



Heading:

05/2012/1396
The Cottage
Carrog, Corwen

2

Graham Boase
Head of Planning & Public Protection
Denbighshire County Council
Caledfryn
Smithfield Road
Denbigh
Denbighshire LL16 3RJ



Application Site



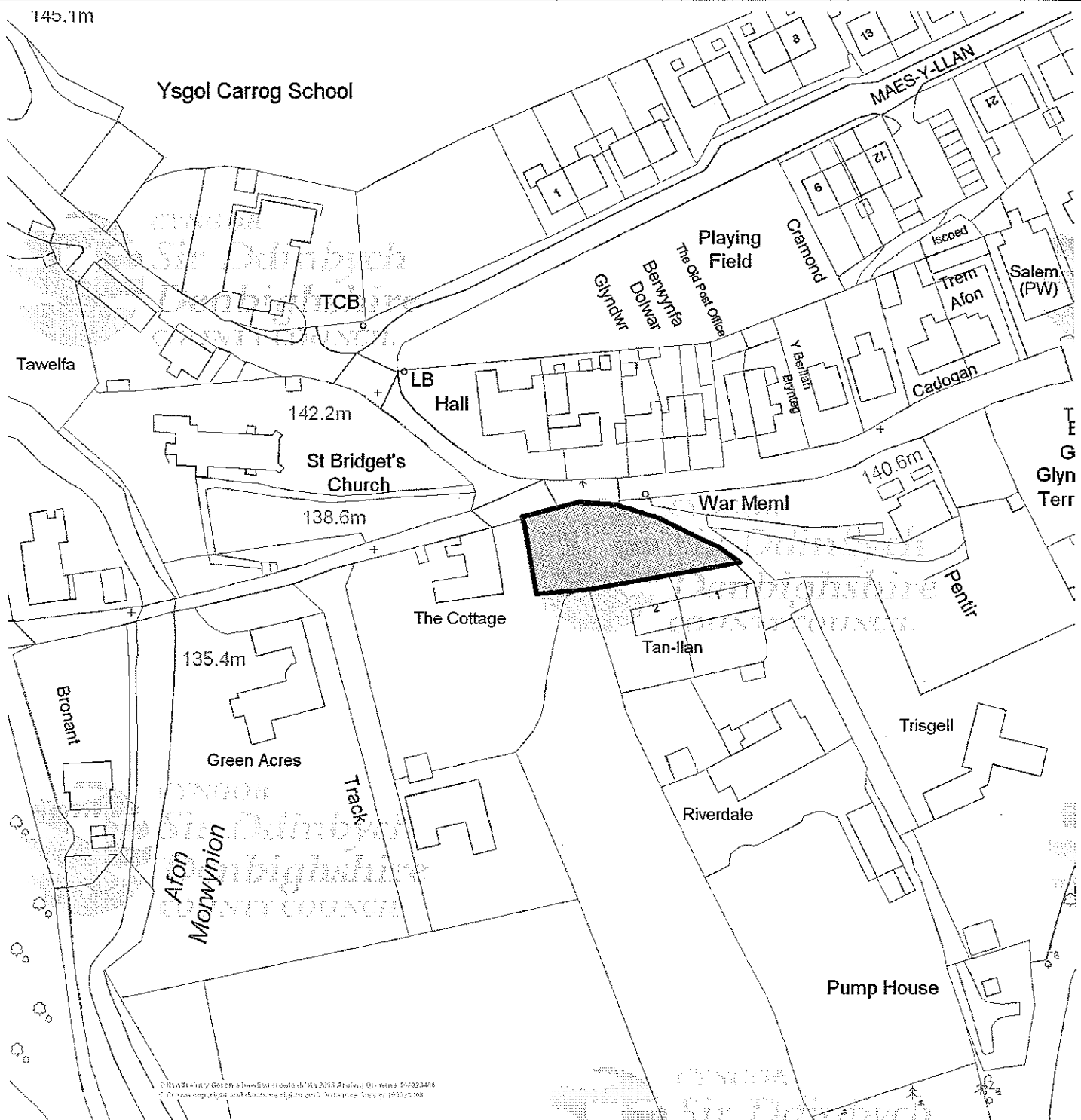
Date 30/4/2013

Scale 1/1250

Centre = 311198 E 343546 N

This plan is intended solely to give an indication of the LOCATION of the application site which forms the subject of the accompanying report. It does not form any part of the application documents, and should not be taken as representative of the proposals to be considered, which are available for inspection prior to the meeting.

