

**Application Number:** DM/2019/01839

**Proposal:** Modification of condition number(s): 2, 6, 13, 14 and 15 relating to application DC/2014/01226.

**Address:** Land rear of High Trees, Steep Street, Chepstow

**Applicant:** Ms. McGee

**Plans:** Elevations - Proposed P06 - SECT73APP, Site Layout S01 - SECT73APP, Other SITE03 REV.B - SECT73APP, Elevations - Proposed P04 - SECT73APP, Site Layout P01 - SECT73APP, Other P03 - SECT73APP, Elevations - Proposed P05 - SECT73APP, Location Plan Location Plan - -, Other Issue Sheet - -,

**RECOMMENDATION: APPROVE subject to S106 agreement**

Case Officer: Ms. Kate Young  
Date Valid: 07.11.2019

**This application is presented to Planning Committee due to the number of objections received**

## **1.0 APPLICATION DETAILS**

1.1 In 2015 planning permission DC/2014/01226 was granted for a new dwelling in the grounds of High Trees in Chepstow. The dwelling was of contemporary design; the design of that proposal was then subject to a Non Material Amendment in 2018 which sought the provision of a space around the dwelling with the use of a gabion wall. The current application now seeks amendments to the original scheme. Due to some land ownership issues and the limited width of the site it is now proposed to reduce the width of the proposed building but to increase its length by adding an attached garage. The detached garage approved on the original application would be omitted. These alterations would necessitate the removal of the protected Yew Tree, permission for which has already been granted. The proposed dwelling would be built into the bank and would measure about 23.5 metres in length by 7 metres in depth. A considerable amount of the property would be below ground level but the eaves height from the finished floor level on the front elevation would be approximately 6.65 metres high while to the rear it would be about 2.4 metres. There would be a monopitched green roof and a large amount of glazing to the front. There would be an integral double garage as well as a turning and parking area at the bottom of the gravel driveway.

1.2 High Trees is a Grade II Listed Building and is within the Chepstow Conservation Area. The proposed site slopes steeply down from the south-west to the north-east and the proposal requires the removal of some of the existing trees on site.

## **2.0 RELEVANT PLANNING HISTORY (if any)**

<b>Reference Number</b>	<b>Description</b>	<b>Decision</b>	<b>Decision Date</b>
-------------------------	--------------------	-----------------	----------------------

DM/2019/01840	Discharge of conditions 4 and 5 of planning consent DC/2014/01226 (additional new stone and cedar cladding)	Approved	17.02.2020
DC/2015/01383	Discharge of conditions 5, 7, 11, 12, 13, 14, 17, 18, 19 & 20 from previous application DC/2014/00947.	Approved	26.11.2015
DC/2014/01226	Proposed new dwelling within the setting of 'High Trees' - a grade II listed Georgian property. Proposed development comprises a new dwelling house, garage, gravel driveway and additional planting/trees.	Approved	15.05.2015
DC/2015/01166	Discharge of conditions from previous application DC/2014/01226.	Approved	15.02.2018
DC/2014/00948	Alterations to listed wall for access to proposed new dwelling.	Approved	07.01.2015
DC/2014/00947	Erection of one new house.	Approved	04.02.2015
DC/2015/01015	Construction of a single detached garage. The unit will be of simple style, block cement render with wooden door.	Approved	02.11.2015

### **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  
HE1 LDP Development in Conservation Areas  
MV1 LDP Proposed Developments and Highway Considerations  
SD4 LDP Sustainable Drainage  
DES1 LDP General Design Considerations  
EP1 LDP Amenity and Environmental Protection

## 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

**Chepstow Town Council** – response not received.

**MCC Highways** - No comment as application issues do not relate to highways matters.

MCC Highways have previously provided a substantive response to DC/2014/01226 dated 17/11/2014, requesting that the applicant consider MCC Highways' comments in respect of the shared use access with a view to submitting further details for consideration.

**Welsh Water** – response not received.

**MCC Building Control** - without the aid of full construction drawings, looking at the visual impression, elevation drawings, it would appear that the position of the flue is compliant with Part J of the building Regulations.

