

Application Number: DM/2019/01943

Proposal: Development of one dwelling and parking adjacent to 15 Burns Crescent (Amended plans received 04/03/2020)

Address: Land adjacent to 15 Burns Crescent, Caldicot

Applicant: Mr Russell Griffiths

Plans: Location Plan - , Site Layout 1828/7 - , Elevations - Proposed 1828/6 - , Floor Plans - Proposed 1828/5 - ,

RECOMMENDATION: Approved subject to S106 agreement

Case Officer: Mrs Helen Hinton
Date Valid: 29.11.2019

This application is presented to Planning Committee following public objections to the development

1.0 APPLICATION DETAILS

1.1 Site Description

The application seeks full planning permission for the development of a detached dwelling on land forming part of the residential curtilage of 15 Burns Crescent, Caldicot.

The plans submitted detail the development of one detached dwelling, measuring 8.75m wide, 7.6m deep with a pitched roof with a maximum height of 6.8m falling to 4.7m at eaves level. Externally the dwelling would be finished with smooth render elevations, concrete roof tiles and uPVC windows and doors. Internally the accommodation would comprise a kitchen, living room, utility and wc at ground floor with three bedrooms, a bathroom and an ensuite at first floor level. The property would be developed in the side garden of 15 Burns Crescent and would have the same finished floor level, ridge and eaves height as the existing dwelling. However the buildings would be positioned 1m in front of the established building line.

Vehicular access to the new dwelling would be via a shared driveway with the existing property, leading to two parallel parking spaces to the south-east (front) of the dwelling. An existing garage in the south-eastern corner of the site, adjacent to the number 20's garage would be demolished to facilitate the development. Following the demolition of an existing porch parking for the existing dwelling would be provided on the existing front garden. An on-site turning area would be provided between the existing and proposed dwelling.

Both the existing and proposed dwellings would benefit from an area of private amenity space to the north-east (rear). The boundaries of the site would remain as existing with a combination of timber fencing, post and wire fence, concrete block and brick walls evident on site.

1.2 Value Added

The application originally sought consent for a pair of semi-detached, two bedroom dwellings. Following the receipt of a highway objection, the scheme has been amended to the current proposal.

1.3 Proposal Description

The site comprises the residential curtilage of a semi-detached two storey dwelling forming part of the residential cul-de-sac known as Burns Crescent. The Proposals Map of the Monmouthshire County Council Local Development Plan identifies that the site is located within the defined development boundary and community of Caldicot.

The application site is irregular in shape measuring at its greatest 13.5m wide and 27.5m deep. The plot is positioned on a gentle slope falling from north-west to south-east. As a result the site is below the level of the properties in Shakespeare Drive and Row to the north-west and north respectively, is broadly level with the properties to the east and is raised relative to 20 Burns Crescent to the south.

At the time of inspection the area was laid to terraced lawns with a number of outbuildings (sheds greenhouses etc.) positioned in the north-western part of the site. A garage with a large attached lean-to was positioned in the south-eastern corner adjoining the rear edge of the existing driveway.

Access to the site is gained via Burns Crescent, an adopted but unclassified residential cul-de-sac to the south-west, which currently serves 18 dwellings.

2.0 RELEVANT PLANNING HISTORY (if any)

Reference Number	Description	Decision	Decision Date
DM/2019/01943	Development of one dwelling and parking adjacent to 15 Burns Crescent (Amended plans received 04/03/2020)	Pending Determination	

3.0 LOCAL DEVELOPMENT PLAN POLICIES

Strategic Policies

S1 LDP The Spatial Distribution of New Housing Provision
S4 LDP Affordable Housing Provision
S12 LDP Efficient Resource Use and Flood Risk
S13 LDP Landscape, Green Infrastructure and the Natural Environment
S16 LDP Transport
S17 LDP Place Making and Design

