

<b>APPLICATION NO.</b>	<a href="#">P19/S4457/FUL</a>
<b>APPLICATION TYPE</b>	FULL APPLICATION
<b>REGISTERED</b>	6.12.2019
<b>PARISH</b>	WOODCOTE
<b>WARD MEMBERS</b>	Jo Robb Lorraine Hillier
<b>APPLICANT</b>	Bentier Homes Ltd
<b>SITE</b>	The Hollies, Goring Road, Woodcote, RG8 0QE
<b>PROPOSAL</b>	Demolition of an existing dwelling and erection of 2 pairs of semi-detached dwellings (as amended to adjust the size and positioning of the dwellings).
<b>OFFICER</b>	Tom Wyatt

1.0 **INTRODUCTION AND PROPOSAL**

- 1.1 This application is referred to Planning Committee at the Planning Manager’s discretion because the application was registered before 23<sup>rd</sup> March 2020 and Officers’ recommendation for approval conflicts with the Parish Council’s views.
- 1.2 The application site, which is shown on the copy of the OS plan attached as **Appendix A**, is currently occupied by a modest 1950s detached bungalow set within a large plot of approximately 1500 square metres in area. The property is accessed via an existing drive that runs alongside the site’s south western boundary and provides access to a large area of hardstanding within the rear garden area where there is also a large workshop/storage building. Historic aerial photographs indicate that a number of smaller sheds were also present to the rear of the site although most of these structures have been removed and the whole site is currently vacant.
- 1.3 The existing bungalow is set back from Goring Road by approximately 20 metres and forms part of the established linear built form fronting this section of the road. Although the majority of the dwellings along this stretch of road are detached there are examples of semi-detached properties and there is considerable variety in the design, scale and age of individual dwellings with bungalows, chalet bungalows and two storey dwellings all forming part of the street scene.
- 1.4 The application seeks planning permission for the demolition of the existing bungalow and the construction of four dwellings, comprising a pair of semi-detached two storey dwellings (one 2 bed and one 3 bed) in a position to the front of the existing bungalow and in line with the front building lines of the adjacent properties to the north east and south west, and a pair of semi-detached two storey dwellings (both 3 bed) towards the rear of the site. The existing access and drive would be adapted to provide suitable access to the site, and each dwelling would be provided with two spaces with three visitor spaces also provided such that one space is provided per bedroom.
- 1.5 A copy of the plans associated with the application are attached as **Appendix B**, whilst other documentation associated with the application can be viewed on the council’s website, [www.southoxon.gov.uk](http://www.southoxon.gov.uk).

2.0 **SUMMARY OF CONSULTATIONS & REPRESENTATIONS**

- 2.1 **Woodcote Parish Council** – Objects for a number of reasons:
- the development does not meet the requirements of the SODC design guide for separation between habitable rooms. In particular, the distance between rooms

in plots 3 & 4 and the houses to the rear in West Chiltern is less than 25m. Plots 3 & 4 would, therefore, be overbearing and unneighbourly to the properties to the rear.

- The drive providing access to plots 3 & 4 and some of the parking for plots 1 & 2 is positioned close to the border of the property and would impact on the amenity of the occupants of the adjacent property – Ponders End.
- Goring Road is characterised by verdant and open gardens, so this development would be uncharacteristic of the neighbourhood.
- This planning application is not compliant with policy H10 of the Woodcote Neighbourhood Plan (WNP) as it is backland development that is unneighbourly, requires unsuitable access, reduces the privacy of adjoining properties and is inconsistent with the character of the locality.
- This application conflicts with policy D1 of the WNP as the design of the site is inappropriate to the location. Similarly, it is not compliant with Core Strategy policy CSQ3 which requires that “new development is of a scale, type and density appropriate to the site and its setting”.
- This application represents overdevelopment of the site.
- The application is in conflict with policies T1 and T6. Despite being within 200m of the crossroads where Beech Lane and Bridle Path meet Goring Road, the application does not demonstrate how the increased traffic will not further inhibit the free flow of traffic (T1) nor does the application make provision for or contribute to appropriate traffic calming (T6).
- Although the application does not show any street or external lighting it is likely that external lighting or security lighting will be provided for plots 3 & 4. The application fails to demonstrate compliance with the guidelines established for the Chilterns AONB by the Institution of Lighting Engineers and, therefore, does not comply with policy D2 of the WNP.
- The application is not compliant with policies H3 (WNP) and CSH3 (Core Strategy) which require “developments that result in a net gain of three or more dwellings to provide a minimum of 40% of affordable housing on the site”.