If the flue is within 600mm of the ridge, it would need to extend 600mm above the ridge. If it is further down the roof it would need to be at least 1000mm above the roof covering or at least as high as the ridge. The position of the flue does appear to be compliant with these criteria.

### 5.2 Neighbour Notification

Letters of objection received from seven addresses (as of 27/01/20).

Close to adjoining properties

Conflict with local plan

Loss of privacy

Out of keeping with character of area

Significant alterations, should be a new application not a S73

Increase in size

Alterations to windows

Full-length veranda

Alterations to the setting

Increase in pollution. We object to the installation of a log burner or other combustible material burner and ask it be removed chimney will be less than 20 metres from our house and windows, it will be at head height.

The installation of this type of burner within the redesign will cause a statutory nuisance to my family and I and we would consider this to be a breach of the 1990

Environmental Protection Act

In other areas of the UK, where air quality is poor, such as London, wood burners are now banned. NB MCC have recently declared a climate emergency, so authorising further unabated emissions would seem contradictory

Development too high

Increase in traffic

Over-development of site

The proposal will be highly visible; it is located in a conservation area sitting in the garden of a listed Georgian house, High Trees, standing prominently high on the hill overlooking Chepstow and the Forest of Dean

A mature Yew tree has been felled I can find no evidence of permission being either sought or granted in the original planning application. I have been in touch with the Council's Tree Officer who tells me permission for a yew in the SE corner of the development to be felled was granted, the tree in question was in the NE corner. I can only assume that because it stood close to the proposed house it met its demise in anticipation of the application undergoing the minimal scrutiny.

Affects local ecology

Loss of light

There are changes to the layout and materials to be used, along with a slightly differing angle the building will infringe on my privacy further and will be seen from the A48

In the original only one room on the upper floor was a living room, the others were bedrooms. The outside terraced area was on the lower floor. The new plans have all the living area on the upper floor with a balcony extending along the length of that floor extending onto an outside terraced area

The actual level of the first floor is actually the ground level now; most of the building is underground

Overlooking of High View, the new proposal makes this issue inevitable by introducing an extensive balcony and a patio area at first floor level which will provide clear views over the retaining wall right into the upper floor (bedroom) windows and rear gardens of properties in High View, resulting in a greatly diminished degree of privacy

Not enough information given on application

Drainage - There is no methodology for directional drilling into solid rock. There is no guarantee that the drilling will not affect surrounding buildings. Needs an independent engineering assessment

Welsh Water should be consulted

Residents are still awaiting a geotechnical assessment providing assurance that the boundary wall will be undisturbed; the methods employed to remove the rock will cause not only significant noise disturbance but also vibration. It is therefore considered that the developer should carry out condition surveys of all properties in the direct proximity of the wall

A conditions survey is required for the existing walls

The retaining wall is actually an integral part of Cobweb Cottage and so the consequences of not having appropriate assessments completed could be catastrophic

Given that the proposal is now for additional drilling through solid rock to provide the new sewage connection this information has become even more critical

The angles of the roof on the plan appear to vary and are misleading

A garden patio area that is supported by a 2.5m high stone retaining wall. This area is now in excess of 1m in height above the existing retaining wall

Materials, design and raised roof height have changed fundamentally from those originally approved

A geotechnical assessment was required by condition. The agent says this has been done but local residents were not consulted

Considering this area is in a historical Conservation Area I am surprised that a more detailed investigation and research has not been carried out by the Architect prior to revised plans being submitted

On all submitted drawings Cobwebs Cottage is depicted as being detached from the

original retaining wall - in fact the wall itself is attached to Cobwebs Cottage and forms part of that dwelling. Would like assurance that the wall condition will not deteriorate due to excavation and drilling - many thousands of pounds have been spent on maintenance this year.

The three sheets of loading calculations that the original architect claimed were available, in relation to the amount of rock to be quarried from behind the 200+ year old retaining wall, as part of this development, have never been made available to the local residents for independent engineering assessment. This is all a matter of public record.