Development Management Policies

H1 LDP Residential Development in Main Towns, Severnside Settlements and Rural Secondary Settlements
SD1 LDP Renewable Energy
SD2 LDP Sustainable Construction and Energy Efficiency
SD4 LDP Sustainable Drainage
GI1 LDP Green Infrastructure
NE1 LDP Nature Conservation and Development
EP1 LDP Amenity and Environmental Protection
EP3 LDP Lighting
EP5 LDP Foul Sewage Disposal
MV1 LDP Proposed Developments and Highway Considerations
MV2 LDP Sustainable Transport Access
DES1 LDP General Design Considerations

4.0 NATIONAL PLANNING POLICY

Planning Policy Wales (PPW) Edition 10

The primary objective of PPW is to ensure that the planning system contributes towards the delivery of sustainable development and improves the social, economic, environmental and cultural well-being as required by the Planning (Wales) Act 2015, the Well-being of Future Generations (Wales) Act 2015 and other key legislation. A well-functioning planning system is fundamental for sustainable development and achieving sustainable places.

The planning system should create sustainable places which are attractive, sociable, accessible, active, secure, welcoming, healthy and friendly. Development proposals should create the conditions to bring people together, making them want to live, work and play in areas with a sense of place and well being, creating prosperity for all.

5.0 REPRESENTATIONS

5.1 Consultation Replies

Caldicot Town Council - No comments received.

MCC SAB - Request an advisory note be placed on any grant of consent advising that the Scheme will require a sustainable drainage system designed in accordance with the Welsh Government Standards for sustainable drainage and that SuDS approval must be sought and issued prior to the commencement of development.

Dwr Cymru/ Welsh Water - Advice provided with regards to the need for approval from the Sustainable Drainage Approval Body for all surface and/ or land drainage.

Glamorgan Gwent Archaeological Trust - No objections to the positive determination of the application

SEWBREC Search Results - No significant ecological record identified.

Original application

MCC Highways - Raise an objection.

Amended application

MCC Highways - No objection subject to conditions.

5.2 Neighbour Notification

Original Application

The application has been advertised by direct neighbour notification and the erection of a site notice. Six letters of representation have been received and are summarised as follows:

- Close to adjoining properties
- Inadequate access
- Inadequate parking provision
- Increase in traffic
- Increase of pollution
- Noise nuisance
- Strain on existing community facilities
- Traffic or Highways
- Increase danger of flooding
- Loss of privacy
- More open space needed on development
- Out of keeping with character of area
- Over development

- Loss of light
- Loss of parking

Design

Dividing the garden between 3 houses is overdevelopment and leaves insufficient open space.

Amenity

- The new properties immediately around the existing building and are surrounded on the other 3 sides by existing properties which will all be overlooked and suffer a loss of privacy from this new development.
- Additional houses will block view and the light at the rear of our property.
- The noise and general undertaking of the construction would be disruptive.
- Two additional houses will increase the noise in the area relative to the existing garden use.

Parking and Highway Safety

- Proposal will increase in traffic and cars in the street.
- Insufficient parking in the street. The parking in Burns Crescent is already over taxed causing increased parking near the junction with Shakespeare (which is a safety issue) and overspill onto Shakespeare.
- Delivery of materials and equipment to the site during construction would cause unnecessary strain and stress on the street
- Bin lorries and ambulances have difficulty accessing and turning in the cul-de-sac due to on street parking.
- An increase of 2 additional houses is unsustainable.
- The parking spaces indicated are not used in that fashion, resulting in only one car usually occupying the space with the second parked on street.
- Accessing three properties through what is an existing single driveway in a tight corner by an increased number of cars causes further access issues for neighbouring properties.

Drainage and water run off

Properties immediately adjacent to the site experience issues with drainage and water runoff from the site affecting properties

An impermeable barrier has been placed in a new parking area which was previously grassed, causing excessive runoff and drainage of rain and muddy water from the property directly into the roadway and into our property. The large extension of the paved surface will vastly increase runoff and flooding issues.

The amended application

The amended plans have been advertised by direct neighbour notification and the erection of a site notice. The objectors have confirmed that all of the original comments remain applicable to the proposal.

