

Item No. 2

Application Reference Number P/20/0829/2

Application Type: Householder **Date Valid:** 09/06/2020
Applicant: Mr Zak Toomassi
Proposal: Single storey extension to north side of dwelling, two storey extension to west side and raising of roof by 0.77m to resultant dwelling. Erection of replacement single garage.
Location: 11 Windmill Rise
Woodhouse Eaves
Leicestershire
LE12 8SF
Parish: Woodhouse **Ward:** Forest Bradgate
Case Officer: Deborah Liggins **Tel No:** 07864 603401

This item is referred to Plans Committee at the request of Councillor Snartt who is concerned about the impact of the proposal on the amenities of neighbours.

Description of the Site

The application site is a detached gabled bungalow located at a corner position on the southern side of the street where it turns south to serve other dwellings. Dwellings to the east are similar scaled gabled dwellings with No. 9 occupying a position approximately 6m forward of No. 11. There is an existing single garage located to the south of the dwelling adjacent to No. 13 and this is to be removed as part of the proposal. As the name suggests, Windmill Rise elevates steeply to the west with all dwellings generally being of single storey origin – some now with dormer or Velux additions to their roofs. There is an approximate 1m difference between the levels of No's 9 & 11.

The existing 2 bed dwelling has a footprint of 6.8m x11m and has a rendered and tiled finish. The existing dwelling has a ridge height of 5m.

Boundary	Adjacent land use
To the west	Windmill Rise and the extended and elevated No. 26 Windmill Rise
To the north	Windmill Rise and the large plot containing No 12 Windmill Rise
To the south	13 Windmill Rise – single storey dwelling with a high level window in its northern elevation serving a lounge
To the east	The significantly lower single storey dwelling of No 9 Windmill Rise.

The site lies outside the designated Conservation Area with the Conservation Area boundary coinciding with the rearmost boundary of Main Street dwellings 20m to the east.

Description of the Application

The original proposal was to extend the dwelling to the south with an extension to also include accommodation within the roof and raising the roof to 5.84m high with a series of roof lights and dormers in the roof, including a Juliet balcony in the eastern elevation. However, the plans have been significantly revised and subject to further consultation.

The revised proposal as shown on drawing No. 002 Rev C received on 7th September 2020 shows a 3.6m deep single storey extension to the northern side of the dwelling to provide a bedroom and study, elevational changes to the existing eastern and southern sides of the house and a two storey extension to the western side to provide a bathroom and hall entrance and bedroom above. The roof of the dwelling is also proposed to be raised to 5.75m with a dormer window and roof light in the western roof plane and 4 roof lights in the eastern plane. These works would facilitate to use of the roof space as bedrooms and allow for a reconfiguration of internal accommodation. The resultant dwelling would have 3 bedrooms.

The proposal includes fenestration alterations to all sides with facing materials being white render and roof tiles to match the existing ones. Windows would be grey UPVC.

The resultant dwelling would have a footprint of 6.8m (+2m for the porch/bathroom) x 14.65m.

The plan also shows a slight repositioning of the proposed single garage to a position 0.5m from the boundary with No. 13 Windmill Rise to ensure that soffits and eaves are entirely contained within the application site. In addition to the garage, 2 additional off-street car parking spaces are to be provided to its frontage with the existing vehicular access being retained but with approximately a 3m length of hedge being removed in order to access these spaces more easily.

Development Plan Policies

Charnwood Local Plan 2011-2028 Core Strategy (adopted 9 November 2015)

The following policies are relevant to this application:

Policy CS2 – High Quality Design – requires new developments to make a positive contribution to Charnwood resulting in high quality inclusive design which responds positively to its context and results in places where people would wish to live. New developments should respect and enhance the character of the area, having regard to scale, density, massing, height, landscape, layout, materials and access arrangements. The policy also requires new development to protect the amenity of people who live and work nearby and those who will live in the new development.

Policy CS14 – Heritage – this requires development to conserve and enhance historic assets for their own value and the community, environmental and economic contribution they make. This will be achieved by requiring development to protect heritage assets and their setting; supporting development which prioritises the refurbishment and re-use of disused or under-used buildings of merit; supporting development that is informed by and reflects relevant Landscape and Conservation Area Character Appraisals and Village

Design Statements; and development that incorporates Charnwood's distinctive local building materials and architectural details.