Tel: 01824 706800 Fax: 01824 706709

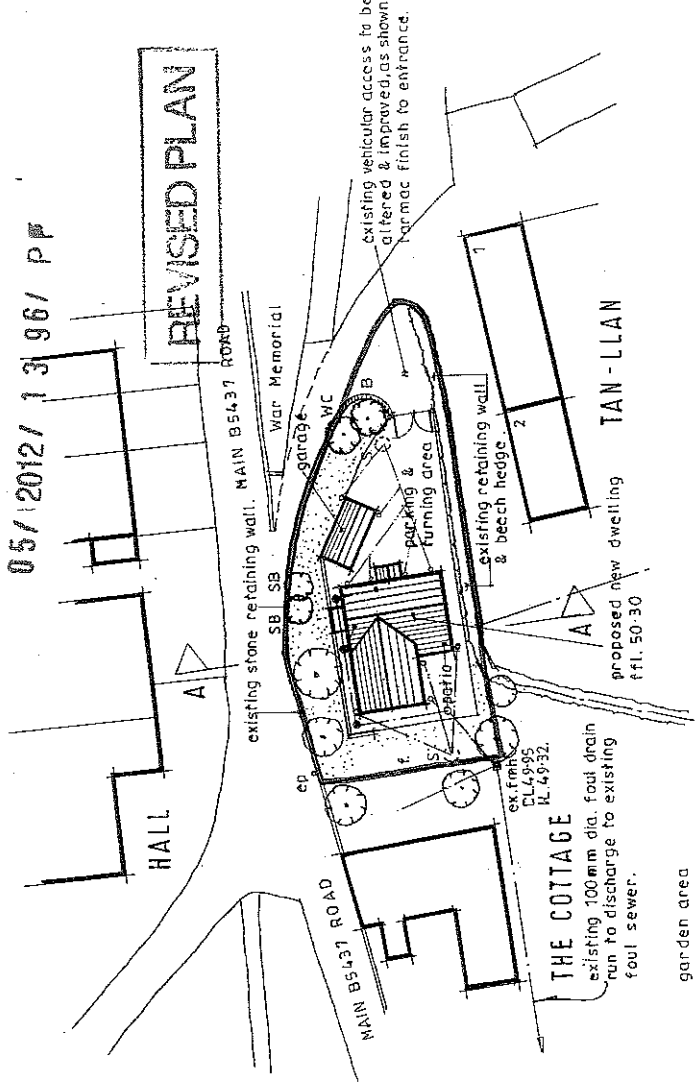


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Algyhyrchir y map hwn o ddeunydd yr Ordnance Survey gyda chaniatâd yr Ordnance Survey ar ran Rheolwr Llyfrfa Ei Mawrhydi © Hawlfraint y Goron. Mae atgyhyrchu heb ganiatâd yn torri hawlfraint y Goron a gall hyn arwain at erlyniad neu achos sifil. Cyngor Sir Ddinbych, 100023408, 2011.

05/12012/13/96/PP

REVISED PLAN



PROPOSED SITE LAYOUT PLAN
1:500

RECEIVED
26 FEB 2013
CALEDRYN RECEPTION

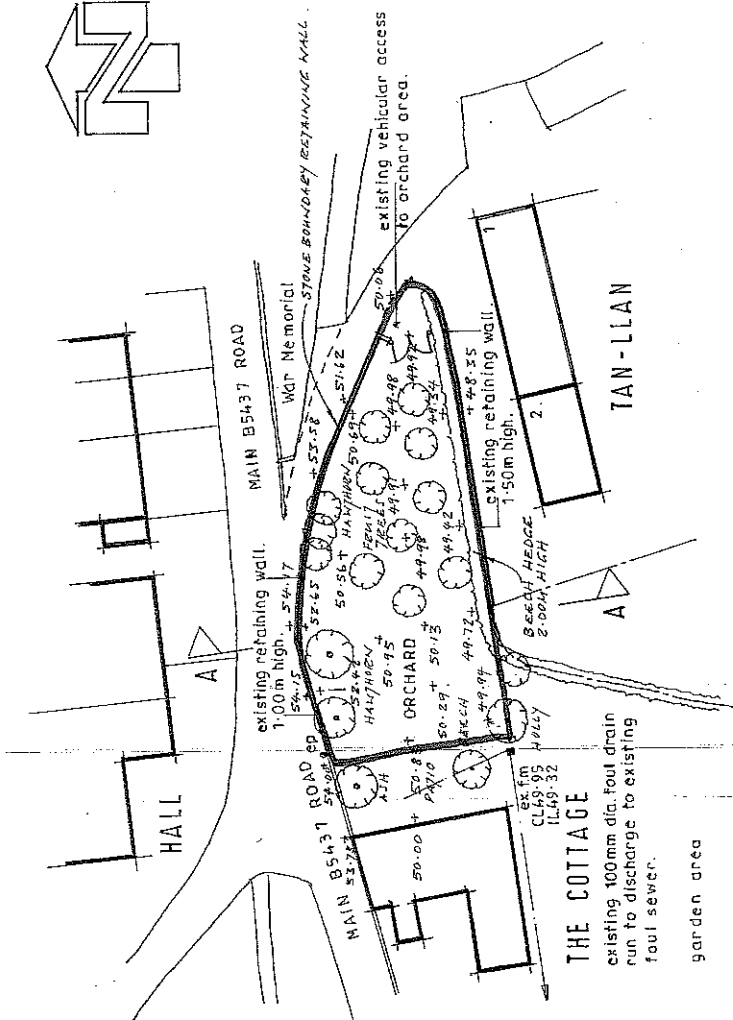
Rev. A - 12/02/13 - Minor amendments to house type details.