6.0 EVALUATION

6.1 Strategic & Spatial Choices

6.1.1 Strategic Planning/ Development Plan context/ Principle of Development

The site as a whole is unallocated and located within an established residential area within the development boundary of Caldicot. LDP Policies S1 and H1 presume in favour of new residential developments in such locations. The site is within walking distance of shops, a primary school, public transport and other local facilities. This is a sustainable location for a new dwelling and

accords with the LDP strategy for new housing development to be concentrated in existing towns. The principle of a new residential dwelling in this location is acceptable in policy terms.

Policy S4 of the LDP requires that all new housing developments contribute to affordable housing within the County. Single dwellings are required to make a financial contribution towards this and the amount will depend on the size and location of the proposed dwelling. In this case the financial contribution required for a dwelling of the size indicated would be £4,640.00 and that would be secured through a section 106 Legal Agreement.

6.1.2 Good Design/ Place making

The plans submitted detail the development of a modest, two-storey, three bedroom dwelling on land to the east (side) of 15 Burns Crescent. The application initially proposed two units, however following officers concerns this has been reduced to one unit. In its current form the host dwelling benefits from a larger plot than the majority in the cul-de-sac with areas of amenity space wrapping around the front, side and rear elevations. Although the proposal would result in the subdivision of the plot, it is considered that the site is of a size capable of accommodating an additional dwelling, the necessary parking and amenity space required for the existing and proposed property without appearing as overdevelopment of the site.

Although the proposed dwelling would sit slightly forward of the established building line, given the position of the plot at the closed end of the cul-de-sac and the relatively minor depth of the projection, it is considered that siting would not have a detrimental impact on the overall character and appearance of the area to warrant refusal of the application.

Public objections have been raised with regards to the density of development, which were in part shared by officers. This has resulted in the proposals being reduced to a single dwelling. It is now considered that the proposal shows a suitably sized dwelling relative to the scale of the plot, and a design in keeping with and complementary to those within the existing cul-de-sac.

On the basis of the above, the application is considered compliant with the requirements of policies S17 and DES1 of the LDP.

6.1.3 Impact on Amenity/ Promoting Healthier Places

Following public consultation concerns have been raised with regards to increased overlooking, loss of privacy and loss of light.

The application site is positioned on a gentle gradient falling from north-west to south-east. As result of the positioning at the north-eastern end of the cul-de-sac, the proposed dwelling would be enclosed on all sides by existing properties.

Based on the plans submitted, 11m and 21m distance would be maintained between the windows of the proposed dwelling and the party boundary and habitable room windows with 1 Shakespeare Drive to the rear. 12.5m distance would be maintained between the dwelling and the rear elevation of Hermes to the east and approximately 8.1m distance would be maintained between the windows in the front elevation of the dwelling and the boundary with 20 Burns Crescent. At the time of inspection it was noted that 20 Burns Crescent have two, clear glazed window in the side elevation at first floor level and a car port and garage adjacent to the development with the application site.

Given the two storey height of the dwelling and the overall orientation of the site, it is acknowledged that the development would generate some increased overshadowing to the rear gardens of the properties in Shakespeare Drive during the late morning and early afternoon. However, the development would not encroach or cross the 25 degree light angle from any of the windows of the property in Shakespeare Drive that overlooks the site. Given the distances proposed and the reduced floor level of the proposed dwelling relative to the existing dwellings to the north, it is considered that the proposal would not generate such an increased level of

overlooking, loss of privacy, increased overshadowing or loss of light to warrant refusal of the application.

Whilst the development of a dwelling in such close proximity to the rear boundary wall with Hermes to the east could be considered overbearing, it is noted that the property does benefit from a large wrap around rear curtilage and therefore retains an area of amenity space unaffected by the proposed works. Whilst the gable elevation of the proposed dwellings would contain 2 windows- one at ground floor level serving the kitchen and one first floor bathroom window, the kitchen window would be largely screened by the existing boundary walls and the bathroom window is highly likely to be obscured glazed, although this could also be secured by condition. As such it is considered that the development would generate an increased level overlooking or loss of privacy significantly detrimental to the residential amenity of Hermes.

