the dwellings themselves, all of the properties will have high quality block paving installed to the driveways. Properties on the northern boundary (plots 1-10) will have a 2.1m high fence inside the existing dry stone wall between themselves and the existing properties on Haugh Hill Road. Plots 17-23 will have additional trees planted, in addition to the existing trees that are to be retained coupled with a 2.1m high fence.

Additionally, the applicants have submitted an Arboricultural Impact Assessment and Method Statement in order to ensure that the existing trees are protected during the construction phase of the development.

Taking account of the context and character of the site and surrounding area, it is considered that the overall design concept, the layout of the site and the scale and design of the buildings and associated infrastructure are acceptable. Furthermore, the proposed location, scale and massing of the dwellings would have no impacts upon any surrounding building or properties in regard to issues such as overlooking, overshadowing or having an overbearing or oppressive impact.

Overall, it is considered that the visual and physical impact of the proposed development would be acceptable and in accordance with the aforementioned national planning guidance and local planning policy.

Residential Amenity

In relation to the layout and its impact on the neighbouring properties which surround the edge of the development to the north and south-west, there will undoubtedly be some impact associated with the development. The addition of dwellings on the existing boundaries could give rise to overlooking if not properly designed. However, it is important to note the separation distances, with almost all of the properties achieving a distance of over 22m between habitable room windows of facing properties - an acceptable distance between properties.

Although the proportions of the proposed dwellings are considered modest, it is noted that in the submitted site sections, some of them sit at least 1m higher than the neighbouring properties on Haugh Hill Road, whilst plots 17-23 are approximately 3m higher than those on Havenside Close. However, given the separation distances involved – in the case of plots 17-23 this is 31m - there are no concerns with overlooking of the existing properties.

The one exception is a proposed dormer bungalow style property on the estate entrance. The proposed property abuts directly up to 162 Haven Lane at a 45 degree angle. It is considered that, due to the bungalow style adopted, the impact would be minimal. Furthermore, the positioning of the proposed dormer bungalow would be no different to that which currently exists at the junction with Haugh Hill Road and Haven Lane.

Flood risk and drainage

National guidance contained within Section 14 of the NPPF and policy 19 of the DPD are relevant.

The site is not within an area identified as being at risk from flooding within the Environment Agency's Indicative Flood Maps. Drainage is also not a reserved matter at this stage, with

details required to be submitted in accordance with condition 9 of PA/338917/16. These details have, however, been submitted with the Reserved Matters application and have been commented on by the council's Drainage team and United Utilities. No issues have been raised in this regard.

Therefore, in taking account of the planning history of the site, and the comments of the technical consultees, it is considered that the proposal would not increase flood risk at the site or within the wider area, and that the site could be adequately drained. The proposal is therefore considered to be acceptable when assessed against the aforementioned national planning guidance and local planning policy.

Highways and Traffic

Guidance within Section 9 of the NPPF document is relevant, together with policies 5, 9 and 20 of the DPD, set out the standards and criteria against which the highway implications of the development are assessed.

As with the drainage submission, the principle of the highways aspect of the scheme was established with the outline consent and approved drawing 2044-001C details the traffic calming measures proposed as part of the development. Members will be aware that the highways arrangements were the subject of the appeal. The result of which was the Planning Inspector considered the scheme acceptable in highways terms, despite residents and members concerns. In relation to the internal layout of the scheme, there have been no objections raised by the Highways Officer in relation to the submitted scheme.

The layout provides for at least two off-street spaces per dwelling, some of the properties also benefit from an additional integral garage. Therefore, taking account of the scale and nature of the development and the technical advice given by the Council's Highways Officer, it is considered that there would be adequate access, servicing, circulation and car parking arrangements and that the proposal would not have any detrimental impacts upon pedestrian or highway safety. For these reasons the proposal is considered to be acceptable when assessed against the aforementioned policies.

Conclusion

The proposal has been fully assessed against national and local planning policy guidance. It is considered that the proposal is acceptable in terms of the appearance and impact upon the visual amenity of this site and surrounding area. The proposal will have no detrimental impacts upon the environmental quality of this locality. The site can be adequately drained and will not give rise to flooding problems. The proposal, subject to the imposition of planning conditions, accords with the aforementioned policy guidance.

For the reasons set out in this report the proposal is considered to be acceptable when assessed against national and local planning policy and approval of planning permission is recommended, subject to the following conditions:

1. The development hereby approved shall be fully implemented in accordance with the approved plans and specifications schedule, received on 17/05/2019, which is referenced as ISS/18-053/20. The works shall be carried out in accordance with the details shown on the approved plans listed in the schedule and in any other approved documents forming part of the application.

Reason - For the avoidance of doubt and to ensure that the development is carried out in accordance with the approved plans and specifications.

2. Development shall be carried out in accordance with the submitted materials schedule (ref. 18-053 Haven Lane, External Materials, Rev B) dated 27th February 2019. Any changes to the materials schedule shall be submitted to and approved in

writing to the Local Planning Authority.

Reason - To ensure that the appearance of the development is acceptable to the Local Planning Authority in the interests of the visual amenity of the area within which the site is located.

3. All hard and soft landscape works shall be carried out in accordance with the approved details. The works shall be carried out prior to the occupation of any part of the development or in accordance with the programme agreed with the local planning authority. Thereafter any trees or shrubs which die, are removed or become seriously damaged or diseased within a period of five years from the completion of the development shall be replaced in the next planting season with others of a similar size, number and species to comply with the approved plan unless otherwise agreed in writing by the Local Planning Authority.

Reason - To ensure that the landscaping scheme is carried out and protected in the interests of visual amenity and to safeguard the future appearance of the area.

4. No dwelling shall be brought into use unless and until the access and car parking space for that dwelling has been provided in accordance with the approved plan received on 25th February 2019 (Ref: Dwg No.1002 Rev D). The details of construction, levels and drainage shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the parking spaces shall not be used for any purpose other than the parking and manoeuvring of vehicles.

Reason - To ensure that adequate off-street parking facilities are provided and remain available for the development so that parking does not take place on the highway to the detriment of highway safety.

5. Visibility splays measuring 2.0 metres by 2.0 metres at the junction of the driveways with the access roads shall be provided and maintained free of all obstructions exceeding 0.6 metre in height to each side on land under the applicants control.

Reason - To facilitate the intervisibility of users of the driveways and the highway in the interests of highway safety.

6. The submitted drainage details submitted pursuant to condition 9 of PA/338917/16 shall be carried out in accordance with the submitted drainage plan (ref: 096511-CA-0-GF-DR-S-001-P06 - Drainage Layout) and shall be maintained thereafter for the lifetime of the development.

Reason - To ensure satisfactory drainage of the site and to ensure that the development can be adequately drained.

7. Before any works commence on the proposed retaining wall (shown on the Site Section Ref: 1004 Rev B), details shall be submitted to and approved in writing to the Local Planning Authority which demonstrate that the proposed retaining wall does not detrimentally impact on the existing trees, which are protected by Tree Preservation Order TPO/425/01.

Reason: In order to protect the existing protected trees.