Policy CS25 – Presumption in Favour of Sustainable Development – sets out that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained in the National Planning Policy Framework. It pledges to work proactively with applicants to jointly find solutions to approve development wherever possible to secure improvements to the economic, social and environmental conditions in an area. Planning applications that accord with the policies in the Core Strategy will be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan (adopted 12 January 2004 (saved policies))

The saved policies relevant to this proposal include:

Policy EV/1 – Design - seeks to ensure a high standard of design for developments, which, inter alia, respects and enhances the local environment, is of a design, layout, scale and mass compatible with the locality and utilises materials appropriate to the locality.

Policy H/17 – Extensions to Dwellings (including garages) – states that planning permission will be granted provided the development meets specific criteria relating to the scale, mass, design and use of materials with the original dwelling etc.

Policy TR/18 indicates that planning permission will not be granted for development unless off-street parking for vehicles, including cycles, and servicing arrangements are included to secure highway safety and minimize harm to visual and local amenities. The quantity of parking allowed should reflect the proposed use and the location of development, the availability of public off-street parking; the current or potential accessibility by non-car modes and the scope for practical measures to significantly reduce the use of private car trips to and from a site.

Material considerations

The National Planning Policy Framework (2019)

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The NPPF contains a presumption in favour of sustainable development.

Paragraph 7 states that the purpose of the planning system is to contribute to the achievement of sustainable development.

Paragraph 8 explains that achieving sustainable development means that the planning system has 3 overarching objectives, which are interdependent and need to be pursued in mutually supportive ways. The overarching aims are:

- An economic objective – contributing to building a strong, responsive and competitive economy, by ensuring that sufficient land of the right type is available in the right places to support growth and innovation

- A social objective – supporting strong, vibrant and healthy communities by providing the supply of housing required to meet the needs of present and future generations, and by creating a high quality built development with accessible local services;
- An environmental objective – contributing to protecting and enhancing our natural, built and historic environment.

Paragraph 10 states at the heart of the Framework is a presumption in favour of sustainable development.

Paragraphs 15-33 set out that the planning system should be genuinely plan-led and that succinct and up-to-date plans should provide a positive vision for the future of each area; a framework for addressing housing needs and other economic, social and environmental priorities and a platform for local people to shape their surroundings. Paragraph 31 states that the preparation and review of all policies should be underpinned by relevant and up-to-date evidence.

Paragraph 38 indicates that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers should seek to approve applications for sustainable development where possible.

Paragraph 47 of the NPPF states that planning law requires that applications for planning permission should be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.

Paragraph 109 states that development should only be prevented or refused on highway grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Paragraphs 124-131) of the NPPF concern achieving well-designed places and sets out that good design is a key aspect of sustainable development. The use of visual tools and design codes is encouraged as is the development of design policies alongside local communities and neighbourhood plans.

Paragraph 180 requires that decisions on planning applications should ensure that new development is appropriate for its location taking into account the likely effects of pollution on health, living conditions and the natural environment, including mitigating noise.

National Design Guide (2019)

The National Planning Policy Framework makes clear that creating high quality buildings and places is fundamental to what the planning and development process should achieve. This design guide, the National Design Guide, illustrates how well-designed places that are beautiful, enduring and successful can be achieved in practice. It forms part of the Government's collection of planning practice guidance and should be read alongside the separate planning practice guidance on design process and tools.

As well as helping to inform development proposals and their assessment by local planning authorities, it supports paragraph 130 of the National Planning Policy Framework which states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Planning Practice Guidance

ID 26 - Paragraphs 001-003 states that good design matters and what this can achieve through good plan making. Paragraph 004 notes that weight can be given to outstanding or innovative design and developments of poor quality design should be refused. Paragraph 007 states that planning should promote local character. New development should be integrated within existing surroundings.