**Countryside Officer** – No objections subject to the imposition of a condition requiring a scheme for biodiversity enhancements and mitigation to be agreed.

**Drainage Engineer** – No objections subject to conditions requiring surface water and foul drainage details to be agreed.

**Forestry Officer** - The proposal would require the removal of some trees that are of low arboricultural value and should not be considered a constraint to the proposed development. Conditions are recommended to secure a landscaping scheme and ensure that tree protection is carried out in accordance with the already submitted details.

**Highways Liaison Officer (Oxfordshire County Council)** – No objections as the proposal is unlikely to have an adverse impact on the highway network. Conditions are recommended to secure the parking and turning areas and improvements to the existing access.

**Neighbour comments** – 12 representations were received to the original proposal and 10 representations have been received in relation to the amended plans, raising objections to the proposal on the following grounds:

- Impact on privacy of neighbouring residents. The distances between proposed and existing windows are below the 25 metre standard set out in the South Oxfordshire Design Guide.

- Overbearing to neighbouring properties due to the position of the proposed dwellings.
- Loss of light to neighbouring properties
- Backland development which is unneighbourly and has unsuitable access
- Noise impact from the use of the access road and parking and turning areas
- Adverse impact on the Chilterns AONB
- Out of keeping with the loose knit character of the area
- Increase in local traffic and impact on highway safety including the safety of pedestrians crossing the road
- Highway safety impact due to the proximity of the development to nearby junctions and the lack of a footpath to the rear units
- No affordable housing is proposed
- The site is not allocated for housing within the Woodcote Neighbourhood Plan
- Contrary to the Human Rights Act in relation to impact on neighbouring properties

**3.0 RELEVANT PLANNING HISTORY**

**3.1 [P19/S0125/PEM](#) – Response (15/03/2019)**

Demolition of existing property to erect a two storey detached house and 3 two-storey terrace houses to the rear.

[P56/H0106](#) - Approved (25/01/1956)  
BUNGALOW.

**4.0 ENVIRONMENTAL IMPACT ASSESSMENT**

4.1 The site is within a ‘sensitive area’ for the purposes of the EIA regulations 2017 but the scale and nature of the proposed development does not require an Environmental Statement.

**5.0 POLICY & GUIDANCE**

**5.1 Development Plan Policies**

South Oxfordshire Core Strategy (SOCS) Policies:

- CS1 - Presumption in favour of sustainable development
- CSB1 - Conservation and improvement of biodiversity
- CSEN1 - Landscape protection
- CSH1 - Amount and distribution of housing
- CSH2 - Housing density
- CSH4 - Meeting housing needs
- CSQ3 - Design
- CSR1 - Housing in villages
- CSS1 - The Overall Strategy

South Oxfordshire Local Plan 2011 (SOLP 2011) Policies:

- C6 - Maintain & enhance biodiversity
- C8 - Adverse affect on protected species
- C9 - Loss of landscape features
- D1 - Principles of good design
- D10 - Waste Management
- D2 - Safe and secure parking for vehicles and cycles
- D3 - Outdoor amenity area
- D4 - Reasonable level of privacy for occupiers
- D6 - Community safety
- EP2 - Adverse affect by noise or vibration

- EP4 - Impact on water resources
- EP6 - Sustainable drainage
- G2 - Protect district from adverse development
- H4 - Housing on sites within the built up areas of towns and villages
- T1 - Safe, convenient and adequate highway network for all users
- T2 - Unloading, turning and parking for all highway users

#### South Oxfordshire Emerging Local Plan 2034 Policies

The council is currently progressing the emerging local plan through the examination stage. The plan currently carries limited weight. Relevant policies include;

- DES1 – Delivering high quality development
- DES2 – Enhancing local character
- DES5 – Outdoor amenity space
- DES6 – Residential amenity
- DES9 – Promoting sustainable design
- ENV1 – Landscape and countryside
- ENV3 – Biodiversity Non designated sites, habitats and species
- EP1 – Air quality
- H11 – Housing mix
- H16 – Infill development
- H4 – Housing in the larger villages
- STRAT1 – The overall strategy
- TRANS5 – Consideration of development proposals

Woodcote Neighbourhood Plan (WNP) policies:

- T1 – Traffic congestion
- T6 – Traffic calming along Goring Road
- T7 – Pedestrian footways
- T8 – Residential car parking spaces
- H3 – Affordable housing
- H10 – Infill housing in the AONB
- D1 – Design
- D2 – Light pollution
- D3 – Secure by design

#### 5.2 **Supplementary Planning Guidance/Documents**

South Oxfordshire Design Guide 2016 (SODG 2016)

#### 5.3 **National Planning Policy Framework and Planning Practice Guidance**

#### 5.4 **Other Relevant Legislation**

Human Rights Act 1998

The provisions of the Human Rights Act 1998 have been taken into account in the processing of the application and the preparation of this report.