The drilling point is within approx. 4 metres of a 200 year old stone retaining wall which has no foundations and is within 15 to 20 metres of a number of adjacent properties, all of who would be likely to suffer from vibrations caused. An independent structural report (seen by MCC) conducted on the wall stated clearly that it is in poor condition, without solid foundations and that any great amount of stress could potentially lead to its collapse.

The old stone boundary wall IS NOT a

party wall. 5

## **6.0 EVALUATION**

### **6.1 Strategic & Spatial Choices**

#### 6.1.1 Development Plan context / Principle of Development

The principle of a new residential property is established in this location having been granted planning permission in 2015. The main issues in this case are the implications of the amendments to the design of the scheme. The main change is that the detached garage and pump room are no longer needed and have been removed from the scheme. The approved scheme measures 20 metres long by 8.5 metres wide while the current scheme measures 23.5 metres by 7 metres wide. The proposed plan shows an integral garage. The property is entered at ground level where there is living accommodation with the principal windows facing east. The bedroom accommodation is on the lower ground floor and again the principal windows are facing east.

There would be a balcony running along the eastern elevation above the lower

ground floor level. Affordable Housing

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 for this and the amount will depend on the size and location of the proposed dwelling. In this case the financial contribution required for this property in Chepstow would be £17,260 that would be secured through a section 106 Legal Agreement. There is a clause however that if you are a self-builder who lives in the property for at least 3 years there is no requirement to make a payment. In this case the applicant intends to live in the dwelling after construction but will still need to sign the legal agreement.

#### 6.1.2 Good Design/ Place making

PPW 10 considers that the special characteristics of an area should be central to the design of a development and that the layout, form, scale and visual appearance of a proposed development and its relationship to its surroundings are important planning considerations. The proposed dwelling will be built into the ground due to the sloping ground levels so that from High Trees above the site only the green roof will be visible. The principal windows are all on the north-east

elevation, facing out over the town. The proposed dwelling will be finished in natural stone, timber cladding and render, and there would be garage doors on the side elevation. The rear elevation of the proposal will not be visually prominent as it is set below current ground levels and there would be a retaining wall between this property and High Trees. There would be a flue on the north-west end of the building serving a wood burning flue. The design of the dwelling is contemporary.

Properties in this part of Chepstow are of diverse character and layout with a variety of architectural designs and plot sizes, and it is considered there is no single, distinct character to influence the scale, mass or design of the proposal. It is considered that the proposed dwelling would be part of a cluster of houses of different styles, ages and designs, and so would not adversely affect the character of the area. The overall density of development and spacing of this proposal is comparable with other properties in the vicinity. The site is visible from parts of the town, being situated on elevated ground. Moreover, the design of the proposal is very similar to that of the approved scheme for this site. The design is considered acceptable and conforms with the objectives of Policy DES1 of the LDP. The proposed dwelling will contribute to a sense of place whilst its intensity is compatible with surrounding properties. The new dwelling will respect the existing form, massing and scale of neighbouring properties. It would be seen in wider views of Chepstow but will not dominate the skyline or be intrusive. The site is located within the Chepstow Conservation Area where Policy HE1 of the LDP applies; the design of the proposed new dwelling will preserve the character and appearance of the Chepstow Conservation Area and because it will be dug into the slope it will have no serious adverse effect on significant views into and out of the designated area. The use of contemporary materials in this location is considered acceptable. The proposal therefore accords with the objectives of Policy HE1 of the LDP.