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M & R MATISCHOK & ROSS
architectural services

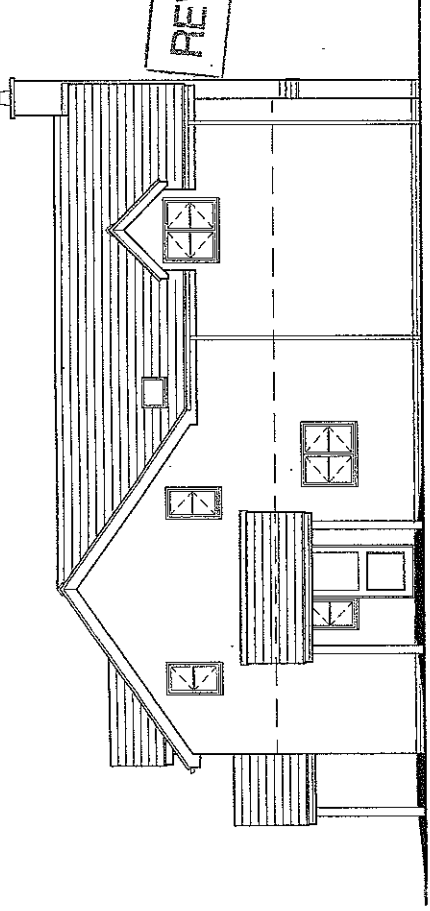
Project title: Plot at THE COTTAGE, CARROG.
 drawing title: Existing & Proposed Site Plans.
 project no.: 0474
 drawing no.: 1
 revision: A
 date: 11.10.12
 scale: 1:500
 drawn by: PM

Birch House, Hon Lon Fawcwr, Ruthin, Denbighshire, LL15 1NA
 t: 01824 705 232 f: 01824 707 171
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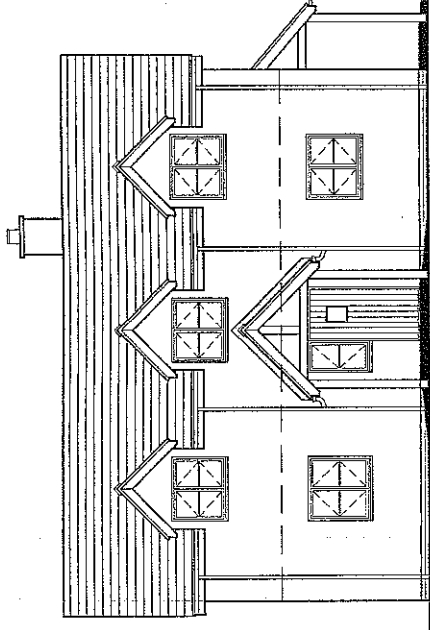


05/ 2012/ 13 96/ P F

REVISED PLAN



Front Elevation



Rear Elevation

External Materials - all to Local Authority approval.

Roof - New or second hand natural mineral slates (blue/grey).

Walls - Smooth self-coloured render finish (K-Rend or other approved).

Rainwater Goods - Brown upvc gutters and down pipes.

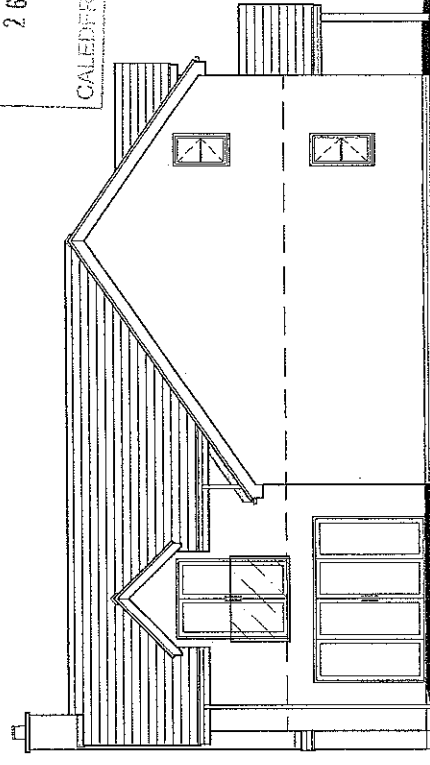
Windows & External Doors/Frames - Light oak woodgrain effect upvc windows & doors.
Glazed Juliet balcony to side elevation to approval.

Fascia, Soffit & Barge Boards - Light oak woodgrain effect upvc fascia's, barge boards & soffit boards.

