

Item 4d **13/00572/REMMAJ**

Case Officer **Nicola Hopkins**

Ward **Eccleston And Mawdesley**

Proposal **Reserved matters application for the erection of 23 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated parking, roads and open spaces**

Location **Sagar House Langton Brow Eccleston ChorleyPR7 5PB**

Applicant **BDW Trading Ltd - Mr Mark Shannon**

Consultation expiry: **29 August 2013**

Application expiry: **21 October 2013**

Proposal

1. The application relates to the erection of 23 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated parking, roads and open spaces at the former Sagar House site currently being developed by Barratt Homes.
2. The application was originally submitted as a full application however as the proposals do not increase the number of dwellings across the site and due to the fact that the deadline for submitting reserved matters wasn't until 20th September the applicants are happy for this to be assessed as a reserved matters application.

Recommendation

3. It is recommended that this application is granted conditional reserved matters approval

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Housing Development
 - Affordable Housing
 - Density
 - Boundary Treatments
 - Design
 - Trees and Landscape
 - Parking
 - Sustainability
 - S106 Agreement

Representations

5. **4 letters of objection** have been received raising the following points:
 - Under the impression that because there was a close boarded fence of 1200mm high on the new build side, the laurels had to be planted at a minimum height of 1500mm, not 1200mm -1500mm as stated on boundary detail drawing in this application.
 - This 30cm height difference is important as our garden is just over 6 feet lower than the field level.
 - Extremely concerned that this has never been taken into account and we are losing out in both issues of privacy and security.

- As you have stated before, it is not normal practice that a boundary fence be at 1200mm high in this scenario. This is why it was crucial to our privacy and security that the laurel be planted at a minimum of 1500mm.
- Can you also confirm that Barratts will make sure that the new properties deeds will state that the laurel be maintained at no less than 1800mm high?
- Strongly disagree to lowering the hedge line behind my property. The hedge line needs to be at least 6ft to prevent people looking over into gardens. There needs to be a mature hedge line planted.
- The developer or other related party has at best not exercised due care and attention and at worst has deliberately poisoned or damaged a number of the trees adjacent to the private road off of Langton Brow.
- Not yet in a position to establish whether the local authority was complicit in these acts however a full investigation needs to be conducted to establish why the terms of the agreement have been breached to the detriment of local residents. In the meantime I suggest that the building work be halted pending a full investigation

6. **Eccleston Parish Council** has no comments to make

Consultations

7. **The Architectural Design and Crime Reduction Advisor** has made the following comments:

- Crime levels remain low and I therefore agree that the following measures, proposed by the developer in the Design and Access statement, are proportionate to the risk:
 - “In addition, a number of crime-prevention measures are undertaken to the properties which include the following;
 - Front Door: Steel cottage door with square Monarch glass panel, PAS 23/24 compliant 3 point lock with security chain.
 - Rear/side doors: 23/24 compliant 5 point lever mortice lock with ‘star’ bolts.
 - Garage Doors: Hormann up and over fully retractable steel door.
 - Windows: to be lockable with key, except for first floor escape windows.”
- I ask that consideration be given to all ground floor windows be fitted with laminated glass panels.

8. **United Utilities** has no objections subject to suitable conditions

9. **Lancashire County Council (Education)** no contributions requested

Assessment

Principle of the development

10. The principle of developing the site was established with the grant of both outline planning permission and the subsequent reserved matters approvals at this site. This application relates to approximately half the site and proposes a replan. This site is also proposed to be allocated for housing within the emerging local plan (HS1.51). As such the principle of housing on this site is established.

Housing Development

11. Barratt Homes have permission to construct 70 dwellings across the entire site. This application proposes the erection of 23 houses on the eastern part of the site. When compared to the planning approval on this site the following amendments are proposed:

- The housing mix has been altered to include a section of semi-detached dwellings along the northern edge.
- The housing on the central island has been reconfigured. The layout now addresses all four sides of this island.
- Replacing 7 approved two storey dwellings with room in the roof with 7 two storey properties.
- Replacing 9 two storey properties with room in the roof (along the northern site boundary and within the central island) with 2.5 storey dwellings.
- Replacing the M1 house types on plots 44 46-47 with the M2 house type.

