

REPORT TO: Planning Committee

MEETING DATE: Tuesday 4 March 2014

BY: Depute Chief Executive
(Partnerships and Community Services)

SUBJECT: Application for Planning Permission for Consideration

Note - this application was called off the Scheme of Delegation List by Councillor Veitch for the following reason: This application appears to be of significant concern locally therefore members would benefit from the opportunity to visit the site.

Application No. **13/00394/P**

Proposal Erection of 18 flats, part demolition of wall and associated works

Location **St Andrews Centre**
9 Bayswell Road
Dunbar
East Lothian
EH42 1AB

Applicant East Lothian Housing Association

Per Hackland and Dore

RECOMMENDATION Consent Granted

PLANNING ASSESSMENT

The application site is part of the large grounds of St Andrews Centre, which is a detached former manse building currently used as a counselling centre by Crossreach Counselling. The former manse is not listed as being of special architectural or historic interest. The site is within Dunbar Conservation Area.

Residential properties bound the site to the east and south. A combination of the St Andrews Centre building and what would remain of its grounds and the curtilage of the two storey house of the new Manse bounds the site to the west. To the north is Bayswell Road.

In August 1997 full planning permission (Ref: P/00087/97) was granted for the erection on the site of a detached two-storey flatted building containing twelve flats for the elderly with ancillary facilities and associated works. That flatted building has not been erected and planning permission Ref: P/00087/97 has lapsed.

An application (Ref: 02/00846/FUL) for the renewal of planning permission P/00087/97 for the erection on the application site of twelve flats for the elderly with ancillary facilities and associated works was registered by the Council in August 2002. That application remains undetermined.

In April 2007 full planning permission (Ref: 05/00948/FUL) was granted for the erection on the application site of a detached two-storey building designed to contain 14 flats and associated works. That flatted building has not been erected and planning permission Ref: 05/00948/FUL has lapsed.

Planning permission is now sought, by East Lothian Housing Association, for the erection on the application site of 18 flats, the part demolition of a wall and associated works. The 18 flats would be contained within two, three storey high buildings, the larger of which, containing 12 two bedroom flats, would be aligned east to west along the southernmost part of the site and the smaller of which, containing 6 one bedroom flats, would be aligned east to west some 18 metres to the north of the larger building. The proposed flatted buildings would be relatively simple in their architectural form and design. They would both have off-white coloured, roughcast rendered walls; projecting windows with smooth render bands and grey coloured cladding panels to their north elevations and red brick panel features to their south elevations; grey painted, timber framed windows and doors which would be of a modern design and fenestration providing a vertical emphasis to the main elevations of the buildings, and metal rainwater goods,. The roofs of the buildings would consist of a combination of a 45 degree, slate finished, pitched roof over the front part of each building and a very shallow pitched roof over the rear (south) facing part of each building.

It is proposed to access the site via the existing vehicular access from Bayswell Road which also serves the St Andrew Centre and the new Manse. It is proposed to widen the access by removing a section of the existing stone wall and repositioning an existing stone pier on the east side of the existing access and widening the access road within the site to allow two way vehicular access to and from the site. Pedestrian access would be taken via the existing 'vennel' which leads from Bayswell Road and adjacent to the west boundary of the neighbouring property of 8 Bayswell Road, southwards into the main part of the application site. Bin storage facilities would be contained within this existing vennel area. A total of 18 car parking spaces would be formed within the site, 15 of which would be located between the two proposed buildings and three of which would be in the form of a layby to the west side of the northernmost proposed building. The shared access road and car parking spaces would be finished in tarmac and new boundary treatments of 1.8 metre high and 1 metre high close boarded timber fencing and gates would be erected along the western boundary of the site and to enclose areas of private garden ground for the ground floor flats. The existing walls which enclose the eastern and southern boundaries of the site would be retained.

An existing, small, detached garage is to be demolished to facilitate the proposed development of the site. Neither planning permission nor conservation area consent is required to demolish this existing garage.

Conservation area consent is sought through separate application 13/00394/CAC for the demolition and removal of black painted, wrought iron, double gates which are situated on the north east corner of the site, adjoining Bayswell Road. A separate report on application 13/00394/CAC is, at this time, on the Committee Expedited List.

Since the application was registered, amended application drawings have been submitted detailing the following changes:

- * The slight re-orientation of the larger of the two proposed flatted buildings to avoid the loss of an existing mature tree within the site;
- * Revisions to the layout and positioning of the proposed bin storage facilities;
- * The provision of additional planting proposals;
- * A change in proposed surfacing of the shared access road from permeable paving/monoblocs to a tarmac finish;
- * Adjustments to the proposal to widen the footpath on Bayswell Road at the northern end of site;

Section 25 of the Town and Country Planning (Scotland) Act 1997 requires that the application be determined in accordance with the development plan, unless material considerations indicate otherwise.