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2 6 FEB 2013

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Side Elevation

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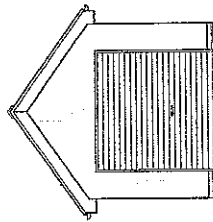
project title
Plot at The Cottage, Carrog.
drawing title
Proposed Elevations.

project no. 0474	drawing no. 3	revision A
date 19/10/2012	scale 1:100	drawn by S R

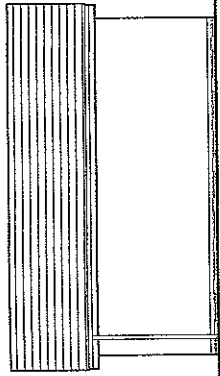
Birch House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA
& 01824 705 222 & 01824 707 171
e: mail@matischokross.co.uk & www.matischokross.co.uk

08/2019/1396/PW

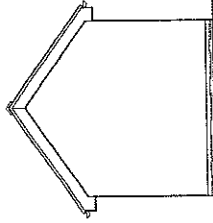
ADDITIONAL DRAWING



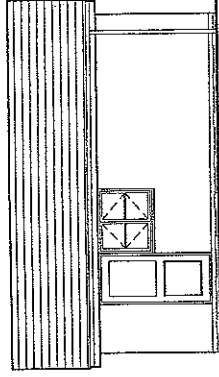
Front Elevation



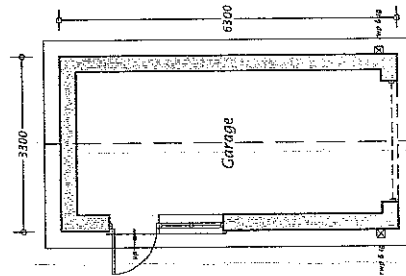
Side Elevation



Rear Elevation



Side Elevation



Ground Floor Layout Plan

External Materials - all to Local Authority approval.

Roof - New or second hand natural mineral slates (blue/grey).

Walls - Smooth self-coloured render finish (K-render or other approved).

Rainwater Goods - Brown upvc gutters and down pipes.

Windows & External Doors/Frames - Light oak woodgrain effect upvc windows & doors.

Fascia, Soffit & Barge Boards - Light oak woodgrain effect upvc fascia's, barge boards & soffit boards.

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26 FEB 2018

CALEDRYN RECEPTION

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MATISCHOK & ROSS
architectural services

Project title	Plot at The Cottage, Carrog.		
Drawing title	Proposed Garage Plans and Elevations.		
Project no.	0474	Drawing no.	5
Date	18/02/2013	Scale	1:100
Drawn by	SR	Revision	
Birech House, Hen Lon Parcwr, Ruthin, Denbighshire, LL15 1NA Tel: 01824 705 222 Fax: 01824 707 171 Email: mat@matischokross.co.uk www.matischokross.co.uk			

ITEM NO: 2

WARD NO: Corwen

APPLICATION NO: 05/2012/1396/ PF

PROPOSAL: Erection of a detached dwelling and detached single garage, alterations to the existing vehicular access and associated works

LOCATION: Land at (part garden of) The Cottage Carrog Corwen

APPLICANT: Mr & Mrs Richard & Janice Sheasby

CONSTRAINTS: AONB
Groundwater Vulnerability 1

PUBLICITY UNDERTAKEN: Site Notice - No
Press Notice - No
Neighbour letters - Yes

REASON(S) APPLICATION REPORTED TO COMMITTEE:
Scheme of Delegation Part 2

- Recommendation to grant / approve – 4 or more objections received

CONSULTATION RESPONSES:

CORWEN COMMUNITY COUNCIL:

Response to initial consultation

"Concerns expressed regarding the above application from Corwen Community Council:

- 1) Local residents stated that although the applicant said in part 8 of the application form that he had informed his neighbours, several neighbours had not been informed.
- 2) There is concern about the stability of the wall supporting the proposed building land between the land and the lane.
- 3) Local residents are also questioning the suitability of access to the lane leading down from the village road and that the proposed second access at the lower end of the area could affect visibility for residents exiting their properties from below this point onto the lane.
- 4) It is felt that it would have an adverse effect on the view from properties below and above the planned dwelling and for villagers in general. A letter has been submitted to the Area of Outstanding Natural Beauty Committee concerned with the loss of the character of the village that a new building might bring."

Response to reconsultation

"It is felt that the proposed planning application is an over development of the site. It is felt that there should be a reduction in scale en-masse of this proposed application to fit in with a small plot.

CLWYDIAN RANGE AND DEE VALLEY AREA OF OUTSTANDING NATURAL BEAUTY

JOINT ADVISORY COMMITTEE

"The JAC welcomes the amended design which adopts a more traditional approach to the form and appearance of the new dwelling and better reflects the built character of the area. The deletion of cedar boarded infill panels also improves the overall design. However, the committee would emphasise the need for the planning authority to ensure that the development does not have an unacceptable impact on the amenity of nearby properties, particularly as a result of overdevelopment of this small site."

DENBIGHSHIRE COUNTY COUNCIL CONSULTEES –

Head of Transport and Infrastructure

- Highways Officer: No Objection, subject to conditions relating to the final details of the alterations to the access, the parking layout and details of any alterations to the retaining wall being agreed.