12. The proposed changes to the housing mix are as follows:

| | 3-bed Semi-detached house | 3-bed detached bungalow | 4-bed Detached house | 5-bed detached house | 6-bed detached house | Total |
|-----------------|---------------------------|-------------------------|----------------------|----------------------|----------------------|-------|
| Approved Layout | 0 | 4 | 16 | 0 | 3 | 23 |
| Proposed Layout | 6 | 4 | 9 | 2 | 2 | 23 |

13. The main difference between the M1 and M2 house types are that the M2 house types has a single storey rear family room projection which increases the floor space of this dwelling by 13sqm. These two house types are dormer bungalows which were introduced on this site where the application site bounds neighbouring resident's properties due to the difference in levels between the site and the adjacent land. The dormer bungalows have dormer windows on the front and roof lights on the rear. The roof lights are angled in such a way and at such a height to ensure that no overlooking can occur. To ensure that this is situation is maintained a condition in relation to removing permitted development rights for all windows will be attached to the recommendation as per the previous reserved matters approval.
14. Concerns were raised as part of the original reserved matters approval about the introduction of 2.5 storey housing on this site however it was considered that with the variation in house types across the scheme as a whole along with the adjacent three storey houses and the church then they fit into the site context. The proposals see an increase in the number of 2.5 storey dwelling however these are proposed to be located away from the site boundaries which bound existing residential dwellings and as such will not create any greater impact on the existing neighbour amenities than the approved scheme for this site. The principle of 2.5 storey dwellings has already been established on this site and will add further variety and choice of house types to the scheme.
15. The only dwellings proposed as part of this application which have a boundary with existing residential dwellings are plots 42-44 and 46-47. The proposed dwellings are proposed to be constructed in an almost identical location as the approved dwellings and as such will not have a greater impact on the neighbours' amenities than the approved dwellings.
16. Although the M2 house type (proposed on plots 43/ 44/ 46/ 47) incorporates a rear single storey projection which brings the built development closer to the neighbours properties this projection has been designed without any rear windows which ensures there is no further loss of privacy and it should be noted that the approved dwellings incorporated the option of a rear conservatory which reflects the size and siting of the proposed rear projection. As such the introduction of the M2 dormer bungalow house type on these plots is considered to be acceptable in respect of the neighbours' amenities. Concerns have been raised about the boundary treatments in this part of the site which is addressed below.

Affordable Housing

94. Outline planning permission was granted in 2010 to develop this site and, in accordance with planning policy at the time, 21 affordable units were secured on the site which equated to 30% affordable housing on the site. At reserved matters stage 21 affordable houses were incorporated on plots 7-23 and 59-62 which have already been constructed and do not form part of this reserved matters application.
95. Although policy 7 of the Core Strategy now requires 35% on site affordable housing in rural locations as this is a reserved matters application directly linked to the outline approval the affordable housing as provided across the site accords with the outline approval for this site.

Density

17. The site covers 0.89 hectares. The erection of 23 dwellings equates to a density of approximately 26 dwellings per hectare. Policy 5 of the Core Strategy relates to housing densities and states that the authorities will secure densities of development which are in

keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land.

18. The previous approval for this site proposed an identical density and as such it is considered that a density of 23 dwellings per hectare is appropriate for this rural location.

Boundary Treatments

19. As set out above concerns have been raised in respect of the boundary treatments proposed along the boundary with the properties on Shelley Drive and Langton Brow. When the original reserved matters approval was granted the following condition was attached:
Prior to the commencement of development all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelly Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be submitted to and agreed in writing by the Local Planning Authority. This shall include providing details of the level of the fence in relation to the existing ground level. The discharge of condition application for the fencing to be consulted on with residents and if there are objections then the discharge application should be referred to the Chair and Vice Chair of the Development Control Committee for a decision about reference to committee. The agreed scheme shall be maintained at all times to the satisfaction of the Local Planning Authority.

Reason:- To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.

20. In 2011 Barratt Homes applied to vary this condition as part of a S73 application and this was varied as follows:

Within 3 months of this planning approval or prior to the construction of plots 40-45 and 67-70 (whichever is the earliest) all details for the boundary treatment that bounds the properties between those on 7-11 (odds) Shelley Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) shall be formally submitted, as a discharge of condition application, to the Local Planning Authority. This shall include providing details of the level of the fence in relation to the existing ground level and full details of the consultation with neighbours and copies of any exchanges of correspondence in this regard. The Local Planning Authority will then consult with residents on the discharge of condition application and if there are objections then the discharge application should be referred to the Chair and Vice Chair of the Development Control Committee for a decision about reference to committee. The agreed scheme shall be maintained at all times to the satisfaction of the Local Planning Authority.