### 6.1.3 Impact on Amenity/ Promoting Healthier Places

The site is surrounded by residential properties, and as the land slopes down the properties to the north-east of the site are set at a much lower level while High Trees to the west is set at a higher level. Cobwebs is a cottage set at a lower level which immediately abuts the site to the north. Due to the increase in the length of the proposed dwelling, the scheme under consideration here would be approximately 2.7 metres closer to Cobwebs than the approved scheme is. However given the difference in ground levels and the orientation of the properties the 18.8 metres between them is acceptable in planning terms. No. 2 High View is set to the north-east of the proposed dwelling and again is set at a much lower level; it has a blank gable end facing into the site. Under the approved scheme the dwelling was approximately 11 metres from the corner of no 2 High View while under the proposed scheme this would be approximately 10.4 metres. This is still an acceptable privacy distance, and while the proposed dwelling would look towards the side garden of no 2 this would be no more so than under the approved scheme. The effects of this relationship is mitigated by the significant difference in levels between the proposed and existing dwellings. The proposed dwelling is approximately 1 metre closer to 1 High View than the approved scheme but the detached garage has been removed from the scheme. The approved garage was within 15.5 metres of no. 1. Although slightly closer to 1 High View, the proposal conforms to privacy distances and there is at least 23 metres between the two properties. No 1 and 2 Steep Street are to the east of the site, and are set at a slightly lower level and over 20 metres from the proposed dwelling. In addition, there are mature trees between the site and the properties in Steep Street. High Trees is set at a much higher level, at some 14 to 20 metres from the new dwelling. From High Trees only the green roof will be visually prominent. The window and door on the rear elevation of the proposed dwelling would be below ground level and would not look towards High Trees.

It is proposed to have a veranda at ground floor level running for 18 metres on the front elevation in front of the living accommodation. There could be an issue of

overlooking of neighbouring properties. The approved scheme also had a balcony on the front elevation. The proposed veranda is longer than the one on the approved scheme and now has a steel hand rail and vertical railings giving it a different appearance. Notwithstanding this, given the extensive differences in levels between the proposed veranda and the gardens of Cobwebs and 2 High View, significant levels of overlooking will not result. Indeed, the general outlook of people using the veranda will be over the top of the gardens of Cobwebs and High View. There would be less overlooking from the veranda than there would be from the proposed garden, although again, the difference in levels means that any overlooking of neighbours' gardens would be very limited.

It is considered that the separation distance between the existing and proposed dwellings would be sufficient to ensure that the proposed dwelling would not have an unacceptably overbearing effect, or that the outlook from the neighbouring properties would be unacceptably oppressive. The proposed dwelling in this location will not have a significant detrimental impact on the privacy, amenity and health of the occupiers of neighbouring properties. Thus, the proposal would accord with the objectives of Policy EP1 of the LDP and with PPW 10 and is not dissimilar to the footprint of the dwelling already approved on this site.

#### 6.1.4 Sustainable Management of Natural

##### Resources

The proposal will utilise permeable gravel on the driveway and gravel, and grass in the garden area to resist water run-off from the parking areas and garden.

### **6.2 Active and Social Places**

#### 6.2.1 Sustainable transport issues

PPW10 refers to the Sustainable Transport Hierarchy where walking and cycling are the highest priority and public transport second with private motor vehicles being the least desirable mode of travel. In a county context, Chepstow is a very sustainable location and the site is in walking distance to the facilities in Chepstow Town Centre. The principle of a new residential development on this site is already established and the current application only seeks an amendment to the design.

#### 6.2.2 Access / Highway Safety

The location of the vehicular access into the site has already been approved. The altered layout of the site means that there would be better turning facilities within the site. An integral double garage is being proposed as well as parking for at least another car. Therefore three car parking spaces would be provided within the site which accords with the adopted Monmouthshire Parking Standards.

### **6.3 Distinctive & Natural Places**

#### 6.3.1 Landscape/ Visual Impact

The principle of a new dwelling on this site of contemporary design has already been established. This current application considers the impact of the altered design. PPW10 says that the special characteristics of an area is a central design consideration and we should seek to promote or reinforce local distinctiveness. In this case the property is within the Chepstow Conservation area and in the grounds of a Grade II Listed Building which makes the detailed design even more important. When viewed from outside the site the proposed dwelling will appear longer as the front elevation increases from 20 metres to 23.5 metres. The detached garage that

was approved for the front of the site has now been omitted, however, so that the amount of built form when viewed from outside the site will be very similar to that on the approved scheme. The proposed dwelling will not be visually prominent from close up views from public vantage points; rather the alterations will be seen in long distance views. The erection of a dwelling on this site will require the loss of some mature trees on the site, although this has already been agreed with the Council's Tree officer as a result of the previous application and subsequent amendment. The current scheme will not result in the loss of any additional trees. There will be some shrub planting and two new trees planted at the front of the property within the site which will help to soften the appearance of the residential curtilage. Under the approved scheme there was to be a hedge planted along the western boundary with High Trees however now, due to the reduced size of the plot, the extent of the hedge planting will also be reduced and a wall will be erected on part of this boundary. Stone walls are a feature of this part of the Chepstow Conservation Area.