- Bridges and Structures Officer: No objection.

RESPONSE TO PUBLICITY:

In objection

Representations received from:

Mrs Y M Mooney, Tirionfa, Carrog
Trustees of the J P Beausire Will Trust
D. J. Jones, 1, Tan Llan Cottage, Carrog, Corwen
F.G. C. Hindley, 2, Tan Llan, Carrog
Mr. & Mrs. F. J. Knight, Riverdale, Carrog
M. Webb de Gonzales & G. Gonzales, Ty'n Llwyn, Carrog
W R Webb, Glyndwr, Carrog
Mr. & Mrs. Knight, Riverdale, Carrog
G.D. Evans, Cassidy & Ashton Group Ltd. Chester House, St. Rd. Chester
Mr. J. Scott, 27, Maes y Llan, Carrog
E.A.B. Fisher, Ty Gwyn, Carrog, Corwen

Summary of planning based representations in objection:

Residential amenity:

- The development would have a harmful impact on the amenity of other residents by way of loss of privacy.

Access/highways:

- The adjacent highway and access is not able to accommodate additional development
- The development would undermine the stability of the wall between the land and the road

Visual impact:

- The design of the dwelling is detrimental to the visual amenity of the area.

In support

Representations received from:

I. & B. Lebbon, Trisgell & Pentir, Carrog

EXPIRY DATE OF APPLICATION: - 9/1/13

REASONS FOR DELAY IN DECISION (where applicable):

- delay in receipt of key consultation response(s)
- additional information required from applicant
- protracted negotiations resulting in amended plans
- re-consultations / further publicity necessary on amended plans and / or additional information

PLANNING ASSESSMENT:

1. THE PROPOSAL:

1.1 Summary of proposals

- 1.1.1 Permission is sought for the erection of a detached dwelling and alterations to an existing vehicular access and associated works.
- 1.1.2 The proposed dwelling would feature a double fronted front elevation, with three small dormer windows set into the roof. A two storey rear element would project from the main section of the building. There would be a slate roof, and the walls would be rendered to approval. Windows and fascia boards would be light oak effect.
- 1.1.3 Internally there would be a lounge, kitchen, dining room, utility and shower room on the ground floor, and 3 bedrooms with en-suites on the first floor.
- 1.1.4 A single garage with pitched roof is proposed to the front of the dwelling. It would be constructed of the same materials as the dwelling.
- 1.1.5 Existing trees to the site boundaries would be retained, and supplemented with some additional planting.
- 1.1.6 The application is accompanied by a Design and Access Statement, and Code for Sustainable Homes Pre Assessment Report which demonstrates the proposed dwelling would meet level 3 of the Code for Sustainable Homes. A structural report into the implications of the proposed development on the highway retaining wall has been submitted, as well as an Arboricultural Report.
- 1.1.7 The details are shown on the plans at the front of the report.

1.2 Description of site and surroundings

- 1.2.1 The site is located immediately adjacent to the B5437 main road which links Corwen and Llangollen. The road is approximately 4m above the site.
- 1.2.2 Access to the site is via an unclassified road which runs in a south-easterly direction from the main road. The access road currently serves 1 and 2 Tanllan, Riverdale, Pentir and Trisgel.
- 1.2.3 Located close to the centre of Carrog, the site is surrounded by a number of dwellings of varying ages and designs. St Bridget's Church is to the north west of the site, as is the local school.
- 1.2.4 The site is currently used as an orchard/additional garden area to The Cottage. Within the site are small fruit trees of varying condition, whilst to the edges of the site are more mature non-fruit trees.

1.3 Relevant planning constraints/considerations

- 1.3.1 The site is within the development boundary of Carrog, and also within the Clwydian Range and Dee Valley Area of Outstanding Natural Beauty.

1.4 Relevant planning history

- 1.4.1 Residents have referred to past refusals for development near the site in question. It is considered that these do not necessarily set a precedent and

that each application should be considered on its own individual merits.

1.5 Developments/changes since the original submission

1.5.1 The original submission featured a more modern design which was not considered to sit comfortably within the existing context of the village. The design was therefore revised to reflect some of the more traditional designs in the village. It is that revision which is now being considered.

1.6 Other relevant background information

1.6.1 Officers of the Council, notably the Highway Engineer and AONB officer, have met with residents of Carrog to discuss the concerns raised by residents and explain the reasoning behind their comments.