Equality Act 2010

In determining this planning application the Council has regard to its equalities obligations including its obligations under Section 149 of the Equality Act 2010.

#### 6.0 **PLANNING CONSIDERATIONS**

##### 6.1 **The relevant planning considerations are the following:**

- **Principle of the development**

- **Affordable housing and housing mix**
- **Impact on the character and appearance of the site and surrounding area**
- **Impact on the amenity of neighbouring and future occupiers**
- **Access and parking**
- **Other material planning considerations**

### **Principle of the Development**

6.2 The application site is located within the main built up area of Woodcote and, with the exception of the frontage to Goring Road, the site is surrounded on all sides by existing residential development. Within the district's settlement hierarchy Woodcote is classified as a 'larger village' where in principle there is no upper limit to the size of site capable of accommodating infill residential development having regard to Policy CSR1 of the SOLP. Within the context of this Policy infill development is defined as, 'the filling of a small gap in an otherwise built-up frontage or on other sites within settlements where the site is closely surrounded by buildings'. The site meets this definition and therefore the principle of redeveloping the site to provide additional dwellings is acceptable.

6.3 The principle of the proposed development is also acceptable having regard to Policy H10 of the WNP, which is repeated in full below:

*Applications for small residential developments on infill and redevelopment sites within Woodcote will be supported subject to proposals being well designed and meeting all relevant requirements set out in other policies in this plan and the Core Strategy, and where such development:*

- a. fills a small, restricted gap in the continuity of existing frontage buildings or on other sites within the built-up area of the village where the site is closely surrounded by buildings.*
- b. will not involve the outward extension of the built-up area of the village;*
- c. is not considered to be backland or unneighbourly development that requires unsuitable access, reduces the privacy of adjoining properties or is inconsistent with the character of the locality; and*
- d. provides for at least one small home with two or fewer bedrooms for every one large dwelling with four or more bedrooms*

6.4 With regard to criterion c. of the above Policy the proposal clearly involves backland development in respect of Plots 3 and 4, however, this criterion does not prohibit the provision of backland development but is clear that such a form of development should not require an unsuitable access, and should not adversely affect the privacy of adjoining residents or be out of keeping with the character of the area. These issues are considered further in the report below, along with the housing mix requirements as set out under criterion d. of Policy H10.

### **Affordable Housing and Housing Mix**

6.5 Both Policy CSH3 of the SOCS and Policy H3 of the WNP require the provision of affordable housing if there is a net gain of three or more dwellings. However, these policies have been superseded by later government policy outlined within the National Planning Policy Framework, which states at Para. 63:

*Provision of affordable housing should not be sought for residential developments that are not major developments, other than in designated rural areas (where policies may set out a lower threshold of 5 units or fewer). To support the re-use of brownfield land,*

*where vacant buildings are being reused or redeveloped, any affordable housing contribution due should be reduced by a proportionate amount.*

In light of the above there is no requirement for affordable housing provision in relation to the proposed development.

- 6.6 Policy H10 (criterion d.) requires that at least one small home (two bed or less) is provided for every large dwelling (four bed or more). This proposal is for one 2 bed and three 3 bed dwellings, and as a result the requirements of criterion d. are not directly relevant as no dwellings of four bedrooms or more are proposed. Policy CSH4 of the SOCS seeks to ensure that 'a mix of dwelling types and sizes to meet the needs of current and future households will be sought on all new residential developments'. The evidence base for the application of Policy CSH4 remains the 2014 Strategic Housing Market Assessment, which indicates that the larger proportion of new housing should comprise two and three bed dwellings (26.7% and 43.4% respectively). As such I consider that the two and three bedroom housing mix proposed is consistent with both the available district wide evidence base and the broad requirements of Policy H10 of the WNP, and the objective stated at Page 7 of the WNP to 'provide a mix of housing types including smaller homes for elderly villagers wishing to downsize and for young singles, couples or families needing their first home'.