The Leicestershire Highways Design Guide (2018)

This is a guide for use by developers and published by Leicestershire County Council and provides information to developers and local planning authorities to assist in the design of road layouts. The purpose of the guidance is to help achieve development that provides for the safe and free movement of all road users, including cars, lorries, pedestrians, cyclists and public transport. Design elements are encouraged which provide road layouts which meet the needs of all users and restrain vehicle dominance, create an environment that is safe for all road users and in which people are encouraged to walk, cycle and use public transport and feel safe doing so; and help create quality developments in which to live, work and play. The document also sets out the quantum of off-street car parking required to be provided in new housing development.

The Crime and Disorder Act 1998

This places a duty on the local planning authority to do all that it reasonably can to prevent crime and disorder in its area. The potential impact on community safety is therefore a material consideration in the determination of planning applications.

Supplementary Planning Document - Charnwood Design (January 2020)

This document sets out the Borough Council's expectations in terms of securing high quality design in all new development. Schemes should respond well to local character, have positive impacts on the environment and be adaptable to meet future needs and provide spaces and buildings that help improve people's quality of life. The document is a material consideration in the determination of planning applications.

Draft Charnwood Local Plan 2019-2036

The Draft Local Plan sets out the Council's preferred options for draft policies which are yet to be tested through an Examination in Public before they can become part of the development plan for Charnwood. The policies therefore carry limited weight at the current time.

Woodhouse Eaves Village Design Statement

This is an advisory document adopted by the Council in 2006 and also describes the distinctive character of Woodhouse Eaves village and summarises its historical development, landscape, buildings and wildlife. It was produced by local people with the aim of promoting good design and to ensure that new developments are designed in harmony with identified village characteristics identified as being of value to those residents.

Relevant Planning History

None

Responses of Statutory Consultees

Councillor Snartt is concerned about the impact of the proposal on the privacy and amenity of nearby neighbours.

Woodhouse Eaves Parish Council objected to the original scheme for the following reasons:

- An over development of a small two bedroom bungalow on a small plot where the increase in the ridge height is not in keeping with the surrounding houses.
- The overlooking and light issues for immediate neighbours.
- The village has a need for affordable bungalows and this conversion reduces the villages supply.
- Parking ratio to the size of the bungalow is too small.
- The issues raised by the neighbours are fully supported by this Parish Council.

In respect of the revised plans it considers the building will be too close to the neighbours properties and will be overbearing. The proposal also removes privacy and natural light and the design does not follow the Woodhouse Eaves Village Statement.

Other Comments Received

Comments have been received from the nearby residents detailed below;

Windmill Rise – 3, 5, 9, 13, 22, 23, 24, 26, 34

Main Street – 55a

+ 2 others (address not supplied)

The neighbouring residents identified above, have raised a number of concerns which are summarised below:-

- Loss of privacy arising from dormer additions to the rear, worsened by the elevated position of the dwelling and their overbearing impact
- The resultant dwelling would be oversized and detrimental to the character of the area and street scene
- The proposed extensions are out of scale with the original dwelling
- The proposed alterations/extensions would harm visual amenity
- There is an existing parking problem on Windmill Rise as many driveways are too small meaning many people park on the road
- The submitted plans are inaccurate in terms of boundary distances and the position of the existing garage

- Existing hedges, the access drive, visibility splays, dropped kerbs and surface materials are not shown on the plans.
- There is no vehicle turning space within the plot
- The new ground floor windows on the rear elevation would significantly overlook neighbouring dwellings because of ground levels changes and could not be mitigated by fencing.
- Loss of light as a result of the increased roof height and massing of the dwelling
- Proposed garage would accommodate 1 vehicle and therefore insufficient car parking to serve development.
- Impact on existing hedges and trees within the garden and resultant impact on wildlife
- The resultant dwelling would lack private outside amenity space
- The void above the proposed garage could become a further bedroom.
- No proposed landscaping scheme has been submitted
- The development would remove a bungalow from the Woodhouse Eaves housing stock

Specifically relating to the revised plan, the following comments have been received:

- The series of roof lights in the eastern elevation could result in loss of privacy to No. 9, exacerbated by the change in ground levels.
- If to be granted planning permission, a condition should be imposed to remove permitted development rights for further insertions in the roof or eastern wall.
- Loss of light through the raising of the roof affecting lower properties to the east
- The closeness of the buildings to neighbouring properties
- The proposal would not be in keeping with the street scene
- The proposal would not accord with the village design statement
- The proposal would not accord with adopted SPD on Design.
- Loss of privacy to principal rooms of No. 26 and its garden

Any non planning matters that have been raised:

The proposal includes guttering/soffits which may overhang boundaries.
 The increased roof height would cause a loss of outlook/view over the valley of the village
 Contractor vehicles parking in the street already causes a highway hazard.
 An existing right to light would be breached by the proposal.