It is noted that the plot immediately to the north of Hermes benefits from outline planning permission for the development of one building (application DC/2012/00450 and subsequent renewals DC/2016/00059 and DM/2019/00119 refer) to date no full or reserved matters consent has not been applied for or granted for the site. Given the position of the proposed dwellings adjacent to the side elevation of 15 Burns Crescent, it is considered that proposed dwellings would not sterilise future development of adjacent plots.

It is acknowledged that the perpendicular position and distance maintained between the front elevation of the proposed dwellings and the side elevation 20 Burns Crescent could generate some increased overlooking and loss of privacy to two first floor windows in the side elevation of number 20. However, being mindful of the orientation of the number 20 it is considered highly likely that these windows serve non habitable rooms such as first floor landings or bathrooms. It is therefore considered that whilst the proposed dwellings would be highly visible from the windows, given that the primary outlook from principle windows in number 20 would be unaffected and that sufficient distance would be maintained between the front elevations of the proposed dwellings and the private amenity space of number 20, it is considered that the development would not be so overbearing or generate such an increased level of overlooking or invasion of privacy to warrant refusal of the application on such grounds.

Although concerns have been raised with regards to the development resulting in the loss of view, this is not a material planning consideration.

On the basis of the above, the application is considered compliant with the requirements of policies S17, DES1 and EP1 of the LDP.

6.1.4 The Welsh Language

There are no implications for the Welsh Language as a result of this proposal.

6.1.5 Sustainable Management of Natural Resources

This is not relevant in this case as the application site currently forms part of the established residential curtilage of the host dwelling.

6.2 Active and Social Places

6.2.1 Transport / Housing - sustainable transport issues (Sustainable Transport Hierarchy)

This plot is located within the established residential area of Caldicot, approximately 400m from neighbourhood shops and facilities and approximately 0.5 - 0.75 miles from primary and secondary schools and Caldicot town centre. The wider area benefits from a frequent bus service which links to Chepstow bus and train stations. The site is therefore considered to be a sustainable location for new housing development.

6.2.2 Access / Highway Safety

Vehicular access to the site would be gained via Burns Crescent to the south-west of the site. The proposed dwelling would share the existing driveway access with number 15.

The level of parking, its design and use and vehicular access via Burns Crescent is a principle concern for the objectors. At the time of inspection it was noted that Burns Crescent is of limited width- 4.5m wide carriageway with 1.85m pavements either side leading to a hammer head turning head at the north-eastern end adjacent to the application site. Whilst all the existing dwellings in the street benefit from driveways, it is noted that when vehicles do park on the highway, it can lead to obstruction for larger vehicles such as refuse lorries and ambulances. However, this is an existing situation. Consideration must therefore be given as to whether the development proposed would lead to such an increased number of vehicles movements that would deteriorate the highway safety and free flow of traffic within Burns Crescent to such an extent to warrant refusal of the application on such grounds.

Following consultation with regards to the original scheme, the Council's Highways Department raised an objection and provided the following comments:

The existing property, No.15, is served by an existing driveway which can accommodate the maximum requirement of off-street car parking in accordance with the Monmouthshire Parking Standards. The driveway is of only one vehicle width therefore 2 way vehicle movements are not achievable.

A private driveway, which serves more than 1 property, should have a minimum driveway width of 4.1m to allow two vehicles to pass safely. The proposal as presented does not meet this standard. The proposed car parking provision for each dwelling, including the host dwelling, is 2 car parking spaces. Whilst this meets the car parking standards contained within the Monmouthshire Parking Standards there are concerns that due to the density of the development vehicle movements within the site will be very restricted. A small turning area is shown on plan however appears to be very restricted. Consequently, vehicle users will be more inclined to reverse in and out of the site directly onto Burns Crescent.

Due to the density of the development and restricted space and the fact that the driveway is only single vehicle width, there are concerns that conflict between vehicles serving the site will be increased. As a result of this and to avoid conflict vehicle users may be inclined to park on street which already suffers from on-street parking.