#### **Impact on the Character and Appearance of the Site and Surrounding Area**

- 6.7 The site lies within the built up area of Woodcote, which is washed over by the Chilterns Area of Outstanding Natural Beauty (AONB). The council has a statutory duty under the Countryside and Rights of Way Act (2000) to have regard to the purpose of conserving and enhancing the natural beauty of the AONB in carrying out its statutory functions. Para. 172 of the NPPF states that, 'great weight should be given to conserving and enhancing landscape and scenic beauty in AONBs', and this is echoed within the requirements of Policy CSEN1 of the SOCS.
- 6.8 The site makes a very limited contribution to the landscape qualities of the AONB given its relatively central location within the built up area of the village. The surrounding built form is very varied in relation to the form, design, scale and plot sizes of individual dwellings and there is no significant consistency to the wider built form which would potentially be important to the landscape qualities of the AONB. The proposed development would be consistent with the broad parameters relating to the height, scale and design of housing in the wider area, and would respect the relatively consistent building line fronting Goring Road. In relation to these aspects of the proposal and having regard to the location of the site within the village, I consider that the proposal would not have an adverse impact on the landscape qualities of the wider AONB.
- 6.9 Policy H4 of the SOLP requires that the design, height, scale and materials of new housing development are in keeping with its surroundings, and that the character of the area is not adversely affected. Policies CSQ3 of the SOCS and D1 of the WNP seek to ensure that new development is of a high quality and inclusive design that respects the character of the site and the surroundings.
- 6.10 As already stated there is considerable variety to the built form in the surrounding area in relation to the design, scale and height of individual dwellings. In this regard the replacement of the bungalow with two storey housing would not be out of keeping with the character of the area, and nor would the provision of semi-detached housing in place of an existing detached dwelling. The combined footprint of Plots 1 and 2 would not be dissimilar to existing housing in the immediate area and the scale, siting and

height of these dwellings would also respect the immediate neighbouring properties as indicated on the submitted street elevation drawing.

- 6.11 Plots 3 and 4 evidently relate to backland development, however, Policy H10 of the WNP does not prevent such development but seeks to ensure that it is not inconsistent with the character of the locality. The application site forms part of a stretch of housing along Goring Road, between the junctions with Whitehouse Road and Bridle Path, where there is no existing backland housing development served by access off Goring Road. However, I do not consider that this is reason enough to justify refusal of this application.
- 6.12 The site already has access deep into the site in connection with previous activities at the rear of the site. As such the access is existing and its retention would be consistent with the current site appearance. The grain of the surrounding built form is very varied in terms of layout and plot size. The estate comprising West Chiltern is a more dense area of housing immediately behind the application site and in respect of 29 to 33 West Chiltern, which lie to the south west of the application site, this housing extends closer to Goring Road behind the existing residential development fronting Goring Road than Plots 3 and 4 would. West Chiltern was constructed in the 1970s and was at the time a large form of backland development to the rear of the existing residential development fronting Whitehouse Road, Goring Road, and Bridle Path.
- 6.13 The density of the development within West Chiltern is approximately 29 dwellings per hectare, whilst the density of the proposed development is 25 dwellings per hectare. In light of these considerations it is my view that the backland form of development proposed broadly respects the pattern of the surrounding built form and would not represent an overdevelopment of the site having regard to its comparative density with nearby housing. Indeed, the density of the proposed development meets the minimum density requirements set out under Policy CSH4 of the SOCS, which states, 'on sites where housing development is acceptable in principle, a minimum density of 25 dwellings per hectare (net) will be required unless this would have an adverse effect on the character of the area'.

#### **Residential amenity**

- 6.14 Criterion iv) of Policy H4 of the SOLP requires that there are no overriding amenity objections in relation to new housing. Policy D4 of the SOLP states, 'Development will not be permitted if it would unacceptably harm the amenities of neighbouring properties through loss of privacy, daylight or sunlight'. Policy H10 of the WNP seeks to ensure that backland residential development does not impact on the privacy of adjoining occupiers.
- 6.15 The site is surrounded by existing residential development and will inevitably impact on the amenity of neighbouring occupiers compared to the existing bungalow, which has a quiet unobtrusive presence on the plot. Plots 1 and 2 would be consistent with the building lines of Ponders End to the south west and Hawthorns to the north east. The side elevation of Plot 1 would be a very similar distance from the side elevation of Ponders End compared to the existing bungalow and would not result in any significant loss of outlook or light to the side or rear of Ponders End. Windows in the side elevation of Plot 1 facing towards Ponders End would be glazed with obscure glass.
- 6.16 Due to the narrowing of the application site towards the front boundary, Plot 2 would be sited closer to the boundary with Hawthorns than the existing bungalow due to the dwellings moving forward on the plot. There are existing patio doors on the side and rear elevation of Hawthorns facing towards Plot 2. These windows are currently not