21. The variation was agreed as it was considered that this compromise allowed part of the development to commence (although not the plots immediately adjacent to the affected properties), whilst putting the onus on the developers to agree an appropriate way forward within a restricted time period with the relevant residents.

22. Barratt Homes applied to discharge the amended version of the condition in 2012 (12/00042/DIS). In respect of the boundary treatment along Langton Brow it was agreed that the solution would be to reduce the existing hedge to 2.5 metres with a 1.8 metre fence on the development site. This is the agreed boundary treatment for this part of the site.

23. However the boundary with Shelley Drive has always been more difficult to resolve due to the significant level differences between the application site and the existing dwellings. Following various suggestions and consultations the agreed boundary treatment was to erect of 1.2m high fence on the development site, plant an evergreen Laurel hedge between the new fence and the site boundary, maintain the existing fence along the boundary with the existing dwellings on Shelley Drive and provide a gap of 0.75m between the new fence and the existing fence (to allow space for a hedge to be planted and include space for sunlight to ensure it continued survival and future maintenance by the new house owners). For an immediate impact an evergreen Laurel will be planted at an approx height of 5ft (1.5 metres). This ensures that it is still adolescent enough for the roots to take but also gives an immediate impact as possible.

24. The hedge is proposed to be maintained at a height of 1.8 metres once matured which is secured by condition: *The agreed scheme shall be maintained at all times to the satisfaction of the Local Planning Authority.*
25. The determination in respect of the discharge of condition application discharged the condition on the basis of the following plans:
 - Langton Brow- plan reference 406/WF03
 - Shelley Drive- plan reference 406/WF02 Rev AWhich were also originally submitted in support of this application.
26. Concerns have been raised that the submitted plans for the Shelley Drive boundary make reference to the hedge being planted at 1200mm-1500mm and whilst this is identical to the plans submitted as part of the discharge of condition application the decision in respect of the discharge application stated that *In respect of the boundary treatment along Shelley Drive the hedge shall be an evergreen Laurel planted at a height of 5ft (1.5 metres). Once mature the hedge will be maintained, by the future residents of plots 40 and 41, at a height of 1.8 metres.* The agent has been advised of this and the plans amended accordingly to detail a hedge planted at 1.5m high.

Design

27. The Council's Policy and Design Team Leader has commented on the proposals along with suggestions to improve the scheme however it is noted that this scheme reflects the previous reserved matters approval at this site, which could still be constructed, and respects the previously agreed road layout within this part of the site. This in turn ensures that the neighbours' amenities are protected in respect of the siting of the proposed dwellings.
28. It is noted that 48 and 53 have a boundary fence and detached garage adjacent to the highway however these house types include habitable side windows to add visual interest and provide some natural surveillance.
29. The scheme reflects the original reserved matters approval for this part of the site and as such is considered to be acceptable.

Trees and Landscape

30. Concerns have been raised about the impact of the development to date on the trees on the site. When this site originally came forward for residential development the Council's Arboricultural Officer visited the site and made an assessment of all the trees. Those trees considered worthy of retention were protected by a Tree Preservation Order (TPO 1 (Ecclestone) 2009).
31. The trees closest to Langton Brow, which are protected, (reference T17-T22) are in the area of Public Open Space and the rear garden of 2 currently occupied properties. These trees include a mix of Oak, Birch and Beech. The Council's Tree Officer has visited the site and confirmed that T21 and T22 (both Beech trees) are both in decline and it appears that these are the trees that have been cited in the neighbours' concerns. Although they are not part of this planning application as protected trees this has been raised as an issue with the agent for the application.
32. The agent for the application has confirmed they are unsure why these trees are in decline as we have respected both the TPO and the root protection areas agreed at the previous planning stage (it is noted that works to these trees were approved as part of application 11/01038/TPO and these works have been implemented). The trees reside on land no longer owned and controlled by Barratt homes as the properties have since been sold, however a meeting is being arranged between Barrett's arboriculturist and the Council's tree officer in order to ascertain the reasoning behind this issue and a way forward.