In light of the aforementioned comments the Highway Authority consider that the proposal is over development of the site which compromises highway safety. The driveway is of insufficient width to serve 3 properties and there is insufficient space on-site for vehicles to manoeuvre safely. We would therefore object to the proposal on these grounds.

Notwithstanding the above the Highway Authority would consider a proposal for the construction of one dwelling."

Following review of the comments, amended plans have been submitted detailing the provision of one, three bedroom dwelling. Although the point of access to Burns Crescent remains substandard the applicant is unable to provide any meaningful increase in width due to the position of boundaries in third party ownership. Whilst the amended site layout plan indicates the provision of two parking spaces to serve the proposed dwelling, it would be possible to secure a third by condition, making the proposal compliant with the adopted parking standards. Being mindful of the alterations and layout proposed it is considered that the development would retain and provide sufficient on-site parking and a turning area which would allow users to manoeuvre safely and wait in the event of another vehicle accessing the site.

Following consultation the Highways Team have advised, subject to condition to provide a third space for the proposed dwelling, no objections are raised to the proposal.

Although the objector's concerns with regards to access, parking and highway safety are acknowledged, it is considered that the development proposed would provide sufficient parking

and turning facilities to prevent the proposal from generating any significant increase in on street parking demand or increase in vehicle movements to be considered so detrimental to the highway safety and free flow of traffic to warrant refusal of the application on such grounds. .

On the basis of the above, the application is considered compliant with policies S16 and MV1 of the LDP.

6.2.3 Recreational Spaces

The existing property benefits from front, side and rear garden areas. Once the plot has been subdivided the original dwelling would retain a sufficient area of amenity space to the rear of the property relative to the size of the dwelling and comparable to the size of other rear gardens in the street. The proposed dwelling would benefit from an enclosed rear garden with a depth of approximately 11m. This is considered sufficient and comparable with other properties in the area.

6.3 Productive and Enterprising Places

6.3.1 Transportation Infrastructure

The proposed development will be accessed from a publically adopted but unclassified highway, making use of an existing but enlarged dropped kerb and will not have a detrimental impact on local transportation infrastructure.

6.3.2 Energy

The dwelling is likely to be served by mains electricity and gas. Although no renewable energy systems are indicated on the proposed plans they could be installed under Part 40 (Installation of domestic microgeneration equipment) permitted development rights. Given the lack of heritage designations within the immediate area, it is considered unreasonable to remove such allowances.

6.4 Distinctive & Natural Places

6.4.1 Landscape/ Visual Impact

The application site is viewed in relation to the residential properties surrounding the site and the wider urban area of Caldicot. Although the proposal would subdivide the plot and replace part of the existing garden with built form, given position and scale of the dwelling; the proportionate area of amenity space that would be provided and retained and the external design and finish, it is considered that the development proposed would not have a significantly detrimental impact on the overall landscape and visual amenity of the application site or wider area. The application is therefore considered compliant with the requirements of policies S13, S17, EP1 and DES1 of the LDP.

6.4.2 Historic Environment

Following consultation, Glamorgan Gwent Archaeological Trust (GGAT) have raised no objection to the application, noting that whilst within an Archaeologically Sensitive Area and an area where remains of prehistoric and Roman date have previously been encountered, there are no archaeological features noted within the proposed development area, with the historic Ordnance Survey maps, dating from 1881 to 1921, showing the site as open land prior to the residential development of the area.

GGAT consider that the ground has already been extensively disturbed from previous landscaping works and the residential development of the area, including the construction of the adjacent property. Therefore, it is considered unlikely that significant archaeological remains will be encountered during the proposed works, with no objection raised to the positive determination of the application.

On the basis of the consultation response received, the application is considered compliant with the requirements of Technical Advice Note (TAN) 24: The Historic Environment.

6.4.3 Green Infrastructure and Biodiversity

The application site forms part of the residential curtilage of an existing dwelling, located at the north-eastern end of a cul-de-sac of properties. There are no ecological or biodiversity designations on the site or within the immediate area.