directly obstructed due to the positioning of the existing bungalow, and Plot 2 would have a greater impact on these windows but I consider that the relationship of the development with the neighbouring property would generally accord with the BRE guidance for 'Site Layout Planning for Sunlight and Daylight'. The impact on Hawthorns would also be somewhat offset by removing the bungalow beyond the rear elevation of Hawthorns, and Plot 2 would not adversely affect outlook or light to the main rear elevation of Hawthorns.

- 6.17 Plots 3 and 4 as proposed are located towards the rear of the application site and closer to the shared boundary with neighbouring properties within West Chiltern (Nos. 43 to 46) than the existing bungalow. These neighbouring properties have rear gardens ranging from approximately 11.5 to 15 metres in depth. Guidance contained within the SODG advises that a minimum distance of 25 metres should be retained between habitable rooms in the rear (private) elevations of adjacent properties. It is apparent that the distance between the directly facing first floor rooms of Plot 3 and 45 and 46 West Chiltern would meet this standard, however, the distance between the first floor windows in the rear of Plot 4 and 44 West Chiltern would fall slightly short of this standard at 24 metres. Due to the single storey elements proposed to the rear of Plots 3 and 4 the distance between the first floor windows in West Chiltern and the ground floor windows of these single storey elements would also be slightly below standard. However, this shortfall is partly mitigated by there being less mutual intervisibility between ground floor windows. It is not uncommon for single storey elements to be closer to boundaries, particularly following rear extensions, and this is a common scenario in any built up area.
- 6.18 The front elevations of Plots 3 and 4 would face directly towards the rear of Plots 1 and 2 but also the rear elevations and garden areas of Ponders End and Hawthorns. The front of these dwellings are designed to limit overlooking with just one bedroom window for each dwelling with other windows relating to bathrooms. The distance between the bedroom window to Plot 3 and the rear elevation of Hawthorns is 25 metres, and the distance between the bedroom window to Plot 4 and the closest part of the rear elevation of Ponders End is approximately 24.2 metres, but more than 25 metres to the main two storey rear elevation. This slight shortfall is partially mitigated by the bedroom windows to the front of Plots 3 and 4 being set in a significant distance from the side boundaries of the site such that the overlooking would be at an angle rather than directly facing. The distance between the front elevation of Plots 3 and 4 and the main rear elevations of Plots 1 and 2 achieves the 25 metre separation distance.
- 6.19 Plot 3 is set in from the boundary with Hawthorns by approximately 3 metres and Plot 4 is set in from the boundary with Ponders End by approximately 4.3 metres. This allows space for landscaping to soften the impact on the neighbouring garden areas, and the separation distances would, in my view, be sufficient to avoid a significant overbearing or overshadowing impact on the adjoining garden areas. The garden areas for the proposed dwellings meet the area requirements set out within the SODG in respect of 2 and 3 bedroom dwellings.
- 6.20 Overall I acknowledge that there are some minor shortfalls in the separation distances between the proposed and existing dwellings. However, having regard to the spatial relationships between existing and proposed dwellings I do not consider that these shortfalls amount to material harm to the amenity of the neighbouring occupiers compared to a scheme fully compliant with SODG guidance. The slight shortfalls also need to be balanced against the public benefits of providing additional housing within a sustainable location and meeting the minimum density requirements of Policy CSH4 of the SOCS.

- 6.21 Officers are also mindful that the access road and parking areas for Plots 3 and 4 lie adjacent to the garden areas of the adjoining dwellings, and that there is therefore potential for noise disturbance to the adjacent properties. To help mitigate this the access road and parking areas have been set off the boundaries by over 1 metre, with space for planting along the boundaries. It is also clear that the access road and parking areas to the rear of the existing bungalow are already existing and have been in use for a number of years. In light of this and the limited traffic movements associated with Plots 3 and 4 I do not consider that there would be a material impact on the amenity of the adjoining occupiers.