2. DETAILS OF PLANNING HISTORY:

2.1 None

3. RELEVANT POLICIES AND GUIDANCE:

The main planning policies and guidance are considered to be:

5.2 DENBIGHSHIRE UNITARY DEVELOPMENT PLAN (adopted 3rd July 2002)

Policy STRAT 1 – General
Policy STRAT 7 – Environment
Policy GEN 1 – Development within Development Boundaries
Policy GEN 6 – Development Control Requirements
Policy HSG 4 – Housing Development in Villages
Policy ENV 2 – Development Within the AONB
Policy ENV 7 – Landscape/Townscape Features
Policy ENP 4 – Foul and Surface Water Treatment
Policy ENP 7 – Unstable Land
Policy TRA 6 – Impact of New Development on Traffic Flows

3.1 Supplementary Planning Guidance

Supplementary Planning Guidance 24: Design Guide For Householder Development
Supplementary Planning Guidance 25: Residential Development Design Guide

3.2 GOVERNMENT POLICY / GUIDANCE

Planning Policy Wales Edition 5 November 2012
Technical Advice Note 12 – Design (2009)
Technical Advice Note 18 – Transport (2007)
Technical Advice Note 22 – Sustainable Buildings (2010)

4. MAIN PLANNING CONSIDERATIONS:

4.1 The main land use planning issues are considered to be:

4.1.1 Principle
4.1.2 Visual amenity
4.1.3 Residential amenity
4.1.4 Highways impact
4.1.5 Land Stability
4.1.6 Design and Access/Sustainability Code/Access for All

4.2 In relation to the main planning considerations:

4.2.1 Principle:
Policy HSG 4 identifies Carrog as a village where additional housing is considered acceptable in principle. Policy GEN 1 steers new development to within development boundaries. The site is located within the development

boundary and as such the development of the land for residential purposes is considered acceptable subject to compliance with the general development control criteria as set out in Policy GEN 6. Policy GEN 6 must be applied to assess the capability of the plot to accommodate a dwelling and the main issues considered under this policy area set out below.

4.2.2 Visual amenity:

Policy GEN 6 contains general considerations to be given to the impacts of new development including the visual amenity and character of the area. Being located within the AONB, Policy ENV 2 'Development within the AONB' must also be considered.

The site is currently an orchard which is semi-overgrown. The surrounding buildings are generally traditional in appearance. The wider area is, however, characterised by a mix of house types, and ages. The proposed dwelling would feature a double fronted front elevation, with three small dormer windows set into the eaves. A two storey rear element would project from the main section of the building. The roof would be slate, and the walls rendered to approval. Windows and fascia boards would be light oak effect. Existing trees to the site boundaries would be retained, and supplemented with some additional planting. The majority of views of the site come from the B5437 which runs in an elevated position along the northern boundary of the site.

With regard the details submitted and the appearance/character of the area, it is not considered that the proposal would conflict with the UDP's aim of protecting the amenity and character of areas from inappropriate development. The design is considered to emulate the more traditional buildings in the area. The site is visually well contained by the surrounding development and the dwelling is therefore unlikely to appear prominent. The proposal is broadly in accordance with the requirements of Policy GEN 6 and ENV 2 in terms of its impact upon the visual amenity of the area. A condition protecting existing trees and requiring additional landscaping is proposed.

4.2.3 Residential amenity:

There is a general requirement to ensure that new development does not detrimentally affect the amenity of neighbouring properties by way of, amongst other things, over dominance and loss of privacy. This requirement is embodied within Policy GEN 6. Additional guidance on how this can be achieved is contained in Supplementary Planning Guidance Notes 24 and 25. Policy GEN 6 also requires new residential development to provide a reasonable amount of amenity space for future occupants, and SPG 7 expands upon this.

The proposal provides in excess of 100sqm of outdoor amenity space and is in line with the requirements of SPG 7. The main windows in the proposed dwelling face towards the highway and the garden area to the front. The separation distances between the proposed dwelling and The Cottage, is 13 metres rear to rear. There are small bedroom windows proposed to the rear elevation facing towards bedroom windows on The Cottage. The proposed windows are not essential as there are others lighting the bedrooms. It is therefore considered reasonable to condition the rear elevation bedroom windows to be obscure glazed. Some side windows are proposed to the new dwelling, but given the orientation/siting of the dwellings, they would not look directly towards each other.

It is considered, based on the recommendations in SPG 7, and 24 that there is sufficient distance to avoid any unreasonable loss of amenity to the occupiers of the neighbouring dwellings. Similarly, given the distances,

orientation of buildings, location of windows, boundary treatments and changes in levels, it is not considered that the proposal would have a detrimental impact on the residential amenity of the neighbouring dwellings. With respect to the Community Council's comments, the proposed development is not considered to be an overdevelopment of the site as the amount of outdoor space provided would exceed the requirements of SPG 7.

4.2.4 Impact on highway safety:

Policies TRA 6 Impact of New Development on Traffic Flows, TRA 9 Parking & Servicing Provision and GEN 6 Development Control requirements, only permit proposals for development where there is adequate parking and servicing provision and there would not be a detrimental impact upon the safe and free flow of traffic on the highway.

The proposal involves an existing access into the site. Within the site, parking and turning areas would be created. The proposal would alter an existing vehicular access that can be used by vehicles to access the garden of The Cottage at present. The access is existing and could be used by vehicles to serve the Cottage which would equate to the sort of vehicles movements serving a single dwelling. The proposal has been considered by the Highway Officers, who have not raised an objection to the proposal.