At the time of inspection it was noted that the site was largely laid to improved and maintained lawn areas with limited connecting green infrastructure. Given the context of the site and the detached nature of the works relative to the existing dwelling, it was considered unnecessary to request bat and ecological surveys of the site.

Although the development would result in the partial loss of the garden area, given the improved and maintained nature of the land in association with the lack of connecting green infrastructure, it is considered that the development would not have significantly detrimental impact on the overall ecological and biodiversity value of the site. Although not indicated, biodiversity enhancements in compensation and mitigation could be sought be condition.

On the basis of the above, subject to conditions the application is considered compliant with the policies S13, GI1 and NE1 of the LDP.

6.4.4 Water (including foul drainage / SuDS), Air, Soundscape & Light

Following consultation, an objector has identified issues with increased surface water run-off from the site entering their property and the potential for this to be increased as a result of the works.

Replacing part of the existing lawn with a dwelling and parking does have the potential to increase and exacerbate matters with regard to surface water run-off. However, as of the 7th January 2019, all construction works with drainage implications, of 100m² (including that arising from patios, hardstandings and driveways) are required to have a Sustainable Drainage System (SuDS) to manage on site surface water designed in accordance with the Welsh Government Standards to Sustainable Drainage.

Following consultation the Council's SuDS Approving Body (SAB) have confirmed that the works require SuDS consent prior to the commencement of development. This information was forwarded direct to the applicant. The requirements to obtain SAB consent is regulated by other legislation outside of the planning process and the consents can be sought independently from each other.

Whilst the development would reduce the existing areas of soakaway provided by the lawn, it is considered that the development of SuDS on site would manage and appropriately dispose of any surface water generated to the benefit of the residential amenity of those living closest to the site.

On the basis of the above, the application is considered compliant with policies S12, and SD4 of the LDP.

6.5 Response to the Representations of Third Parties and/or Community/Town Council

Following consultation the Town Council have provided no response to the application.

Following direct neighbour notification and the erection of a site notice with regards to the original six letters of objection were received. Following re-consultation and the erection of a site notice with regards to the amended plans, the objectors have advised their objections remain and wish to have them reiterated. It is considered that the material objections have been addressed in the preceding sections of this report and will not therefore be repeated.

Whilst the construction works and eventual use of the dwellings could generate increased noise, given the scale of development and the urban context it is considered that any increased noise generated and experienced would not be so detrimental to the residential amenity of those living to the site to warrant refusal of the application on such grounds.

Although the development would result in the loss of the garden area, being mindful of the site position within the settlement development within tolerable walking distances of services and facilities and subject to the development being compliant with SuDS and current Building Regulations is considered that the development could be reasonably sustainable and would not therefore generate an increased level of pollution so detrimental to warrant refusal of the application on such grounds.

Whilst an objector has identified that the proposal would lead to a strain on existing facilities, given the scale of development it is considered that any increased pressure exerted could be accommodated and would not be so detrimental to the overall service provision to warrant refusal of the application on such grounds. Following consultation it is noted that Dwr Cymru/ Welsh Water have raised no objection to the application and the application falls below the threshold requiring the provision of a commuted sum to be used towards education or health service upgrades.

6.6 Well-Being of Future Generations (Wales) Act 2015

6.6.1 The duty to improve the economic, social, environmental and cultural well-being of Wales has been considered, in accordance with the sustainable development principle, under section 3 of the Well-Being of Future Generations (Wales) Act 2015 (the WBFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WBFG Act have been taken into account and it is considered that this recommendation is in accordance with the sustainable development principle through its contribution towards one or more of the Welsh Ministers' well-being objectives set out in section 8 of the WBFG Act.

6.7 Conclusion

The principle of providing an additional dwelling at this location is considered acceptable relative to context and policy compliant. It is considered that the property indicated would be of a size, scale, design and external finish in keeping with the character and appearance of the properties in Burns Crescent and the wider settlement of Caldicot. Although the proposal would lead to the subdivision of the garden it is considered that a proportionate area of amenity space would be provided for the existing and proposed dwellings.