### **Access and Parking**

- 6.22 The proposal would utilise the existing access, but it would need to be widened and improved to allow two vehicles to pass close to the junction with Goring Road, and to allow sufficient visibility splays. In line with Policy T8 of the WNP one parking space per bedroom is proposed within the site meaning that a total of 11 parking spaces would be provided.
- 6.23 The Highway Liaison Officer has considered the proposal and has raised no objections on the basis of highway safety or impact on the local highway network. In the absence of any highway safety concerns, guidance within the NPPF (Para. 109) is clear that development should only be refused on transport grounds where the ‘residual cumulative impacts on the road network would be severe.’ The net gain of three dwellings on this site would not amount to a severe impact on the local road network.
- 6.24 The Parish Council has stated that the application is in conflict with policies T1 and T6 of the WNP, as despite being within 200m of the crossroads where Beech Lane and Bridle Path meet Goring Road, the application does not demonstrate how the increased traffic will not further inhibit the free flow of traffic (T1) nor does the application make provision for or contribute to appropriate traffic calming (T6). Given that there are no objections from the Highway Authority and that the development would not result in a severe impact on the road network I do not consider that the application can reasonably be refused in relation to a conflict with these policies. I have also noted that other residential development has been considered within relevant areas of Woodcote without contributions towards highway safety being secured, including on appeal (see application P13/S3798/O) where an Inspector considered that contributions to highway improvements could not be justified in the context of the impact on the existing road network and policy within the NPPF.

### **Trees and Ecology**

- 6.25 The council’s Forestry Officer has confirmed that there are no trees within the site or of suitable arboricultural quality to be a constraint to the development. The development would require the removal of a small number of typical garden trees and shrubs along with a section of the front boundary hedge to allow improved visibility splays. There is sufficient space to the front of the site for new planting and along the site boundaries for new hedging that will help to soften the development and integrate it into the fabric of the existing built form.
- 6.26 There is no evidence of protected wildlife species being present on the site. Policy CSB1 of the SOCS seeks to ensure that a ‘net loss of biodiversity will be avoided, and opportunities to achieve a net gain across the district will be actively sought.’ This is consistent with guidance within the NPPF (Para. 174). In light of this the Countryside Officer has requested a condition requiring a biodiversity mitigation and enhancement scheme to be agreed.

### **Other Material Considerations**

- 6.27 The council's Drainage Engineer initially objected to the scheme due to the underlying geology and the uncertainty over infiltration techniques for surface water drainage. A Drainage Feasibility Plan has subsequently been submitted in support of the application, which demonstrates the permeable nature of the underlying ground and therefore the suitability for infiltration techniques.

### **Community Infrastructure Levy (CIL)**

- 6.28 The development is CIL liable based on the net increase in the floor area of the development. 25% of the CIL receipts would go to the Parish Council as there is a made Neighbourhood Plan.

### **Pre-commencement conditions**

- 6.29 In the event that the Committee resolve to approve the application, pre-commencement conditions as marked with an asterisk within the recommendation below will be agreed with the applicant.

### **7.0 CONCLUSION**

- 7.1 The proposed development would make efficient use of the site in a sustainable location, and would broadly be in accordance with the relevant development plan policies and national planning policy, as such, subject to conditions, the proposal would be in keeping with the character and appearance of the site and surrounding area, and would not materially harm the amenity of neighbouring occupiers or be prejudicial to highway safety.

### **8.0 RECOMMENDATION**

- 8.1 **To grant planning permission subject to the following conditions:**

- 1. Commencement of development within three years**
- 2. Development to be in accordance with the approved plans**
- 3. Schedule of materials to be agreed prior to the commencement of development\***
- 4. Hard and soft landscaping scheme to be agreed prior to the commencement of development\***
- 5. Surface water drainage details to be agreed prior to the commencement of development\***
- 6. Foul drainage details to be agreed prior to the commencement of development\***
- 7. A biodiversity mitigation and enhancement scheme shall be agreed prior to the commencement of development\***
- 8. The development shall be carried out in accordance with the submitted tree protection details**
- 9. External lighting details to be agreed prior to installation**
- 10. Withdrawal of permitted development rights for extensions, and outbuildings**
- 11. Parking and turning area to be provided and retained in accordance with the approved plans**
- 12. Existing access to be improved prior to the occupation of the development**
- 13. First floor windows in the side elevations of all plots to be glazed in obscure glass**

14. **Bathroom and landing windows in the front elevations of Plots 3 and 4 to be glazed in obscure glass**

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