Consideration of the Planning Issues

The key issues in considering this application are considered to be:

- The design and visual impact of the proposal in the street scene
- Impact on Residential Amenities
- Impact on Heritage Assets
- Highways and Car Parking
- Other matters

The Design and visual impact in the street scene

No's 1-9 Windmill Rise are single storey dwellings generally set back from each other in the street scene and with a relatively uniform appearance in terms of their front gables and use of materials. Dwellings at the top of the hill and turning south into the cul-de-sac have a less uniform appearance in terms of the position of dwellings, their types and more eclectic mix of materials. The application property is therefore positioned at the corner where this character transitions to a more varied mix of house types. Generally detached bungalows retain gables to the street frontage and semi-detached bungalows have dormers or roof features of various designs and sizes. Materials in dwellings are a mix of render, brick, stone and timber cladding with tiled roofs. No's 13-21 Windmill Rises have a similar perpendicular set back in the street scene but the remainder of the dwellings are varied in terms of frontage depths and orientation.

The application property has a northern elevation already set back 6m from the front elevation of No. 9 and it is considered that the proposed single storey 4.6m extension to the northern side of the dwelling would still sit well behind the front elevation of No. 9 and maintain the general set back arrangement of this street scene.

In terms of the two storey extension on the western side of the dwelling, this would project 2m beyond the informal 'building line' and front elevations of No's 13-21m. However, that extension would be positioned 4.1m from the western property boundary and occupy a floor level lower than the level of the adjacent carriageway and it is considered that the proposal would not be visually prominent or incongruous in the street scene in terms of its form and massing. The gabled design of the extension and the proposed use of materials would also not appear out of character in the street scene. In these ways, it is considered that the proposal would accord with Policies CS2, EV/1 and H/17 and the adopted SPD on Design.

Neighbours consider that the proposal would not accord with the Woodhouse Eaves Village Design Statement. This document is an advisory document which aims to promote good design and to ensure that new development, including extensions to existing properties are designed in harmony with the character of the village. Whilst the general tenet of the guidelines in the Design Statement is towards carefully considered and unobtrusive additions, high quality and contemporary design is welcomed. The Statement also sets out that stone, slate, rough textured render and brick are the main materials in the village and that materials proposed for extensions should be chosen to enhance and compliment adjacent buildings. It is considered that the design of the proposal retains the original form of the dwelling, but raises its roof by less than a metre. The use of roof lights, forward projecting gables and render already feature in the street and in these ways, it is considered that the proposal would accord with the village design statement.

Impact on Residential Amenities

Property	Distance & Relationship	Guide (if applicable)	Notes
No. 11	6m forward of the application property and 1m lower	n/a	This dwelling has principal windows in its front and rear elevations
No. 13	Flanking elevation approx.. 1m from southern boundary of app site.	n/a	Gable fronted dwelling with high level principal window in its northern elevation

26	24m to the west and having a floor level approximately 1.5m higher than the adj carriageway	n/a	This extended and heightened dwelling contains dormer windows, roof lights and principal ground floor windows in its eastern elevation with the road intervening.
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Loss of Light – The proposal involves the increase in the height of the roof of the property by 0.75m with the position of the ridge line being retained. The existing position of the application dwelling is such that it already conflicts with the 45 degree ‘angle of light’ rule when measured horizontally in relation to the rear of No. 9, but the proposal, when measured vertically would not conflict. It is therefore considered that the increase in height, together with the orientation of the dwellings and the distance from No. 9 in particular, is such that no significant losses of light would be experienced to the occupiers of that or other dwellings.