Whilst it is appreciated that the development would create built form on the site that would change the outlook from the surrounding residential properties, on balance it is considered that the works would not have such an overbearing impact or generate such an increased level of overlooking, loss of privacy, increased overshadowing or loss of light to warrant refusal of the application.

Although significant concerns with regards to highway safety and the free flow of traffic on Burns Crescent have been raised by the public, being mindful of the provision that would be secured by condition, it is considered that the application proposes an appropriate level of parking in compliance with the Monmouthshire Parking Standards (January 2013), and would not generate such an increased number of vehicles movements or demand for parking to be deemed detrimental to the highway safety and free flow of traffic in the area.

Given the improved and maintained nature of the domestic land on which the dwellings would be developed, it is considered that the proposal would not have a detrimental impact on the ecological or biodiversity value of the area and conversely provides opportunities for enhancement and mitigation, through the provision of ecological mitigation and enhancement which could be secured by condition.

Given the requirement for the development to provide an on-site sustainable drainage system, it is considered that matters relating to surface water run off can be appropriately dealt with and resolved.

On the basis of the above the application is considered compliant with the relevant policies of the Local Development Plan and is recommended for approval subject to conditions.

7.0 RECOMMENDATION: APPROVE

Subject to a 106 Legal Agreement requiring the following:

1. A total commuted sum of £4640.00 to provide affordable housing within the County.

S106 Heads of Terms

If the S106 Agreement is not signed within 6 months of the Planning Committee's resolution then delegated powers be granted to officers to refuse the application.

Conditions:

- 1 This development shall be begun within 5 years from the date of this permission.

REASON: To comply with Section 91 of the Town and Country Planning Act 1990.

- 2 The development shall be carried out in accordance with the list of approved plans set out in the table below.

REASON: To ensure the development is carried out in accordance with the approved drawings, for the avoidance of doubt.

- 3 Notwithstanding the details of the approved plans, prior to the commencement of development an amended site layout plan shall be submitted detailing the provision of three parking spaces for the proposed dwelling. The development shall only proceed in accordance with the approved plans. All parking areas shall be provided prior to the construction of the dwelling and shall only be used for the parking of vehicles thereafter.

REASON: To ensure sufficient on-site parking in the interests of the highway safety and free flow of traffic in compliance with LDP policies S16 and MV1.

- 4 The windows serving all bathrooms and ensuite shall be obscure glazed to a level equivalent to Pilkington scale of obscurity level 3 and maintained thus thereafter in perpetuity.

REASON: To protect local residential amenity and to ensure compliance with LDP Policies DES1 and EP1.

- 5 No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a scheme of landscaping, which shall include indications of all existing trees and hedgerows on the land, and details of any to be retained, together with measures for their protection in the course of the development.

REASON: To safeguard the landscape amenities of the area and to ensure compliance with LDP Policy G11.

- 6 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding season following the occupation of the 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 safeguard the landscape amenities of the area and to ensure compliance with LDP Policy GI1.

7 Prior to the construction of the dwellings, details of a biodiversity enhancement scheme, to include provision for bat roosting and bird nesting, shall be submitted to and approved in writing by the Local Planning Authority. The biodiversity enhancement scheme shall be undertaken and/or installed prior to the first beneficial occupation of the dwelling. Following the installation of the approved scheme, a report confirming adequate installation shall be submitted to the Local Planning Authority.

REASON: To comply with Section 5 of Planning Policy Wales (2016), Technical Advice Note 5, T Wildlife & Countryside Act 1981 (as amended), the Conservation of Habitats and Species Regulations 2017 the Environment (Wales) Act 2016 and LDP policies S13, NE1 and GI1.

INFORMATIVES

1 The proposed scheme will require a sustainable drainage system designed in accordance with the Wels Government Standards to sustainable drainage. The scheme will require approval by the SuDS Approving Body (SAB) prior to any construction works commencing. Details and application forms can be found at:
<https://www.monmouthshire.gov.uk/sustainable-drainage-approving-body-sab>