### 6.3.2 Historic Environment

The site is located within the Chepstow Conservation Area and is within the grounds of High Trees which is a Grade II Listed building. PPW 10 recognises the importance of the preservation or enhancement of the character of listed buildings and their settings. The impact of constructing a new dwelling in the grounds of High Trees was considered in great detail by heritage officers before the previous approval was granted, and the impact was considered to be acceptable. The principle of a new dwelling in the grounds of High Trees is therefore already established. In this case we should be considering the impact of the amendments on the setting of the listed building. The proposal will not come any closer to the existing dwelling at High Trees and the height of the roof relative to High Trees will remain the same. From High Trees the only part of the new dwelling that will be visible will be the roof; this will be a green roof that rises up from the rear and away from High Trees. The proposed alterations will not adversely affect the setting of the listed building. Therefore, High Trees, would remain the dominant feature on site and the proposal would not be in direct competition with it. It is now proposed to plant two new trees on the proposed courtyard area; this will have the effect of softening and reducing the mass of this dwelling when viewed from the east. The proposed alterations to the dwelling in the grounds of High Trees will preserve the setting of the heritage asset and therefore accords with the objectives of section 6 in PPW10.

The impact on the wider Conservation Area is considered to be acceptable and is considered in par. 6.1.2 above.

### 6.3.3 Biodiversity

The original scheme involved the removal of a group of trees and was informed by an ecological report. The submitted report was sufficient to inform a planning decision and there was no objection from the Council's Ecologist. The alterations to the scheme do not have an impact on ecology, and the removal of the trees has already been agreed

### 6.3.4 Flooding

The site is not in a designated Flood Zone

### 6.4.7 Water (including foul drainage / SuDS)

It is proposed that the foul water will connect into the Welsh Water main sewer in Steep Street. Due to the difference in levels, the approved scheme proposed that the water be pumped up hill to the mains. There were planning conditions within the original approval that surface and foul water be drained separately from the site and



that a drainage strategy be submitted. The drainage scheme was approved under discharge of condition application DC/2015/01166. Under the current proposal there is no need to pump this water. A new lateral drain for combined foul and surface water will be installed close to the boundary with numbers 1 and 2 Steep Street. A plan SITE 03 has been submitted with the application indicating the position of new mains connection with Welsh Water. The invert levels and the location of the deepest parts of the pipe are highlighted on the below-ground drainage drawing submitted with the application. The new drain will be at a deeper level than that of the approved scheme but the alignment is the same. Welsh Water have been consulted on this current application.

This application will require approval by the SuDS Approving Body in respect of surface water drainage.

#### 6.4.8 De-risking

Local residents are concerned regarding the amount of excavation required for both the house and the drainage. They have concerns that this could damage properties and also the retaining wall along the common boundary. On the approved scheme a condition was required that a geotechnical assessment be submitted to and approved by the Local Planning Authority prior to the commencement of the development to ensure that the site is capable of accommodating the proposed development and to ensure the boundary wall will be undisturbed as a result. A similar condition could be imposed on this current application.

### **6.5 Response to the Representations of Third Parties and the Town Council**

6.5.1 The Town Council have made no recommendations to date. The local residents have submitted representations and most of the points raised have been covered in the main body of the report including residential amenity and privacy issues. Local residents have suggested that this be a full application rather than a S73 application. The proposal has been considered as a fresh application but it must be noted that the principle of a residential property has already been established. The issue of a flue for a log burner has been considered by MCC Building Control who consider it to be acceptable and in line with current legislation. A geological assessment will be required by condition, as on the previous approval. The Geotechnical survey will have to be considered prior to the commencement of works on site to ensure that the site is capable of accommodating the proposed development and ensuring that the boundary wall is undisturbed. The legal responsibility for carrying out the development in a safe and reasonable manner lies with the developer.