In terms of loss of light to No. 13 Windmill Rise arising from the erection of the garage, there is an existing pitched roof garage which would be removed and replaced with a new pitched roof garage in a revised position such that more of the existing principal window to No. 13 would be obscured. The existing garage is located between 1.5 and 2.3m from the boundary and positioned 3m off the eastern boundary of the site, with a ridge height of 3.3m and an eaves height of 2.2m. The proposal is for a garage positioned parallel with and 0.5m distant from the southern boundary and between 1.4m and 2.2m from the western site boundary. The proposed height of the garage would be 2.2m to eaves and 4m to the ridge. The garage would lie due north of the existing high-level lounge window in the side of No.13 and the occupiers are concerned about a significant loss of light to that room.

In assessing loss of light, it is important to consider what is already existing and what could be erected under ‘permitted development’ rights. The proposed garage would be closer to the boundary and would have a higher ridge height than the existing garage. It would also be positioned parallel and closer to the boundary, where a garage could be erected on the boundary under permitted development provided it did not exceed 2.5m in height. (i.e. 0.3m higher and significantly closer). Clearly these parameters are exceeded and the garage proposed requires planning permission. However, because of the position of the proposed garage, off-set from the boundary and its pitched roof design (sloping away from the boundary) and the orientation of the garage and existing neighbouring window, it is considered that the proposal would not result in a significant reduction of light to the degree that planning permission should be refused. The occupier of the adjacent dwelling is aware that if a ‘right to light’ is claimed, this should be pursued privately through civil legal channels, the grant of planning permission would not over-ride any such private legal right if one were to exist.

Loss of Privacy – The proposal introduces first floor bedroom accommodation which is serviced by a range of roof lights in the eastern roof plane and the 2 storey and dormer extensions to the western side. Additional glazing is proposed to all elevations including the eastern elevation at ground floor level. This would see the insertion of a window which could be carried out under ‘permitted development’ and which would be partially obscured by the existing boundary treatment. Submitted plans indicate that the lower cill of the proposed roof lights would be 1.7m above floor level and the four roof lights in the eastern elevation would therefore be positioned in the roof to prevent views to neighbouring dwellings including No. 9. The additional first floor windows in the western elevation would

serve bedrooms and these are not considered to be principal rooms within the dwelling and the roof light here would be positioned lower and at such a height that a view out would be possible, as would be the case with the proposed first floor windows in the dormer and the 2 storey extension. Whilst the occupiers of No. 26 claim these would cause a loss of privacy to their garden and main room windows, an overlooking situation already exists between the principal windows in No. 26 due to its elevated position. It is considered that the proposal would not exacerbate this.

Furthermore, it is considered that the imposition of a planning condition to prevent future insertions of windows in the roof or eastern wall of the dwelling would be appropriate, given its elevated position in the street scene and the significant alterations which might otherwise be able to be undertaken without the need for planning permission.

In these ways it is considered that the proposal would not significantly reduce light or privacy to unacceptable levels and that the proposal would accord with Policies CS2, EV/1 and H/17 and the adopted SPD on Design.

Impact on Heritage Assets

The application site is some distance from the Conservation Area with the nearest properties within the Conservation Area being large detached post-war houses set back from Main Street. Due to the distance from significant features within the Conservation Area or any listed buildings, it is considered the proposal would not result in harm to significance of the Conservation Area or its setting. In this way the proposal would at least preserve the character and appearance of the Conservation area and accord with Policy CS14 and Section 70(2) of the Planning (Listed Building and Conservation Areas) Act 1990.

Highways and Car Parking

Whilst the Leicestershire County Highway Authority was not consulted on the application, the proposed development is of a type where its standing advice would usually apply in terms of access width and geometry, car parking requirements etc.

The proposal would utilise an existing access and would result in a 3 bed dwelling with the potential for the ground floor study to be flexibly used as an additional bedroom. The proposal provides for a garage and 2 additional off-street car parking spaces can be accommodated within the site, utilising the existing access and dropped kerb. The proposal therefore accords with current guidance of the highway authority as set out in the Leicestershire Highways Design Guide. The use of the site would remain as residential and it is considered that the proposal would not result in 'severe' cumulative impact or introduce significant highways harms to warrant a refusal of planning permission. The development would generally accord with the provisions of Policy TR/18 and paragraph 109 of the National Planning Policy Framework.