Traffic and Transport

33. The proposals incorporate a mix of 3, 4, 5 and 6 bedroom properties. In accordance with emerging policy ST4 the three bedroom properties require two off road parking spaces and the remaining properties require three off road parking spaces.
34. The properties on plots 32, 41, 42, 50, 55 and 56 incorporate an integral garage which does not meet the Manual for Streets dimensions to count as a parking space. The agent for the application was advised to either increase the size of this garage or submit plans that demonstrate that the garages are large enough to accommodate a family car (whilst enabling the driver to enter and exit the car) and in these instances a shed may be conditioned to address the storage requirements for those plots
35. The agent for the application has confirmed that as part of the previous reserved matters approval the Harborough in its current form was approved and subsequently constructed. This type has been very popular and so is proposed for part of the re plan application. As such on the proviso that it can be demonstrated that the garage can adequately accommodate a family car permitted development rights to the convert the garage accommodation will be removed from these plots and the requirement for a shed attached by condition.

Sustainability

36. Policy 27 of the Adopted Central Lancashire Core Strategy states that all dwellings will be required to meet Level 4 of the Code for Sustainable Homes from January 2013.
37. The Policy also states that subject to other planning policies, planning permission for new built development will only be granted on proposals for 5 or more dwellings where all of the following criteria are satisfied:
 - a) Evidence is set out to demonstrate that the design, orientation and layout of the building minimises energy use, maximises energy efficiency and is flexible enough to withstand climate change;
 - b) Prior to the implementation of zero carbon building through the Code for Sustainable Homes for dwellings or BREEAM for other buildings, either additional building fabric insulation measures,
or
 - c) appropriate decentralised, renewable or low carbon energy sources are installed and implemented to reduce the carbon dioxide emissions of predicted energy use by at least 15%;
 - d) Appropriate storage space is to be provided for recyclable waste materials and composting;
 - e) If the proposed development lies within a nationally designated area, such as a Conservation Area or affects a Listed Building, it will be expected to satisfy the requirements of the policy through sensitive design unless it can be demonstrated that complying with the criteria in the policy, and the specific requirements applying to the Code for Sustainable Homes and BREEAM, would have an unacceptable adverse effect on the character or appearance of the historic or natural environment.
38. At outline stage the following provision were secured
 - On-site measures to be installed and implemented so as to reduce carbon emissions
 - All dwellings commenced after 1st January 2010 will be required to meet Code Level 3, all dwellings commenced after 1st January 2013 will be required to meet Code Level 4 and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Codes for Sustainable Homes.
39. These requirements were reiterated, although varied slightly, at reserved matters stage and similar conditions will be attached to this recommendation.

Section 106 Agreement

40. The S106 obligations were secured at outline stage and as this is a reserved matters application directly linked to the outline approval the obligations are still applicable. These obligations were:
- On site affordable housing.
 - £53,702.40 for off-site affordable housing
 - a contribution to equipped play space (£1327 per dwelling)
 - A contribution towards community recreational amenities (£22,764.45).
41. The Council received, from the Developer, the following commuted sums in July 2012:
- £53,702.40 towards the provision of off-site Affordable Housing in the Borough
 - £92,890.00 towards the provision of Equipped Play Space part of which has been spent and is all committed.
 - £22,764.45 towards Community Recreational Amenities within the Eccleston area of the Borough all of which has been utilised.
42. As such the only obligation which is outstanding is the on-going management of the onsite affordable housing.

Overall Conclusion

43. The proposed changes do not increase the number of dwellings proposed on this site and respect the principles previously established for this site. As set out above the proposals do not have a greater impact on the existing neighbours' amenities or the character of the area and as such are recommended for approval.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies:GN3, GN5, GN9, EP4, EP9, HT10, EP17, EP18, HS4, HS5, HS6, HS8, EM4, TR1, TR4, TR18, LT14.