### **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 WCFG Act). In reaching this recommendation, the ways of working set out at section 5 of the WCFG 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 WCFG Act.

## **7.0 RECOMMENDATION: APPROVE**

Subject to a 106 Legal Agreement requiring the following: S106 Heads of Terms

A financial contribution of £17,260 for affordable housing in the local area.

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 provisions of schedule 2, part 1 of the Town and Country Planning (General Permitted Development) Order 1995 (as amended for Wales) (or any order revoking and re-enacting that order with or without modification), no means of enclosure, outbuildings, enlargements, improvements or other alterations to the dwellinghouse shall be erected or constructed other than those expressly authorised by this permission.  
REASON: To ensure the proposed development does not prejudice the amenities of the area.

4 Prior to construction commencing, rigid, immovable fencing e.g. Heras or similar shall be erected around each of the retained trees in accordance with the Tree Protection Plan (drawing no. 14/406/02 Rev B). Temporary removal of fencing for access purposes shall be agreed in writing with the Tree Officer prior to construction commencing

REASON: To safeguard the landscape amenities of the area

5 Prior to construction commencing, an arboricultural method statement shall be submitted to and approved by the Local Planning Authority

REASON: To protect the amenity of the area.

6 Tree and shrub species in accordance with the Planting Proposals Plan (drawing no 14/406/03D) shall be carried out upon completion of the development. Planting methods, maintenance and replacement of any dead trees or shrubs shall be carried out in accordance with the recommendations in the Tree Survey and Arboricultural Impact Assessment by Wyn Davies, inspection dated the 26th June 2014 (Version E).

REASON: To safeguard the landscape amenities of the area.

7 No development shall take place until there has been submitted to and approved by the Local Planning Authority the specifications of the grass types on the proposed green roof. The approved specifications shall be applied on the proposed green roof prior to the occupation of the dwelling.

REASON: To safeguard the landscape amenities of the area.

8 All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons 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, unless the Local Planning Authority gives written consent to any variation

REASON: To safeguard the landscape amenities of the area.

9 A traffic management method statement / programme of works, including the method of delivery, storage of materials and the construction period, shall be submitted to and approved by the Planning Authority prior to any works commencing on site. The development shall be carried out in accordance with that approved method statement / programme

REASON: To ensure a coordinated layout and in the interests of highway safety.

10. Land drainage and surface water run-off shall not be permitted to discharge, either directly or indirectly, into the public sewerage system

REASON: To prevent hydraulic overloading of the public sewerage system, to protect the health and safety of existing residents and ensure no detriment to the environment

11 Clearance of vegetation shall not be undertaken during the bird nesting season (March to August inclusive). However, clearance may take place during these months if preceded by a pre- construction check undertaken by an appropriately experienced ecologist and the results and any necessary avoidance measures needed submitted to and approved by the Local Planning Authority in writing. The development shall be carried out in accordance with the approved details

REASON: To ensure that nesting birds are not disturbed by development works and to enable the Local Planning Authority to fulfil its obligation under Section 25(1) of the Wildlife & Countryside Act (1981).

12. A geotechnical assessment shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development to ensure that the site is capable of accommodating the proposed development and to ensure the boundary wall will be undisturbed as a result; the development shall be carried out in accordance with the approved assessment

REASON: To protect the existing stone boundary wall and to ensure that the site is capable of accommodating the proposed development

13. The garage, hereby approved shall remain available for the parking of two standard motor cars at all times.

REASON: To ensure a coordinated layout and to ensure provision is made for the parking of vehicles

14. Samples of the proposed external finishes shall be agreed with the Local Planning Authority in writing before works commence and the development shall be carried out in accordance with those agreed finishes which shall remain in situ in perpetuity unless otherwise approved in writing by the Local Planning Authority. The samples shall be presented on site for the agreement of the Local Planning Authority and those approved shall be retained on site for the duration of the construction works.

REASON: To ensure a satisfactory form of development takes place and to ensure compliance with LDP Policy DES1.