Other matters

Although the Parish Council objects to the loss of the existing bungalow because there is an identified need for such dwellings in the locality, the proposal is to extend the existing dwelling only and is not for the erection of a replacement dwelling. The purpose of the housing needs survey was not to act as a barrier to people extending their homes but to

identify the sort of new housing required locally. The proposal relates to an existing dwelling and does not reduce the overall quantum of housing in the village. The proposal is therefore acceptable in principle.

The originally submitted plans were found to be inaccurate in terms of the relationship of the proposal with neighbouring property boundaries and inaccuracies have been addressed in the amended plans. Although the existing hedge is not shown on the submitted plans, this is not a protected feature and the property owner is at liberty to remove some or all of it as they see fit and this could have a small impact on nesting birds and other wildlife. However, the indicated plans show an intent to remove only a small part of the hedge to facilitate easier access into the proposed car parking spaces. Other legislation exists to protect nesting birds and the impact on wildlife is therefore considered to be acceptable.

Although neighbours comment that there is no turning space within the site, so vehicles can emerge in a forward direction, this is not uncommon for residential properties and there are many properties within Windmill Rise where a turning space is not available and this is not a reason to refuse planning permission. Likewise, the proposal seeks to utilise an existing vehicular access and it would be unreasonable to insist that improved visibility splays, width and dropped kerb's be required to serve this small-scale proposal which is to provide extensions to the home and a new garage.

Neighbours are concerned that the void above the garage could become a further bedroom but this is unlikely due it having no internal or external access, its limited size and limited headroom. Other neighbours are concerned that the extensions would leave little outdoor amenity space and would be overdevelopment of the plot. However, officers consider that ample garden space would remain to 3 sides of the dwelling to serve the recreational and amenity needs of occupiers.

Other neighbours comment that the proposal is not accompanied by a comprehensive landscaping scheme and it is considered that such a requirement would be too onerous for the scale of the development proposed – a householder extension – and would not meet the legal tests for imposing such conditions.

Conclusion

Decisions on applications need to be made in accordance with the adopted development plan policies and the material considerations that support them.

The proposal would not introduce a visual adverse impact to the street scene and would be acceptable in design, amenity and highway terms and would accord with policies CS2, CS14, EV/1, H/17, and TR/18.

RECOMMENDATION:-

Grant Conditionally

- 1 The development, hereby permitted, shall be begun not later than 3 years from the date of this permission.

REASON: To comply with the requirements of Section 91 of the Town and Country Planning Act, 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

- 2 The development hereby permitted shall be carried out in accordance with the following approved plans:
002 Rev C - Proposed elevations, section, floor plans, block plan and site location plan

REASON: To define the terms of the planning permission.

- 3 Only those materials specified in the application shall be used in carrying out the development hereby permitted.

REASON: To ensure the satisfactory appearance of the completed development.

- 4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015, (or any order revoking and re-enacting that Order, with or without modifications), no openings or windows other than those shown on the approved plans shall be inserted in the western elevation of the building, at either first floor or roof level or in the eastern elevation of the building at ground floor, first floor or roof level.

REASON: To prevent undue overlooking of nearby dwellings, in the interests of the privacy of nearby residents.

The following advice notes will be attached to a decision

- 1 DEVELOPMENT PLAN POLICIES RELEVANT TO THIS DECISION
- Policies CS2 and CS25 of the Charnwood Local Plan (2011-2028) Core Strategy and Policies EV/1, H/17 and TR/18 of the Borough of Charnwood Local Plan have been considered in reaching a decision on this application. The proposed development complies with the requirements of these policies.
- 2 Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Guidance on House Extensions and, therefore, no harm would arise such as to warrant the refusal of planning permission.
- 3 The Local Planning Authority acted pro-actively through positive engagement with the applicant during the determination process. This led to improvements to the scheme to secure a sustainable form of development in line with the requirements of the National Planning Policy Framework (paragraph 38) and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.

- 4 Care should be taken during site works to make sure that hours of operation, methods of work, dust and disposal of waste do not unduly disturb nearby residents.