Whilst appreciating the concerns of the Community Council and neighbouring residents regarding the access issues, including the narrow road leading to the site and the alignment/visibility of the junction adjacent to the war memorial, it is considered, based on the Highway Officer's response, that the proposal is acceptable in terms of its impact upon highway safety, and meets policy requirements for the provision of parking. The proposal is therefore unlikely to result in a detrimental impact on highway safety. To help ensure this, it is considered not unreasonable to impose a planning condition requiring the proposed access and parking is laid out strictly in accordance with the submitted plans in the interest of securing a high quality and safe form of development. The proposal is considered to meet the requirements of TRA 6 and GEN 6.

4.2.5 Land Stability

Criterion x) of Policy GEN 6 states that development proposals should satisfy physical environmental considerations relating to land stability. Planning Policy Wales states that in determining applications where land stability may be an issue, Local Planning Authorities should take into account the potential hazards associated with unstable land.

Concern has been raised by neighbouring residents as to the impact of the engineering works required to implement the proposal upon the stability of the land and their properties. In response to the concerns raised, the applicant's agent has commissioned and submitted information as to the likelihood of the proposed development having a detrimental impact upon the stability of the adjacent land, which they conclude is limited. The Council's Bridges and Structures Engineer has been consulted in this respect and has not raised an objection.

Concerns over the potential impact of new development on the stability of the land and adjacent highway are acknowledged. Whilst there is no clear evidence of a history of unstable land in this location, the Council has a responsibility to ensure building works do not give rise to problems of this nature, and has dual controls through planning and building control functions over the detailing of development, to deal with potential land stability issues. It is suggested that conditions can be attached to any permission requiring

submission and approval of the details showing the extent of excavation and the means of supporting the ground. A properly constructed development would seem likely to assure the future stability of the land rather than place it at any increased risk of subsidence. In accordance with advice in Planning Policy Wales, applicants would need to be advised of their own legal responsibilities/liabilities for ensuring development is undertaken in a safe manner. In terms of the issue of land stability, subject to the inclusion of conditions, it is considered that the development is not in conflict with the Unitary Plan policies or Planning Policy Wales.

4.2.6 Design and Access/Sustainability Code/Access for All

Guidance in TAN 12 Design and TAN 22 Sustainable Buildings has introduced an obligation on applicants to demonstrate the approach to a range of design considerations, including how inclusive design and standards of environmental sustainability are to be achieved. These reflect general requirements in the strategic policies of the Unitary Plan STRAT 1 and 13 to ensure sustainable development principles are embodied in schemes.

In the case of this submission, the Sustainability Code requirements of Planning Policy Wales, TAN 12 and 22 are considered to have been satisfactorily addressed. The Code for Sustainable Homes Pre Assessment Report indicates that it should be possible to achieve the required number of credits under 'ENE1 - Dwelling Emission Rate' and attain a Code Level 3 type for the development. In line with the advice contained in TAN 22, suitably worded conditions can be included to ensure the development is carried out in accordance with the requirements of Sustainability Code guidance.

5 SUMMARY AND CONCLUSIONS:

- 5.1 With regard to the material planning considerations, it is considered that with respect to the representations, the proposal complies with adopted planning policies, and it is therefore recommended that planning permission be granted.
- 5.2 Determination of this application and all others at this Committee has to be made on the basis of the policies of the current adopted Development Plan, which is the Denbighshire Unitary Plan. Given the progress on the Local Development Plan and the possibility of its adoption in the near future, consideration has been given to whether any significant planning policy implications are likely to arise from acceptance of the Officer recommendation on the application. In this case, it is suggested that the recommendation would not be inconsistent with the basic approach in the proposed policies of the Local Development Plan.

RECOMMENDATION: GRANT - subject to the following conditions:-

1. The development hereby permitted shall be begun before the expiration of five years from the date of this permission.
2. **PRE-COMMENCEMENT CONDITION**No external wall or roof materials shall be applied until the written approval of the Local Planning Authority has been obtained to the proposed materials to be used for the external surfaces of the walls and roof(s) of the development hereby permitted and no materials other than those approved shall be used.
3. The access shall be laid out in accordance with the approved plan and completed to the satisfaction of the Local Planning Authority before any works commence on site.
4. Facilities shall be provided and retained within the site for the parking and turning of vehicles in accordance with the approved plan and shall be completed prior to the proposed development being brought into use.
5. The surface of the proposed access shall be paved with a bituminous material for a

distance of 5.0m behind the highway boundary and the whole of the access frontage adjacent to the highway shall be reinforced with 125mm x 15mm bullnose kerbs to the Local Planning Authority's approval.