Adopted Central Lancashire Core Strategy

Policy 1: Locating Growth

Policy 2: Infrastructure

Policy 4: Housing Delivery

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 27: Sustainable Resources and New Development

Emerging Local Plan

ST4: Parking Standards

HS1: Housing Site Allocations

HS4A: Open Space Requirements in New Housing Developments

HS4B: Paying Pitch Requirements in New Housing Developments

BNE1: Design Criteria for New Development

BNE10: Trees

BNE11: Species Protection

Planning History

5/5/5189- Administrative and Executive Building. Approved 1965

08/01244/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Withdrawn

09/00146/OUTMAJ- Outline application for the erection of 82 dwellings and associated roads and open space. Refused

09/00802/OUTMAJ- Outline application for the erection of 70 dwelling houses with associated roads and open spaces. Approved September 2010

10/00866/REMAJ- Reserved matters application for the erection of 70 dwellings (1.5 storey, 2 storey and 2.5 storey) with associated roads and open spaces. Approved January 2011

11/00291/DIS- Application to discharge conditions 4, 5, 9, 10, 12 and 17 attached to planning approval 10/00866/REMAJ. Conditions discharged.

11/00290/REMAJ/1: Section 73 application to vary conditions 6 (boundary treatments), 7 (Code for Sustainable Homes) and 16 (approved plans) attached to planning approval 10/00866/REMAJ. Approved June 2011

11/01038/TPO: Works to 5 trees covered by TPO 1 (Eccleston) 2009. Consent granted March 2012

12/00042/DIS: Application to discharge condition 6 (boundary treatments) attached to planning approval 11/00290/REMAJ/1. Discharged May 2012

Recommendation: Approve Reserved Matters Conditions

- 1. The proposed development must be begun not later than two years from the date of this planning approval.**
Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any Order amending or revoking and re-enacting that Order, no other windows than shown on the approved plans shall be implemented on Plots 42, 43, 44, 46 and 47.**
Reason: To protect the amenity of the existing residents.
- 3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.**
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.
- 4. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**
Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.
- 5. The approved boundary treatment that bounds the properties between those on 7-11 (odds) Shelley Drive and the proposed development and the boundary of the rear of those properties on Langton Brow (southern edge) and the proposed development shall be maintained at all times in accordance with the approved plans and to the satisfaction of the Local Planning Authority (for the avoidance of doubt in respect of the boundary treatment along Shelley Drive the hedge shall be an evergreen Laurel**

planted at a height of 5ft (1.5 metres). Once mature the hedge will be maintained, by the future residents of plots 41 and 42, at a height of 1.8 metres).

Reason: To protect the amenities of the neighbouring properties and in accordance with saved policies GN5 and HS4 of the Adopted Chorley Local Plan Review.

6. Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification.

Reason: In the interests of minimising the environmental impact of the development.

7. No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority.

Reason: In the interests of minimising the environmental impact of the development.

8. Prior to the commencement of the development full details of the on-site measures to reduce the carbon emissions of the development (related to predicted energy use) by 30% (Code for Sustainable Homes Level 3 plus 5%) shall be submitted to and approved in writing by the Local Planning Authority. The development thereafter shall be completed in accordance with the approved details.

Reason: In the interests of minimising the environmental impact of the development.

9. A scheme for the landscaping of the development and its surroundings shall be submitted prior to the commencement of the development. These details shall include all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site and those areas to be seeded, paved or hard landscaped. The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

a) All hard and soft landscape works shall be carried out in accordance with the approved details within the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.

10. The development hereby permitted shall be carried out in accordance with the approved external facing materials (namely Terca (Gainsborough Multi Stock) and Ibstock (Marlborough Stock) facing bricks and Russell Grampian (Colour Anthracite) and Russell Galloway (Colour Smooth Grey) roof tiles).

Reason: To ensure that the materials used are visually appropriate to the locality.

11. The development hereby permitted shall be carried out in accordance with the approved hard ground- surfacing materials (namely block paving (colour burnt ocre), tegular paving (colour burnt ocre) and square paving (colour buff).

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

13. Notwithstanding the approved plans, prior to the commencement of the development a scheme for the disposal of foul and surface waters for the entire site shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow of 13.7 l/s. The development shall be completed, maintained and managed in accordance with the approved details.

Reason: To secure proper drainage and to prevent flooding at the site.

14. The details as outlined in the 'The Former Sagar House Site, Langton Brow, Eccleston: Outline/Summary Mitigation Method Statement-ultimately to support an application for a licence under Regulation 44(2)(e) in respect of Great Crested Newts Triturus cristanus' (ERAP Ltd October 2010) shall be implemented and any changes required by Natural England at the European Protected Species licensing stage, shall be implemented accordingly.

Reason: To ensure the continued protection and enhancement of Great Crested Newts

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no extensions shall be undertaken to the dwellings hereby permitted on plots 42, 43, 44, 46, 47, 48, 49, 50, 51, 52, 53, 55 and 56, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission), without prior written consent from the Local Planning Authority.

Reason: To protect the appearance of the locality and to protect the amenities of the existing and future residents.

16. The development hereby permitted shall be carried out in accordance with the following approved plans:

| Title | Plot | Drawing Reference | Received date |
|----------------------------|--------|---------------------|-------------------|
| Topographical Survey | | 406/TS01 | 26 June 2013 |
| The Warwick House Type | 52 | 2010/WAR/A/01 Rev B | 26 June 2013 |
| The Stratford floor plans | 51/ 53 | 2010/STR/A/01 Rev D | 26 June 2013 |
| The Stratford elevations | 51/ 53 | 2010/STR/A/02 Rev B | 26 June 2013 |
| Boundary Details | | 406/WF01 | 26 June 2013 |
| Storey Heights Layout | | 406/PL03 Rev F | 20 September 2013 |
| Proposed Street Elevations | | 432/SE01 | 26 June 2013 |

| | | | |
|--|---------------------------|---------------------|-------------------|
| Planning Layout | | 406/PL01 Rev Q | 19 September 2013 |
| Materials Layout | | 406/PL02 Rev L | 20 September 2013 |
| Hard Landscaping Details | | 406/PL07 Rev B | 20 September 2013 |
| Lincoln House Type | 48/ 49 | 2010/LIN/A/01 Rev B | 26 June 2013 |
| Helmsley House Type | 33/ 34/ 35/ 36/ 37/ 38 | 2010/HEL/A/01 Rev E | 26 June 2013 |
| Harborough House Type | 32/ 41/ 42/ 50/ 55/ 56 | 2010/HAR/A/01 Rev D | 26 June 2013 |
| Braemar House Type | 39/ 40 | 2008/T/BRA/01A | 26 June 2013 |
| Boundary Treatments Layout | | 406/PL04 Rev L | 20 September 2013 |
| Boundary Treatments Layout (Colour) | | 406/PL06 Rev D | 20 September 2013 |
| Proposed Boundary Treatment to Shelley Drive | | 406/WF02 Rev B | 13 September 2013 |
| Proposed Boundary Treatment to Langton Brow | | 406/WF03 | 26 June 2013 |
| Location Plan | | 406/OS01 | 26 June 2013 |
| Engineering Layout | | 406/ED/01 Rev R | 13 September 2013 |
| M2 House Type | 43/ 44/ 46/ 47 | H5466/M2/01B | 20 September 2013 |
| The Harborough floor plans | 32/ 41/ 42/ 50/ 55/ 56 | 2010/HAR/C/03 Rev E | 19 September 2013 |
| Single Detached Garage | | H5463-G01A | 19 September 2013 |
| Twin Detached Garage | | H5463-G02A | 19 September 2013 |
| Double Detached Garage | | H5463-G03A | 19 September 2013 |
| Refuse Strategy Layout | | 406-PL05 | 20 September 2013 |

Reason: *For the avoidance of doubt and in the interests of proper planning*

17. The development hereby permitted shall be completed in accordance with the approved Neighbour Consultation Document as discharged as part of application 11/00291/DIS.

Reason: *To ensure that the existing residents are kept fully aware of the progress of the development.*

18. No dwelling on plots 32, 41, 42, 50, 55 and 56 hereby permitted shall be occupied until garden sheds have been provided in accordance with plans which have been submitted to and approved in writing by the Local Planning Authority. The garden sheds shall be retained in perpetuity thereafter.

Reason: *The garages are smaller than would normally be provided and therefore to ensure sufficient storage/cycle storage is provided at the properties in accordance with Manual for Streets.*

19. The detached and integral garages hereby approved shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any order amending or revoking and re-enacting that order, shall be undertaken to alter convert the space into living or other accommodation.

Reason: *To ensure adequate off street parking provision is maintained and thereby avoid hazards caused by on-street parking.*