6. Before work commences on site full details of any alterations to the existing highway retaining wall shall be submitted to and approved in writing by the local Planning Authority and the works shall be completed in accordance with the approved plans before the dwelling is occupied.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) no windows additional to those shown on the approved plans shall be inserted at any time in the dwelling hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

8. **PRE-COMMENCEMENT CONDITION** No development shall take place until there has been submitted to, and approved in writing by, the Local Planning Authority, a detailed scheme of hard and soft landscaping for the site, and such scheme shall include details of:

(a) all existing trees, hedgerows and other vegetation on the land, details of any to be retained, and measures for their protection in the course of development;

(b) proposed new trees, hedgerows, shrubs or vegetation, including confirmation of species, numbers, and location and the proposed timing of the planting;

(c) proposed materials to be used on the driveway(s), paths and other hard surfaced areas (including the grass-crete area);

(d) proposed earthworks, grading and mounding of land and changes in levels, final contours and the relationship of proposed mounding to existing vegetation and surrounding landform;

(e) Proposed positions, design, materials and type of boundary treatment.

9. All planting, seeding, turfing, fencing, walling or other treatment comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the completion of the development and any trees or plants which, within a period of five years 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.

10. No trees or hedges within the application site shall be felled, lopped or topped without the prior written consent of the Local Planning Authority. Those removed without consent or which die or are severely damaged or become seriously diseased within five years of the completion of the development shall be replaced with trees or hedgerow plants of such size and species to be agreed in writing by the Local Planning Authority.

11. All trees and hedges to be retained as part of the development hereby permitted shall be protected during site clearance and construction work by 1 metre high fencing erected 1 metre outside the outermost limits of the branch spread, or in accordance with an alternative scheme agreed in writing by the Local Planning Authority; no construction materials or articles of any description shall be burnt or placed on the ground that lies between a tree trunk or hedgerow and such fencing, nor within these areas shall the existing ground level be raised or lowered, or any trenches or pipe runs excavated, without prior written consent of the Local Planning Authority.

12. All foul drainage shall be directed to a foul sewerage system and all surface water drainage to a surface water system unless otherwise agreed by the Local Planning Authority.

13. The new dwelling hereby permitted shall be constructed to achieve a minimum Code for Sustainable Homes Level 3 and achieve a minimum of 1 credit under category 'Ene1 - Dwelling Emission Rate' in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010. The development shall be carried out entirely in accordance with the approved assessment and certification.

14. Construction of the dwelling hereby permitted shall not begin until an 'Interim Certificate' has been submitted to the Local Planning Authority, certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 - Dwelling Emission Rate', has been achieved for those dwellings or house types in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.

15. Prior to the occupation of the dwelling hereby permitted, a Code for Sustainable Homes 'Final Certificate' shall be submitted to the Local Planning Authority certifying that a minimum Code for Sustainable Homes Level 3 and a minimum of 1 credit under 'Ene1 -

Dwelling Emission Rate', has been achieved for that dwelling in accordance with the requirements of the Code for Sustainable Homes: Technical Guide November 2010.16

16. Notwithstanding the provisions of Class(es) A, B, C, D, E, F, G, of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification) no development permitted by the said Classes shall be carried out without further grant of planning permission of the Local Planning Authority.

17. The fenestration detailing shall not be as shown on the submitted plans but shall be in accordance with such detailed plans as may be submitted and approved in writing by the Local Planning Authority prior to their installation, and the development shall only proceed in accordance with those details as approved.

18. The rear first floor windows (facing towards the property 'The Cottage') shall be obscure glazed and maintained as such at all times.

The reason(s) for the condition(s) is(are):-

1. To comply with the provisions of Section 91 of the Town and Country Planning Act 1990.
2. In the interests of visual amenity.
3. In the interests of the free and safe movement of all users of the highway and to ensure the formation of a safe and satisfactory access.
4. To provide for the parking and turning of vehicles clear of the highway and to ensure that reversing by vehicles into or from the highway is rendered unnecessary in the interest of traffic safety.
5. To ensure the formation of a safe and satisfactory access.
6. In the interests of highway safety.
7. To maintain a reasonable standard of privacy in adjoining dwellings and gardens in the interests of amenity.
8. To ensure in the interests of visual amenity a satisfactory standard of landscaping in conjunction with the development.
9. To ensure a satisfactory standard of development, in the interests of visual amenity.
10. To safeguard the existing trees and hedges on the site, in the interests of the visual amenities of the locality.
11. In order to ensure that trees and hedges to be retained are not damaged by building or engineering works.
12. To ensure the proper drainage of the site and to minimise the risk of pollution.
13. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
14. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
15. To comply with the provisions of TAN 22: Planning for Sustainable Buildings.
16. In the interests of ensuring that no inappropriate additional development takes place at a later date which may have a detrimental impact upon the character of the adjacent listed buildings.
17. In the interest of visual amenity.
18. In the interest of residential amenity.

NOTES TO APPLICANT:

Your attention is drawn to the attached Highway Supplementary Notes Nos. 1, 3, 4, 5 & 10.
Your attention is drawn to the attached Part N form (New Road and Street Works Act 1991).