The development plan is the approved South East Scotland Strategic Development Plan (SESplan) and the adopted East Lothian Local Plan 2008.

Relevant to the determination of the application is Policy 1B (The Spatial Strategy: Development Principles) of the approved South East Scotland Strategic Development Plan (SESplan) and Policies ENV1 (Residential Character and Amenity), ENV4 (Development Within Conservation Areas), INF3 (Infrastructure and Facilities Provision), H4 (Affordable Housing), DP1 (Landscape and Streetscape Character), DP2 (Design), DP7 (Infill, Backland and Garden Ground Development), DP14 (Trees on or adjacent to Development Sites), DP20 (Pedestrians and Cyclists), DP22 (Private Parking) and T2 (General Transport Impact) of the adopted East Lothian Local Plan 2008.

Material to the determination of the application is Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 and the Scottish Government's policies on development within a conservation area and on infill housing development given in Scottish Planning Policy: February 2010.

Scottish Planning Policy echoes the statutory requirements of Section 64 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 that a planning authority must have regard to the desirability of preserving or enhancing the character or appearance of a conservation area in exercising its responsibilities in the determination of any application for planning permission for development affecting a conservation area. It is stated in Scottish Planning Policy that proposed development that would have a neutral affect upon the character or appearance of a conservation area (i.e. does no harm) should be treated as one which preserves that character or appearance. The design, materials, scale and siting of new development within a conservation area should be appropriate to the character of the conservation area.

Scottish Planning Policy on housing states in paragraph 82 that infill sites within existing settlements can often make a useful contribution to the supply of housing land. Proposals for infill sites should respect the scale, form and density of the surroundings and enhance the character and amenity of the community. The individual and cumulative effects of infill development should be sustainable in relation to social, economic, transport and other relevant physical infrastructure and should not lead to over development.

Planning Advice Note 67: Housing Quality explains how Designing Places should be applied to new housing. In PAN 67 it is stated that the planning process has an essential

role to play in ensuring that: (i) the design of new housing reflects a full understanding of its context - in terms of both its physical location and market conditions, (ii) the design of new housing reinforces local and Scottish identity, and (iii) new housing is integrated into the movement and settlement patterns of the wider area. The creation of good places requires careful attention to detailed aspects of layout and movement. Developers should think about the qualities and the characteristics of places and not consider sites in isolation. New housing should take account of the wider context and be integrated into its wider neighbourhood. The quality of development can be spoilt by poor attention to detail. The development of a quality place requires careful consideration, not only to setting and layout and its setting, but also to detailed design, including finishes and materials. The development should reflect its setting, reflecting local forms of building and materials. The aim should be to have houses looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

Also material to the determination of the application is the Dunbar Conservation Management Plan 2010 – 2015 which identifies the application site as a development opportunity site and states that amongst the key areas of investment within the Conservation Area are new social housing in listed building conversions and gap site redevelopment particularly in backland areas.

Also material to the determination of the application are the representations received from the public. 12 representations to the application have been received and they raise objections on the following grounds:

- * Increased activity and disturbance due to the number of units;
- * The scale and mass of the development will be detrimental to this part of the Conservation Area rather than an enhancement;
- * The amenity of the New Manse and of future users of the Old manse will be adversely affected by extra traffic from the proposed development;
- * The boundary treatment for the west boundary of the application site should be a stone wall and not a timber fence as proposed to ensure a more permanent boundary;
- * The proposal contravenes in a number of respects the policies established to protect the local environment as set out in the Dunbar Conservation Management Plan and East Lothian Local Plan documents particularly on matters of density, siting, orientation, scale and size of the proposed blocks in relation to existing buildings and the associated loss of the existing boundary trees;
- * The buildings are extremely close to the boundary wall;
- * The very high relative density of the development will have a detrimental impact on the surrounding neighbourhood in terms of increased activity, traffic generation and disturbance;
- * The proposed development will result in a loss of privacy, daylight and amenity to neighbouring residential properties;
- * The position of the bin stores adjacent to the property of 8 Bayswell Road will have a harmful impact on the privacy and amenity of that residential property;
- * Construction of the proposed development and future use of it could have a harmful impact on the stability of existing boundary walls;
- * No consent has been given from Dunbar Parish Church or the General Trustees of the Church of Scotland to widen the existing access road from its current dimensions;

The amount and form of development proposed is unlikely to generate unacceptable noise and disturbance during the periods of construction works and there is no reasonable case to impose planning control over this matter. If noise nuisance or damage to property was to arise it can be controlled through other legislation.

The claims made that the developer does not have authority to widen the existing access

to the site have not been substantiated with any evidence. In any case this is a legal matter and not a material planning consideration.

Dunbar Community Council advise that they are supportive in principle of the development of much needed social housing to rent in Dunbar but they express some concern over the proposals to increase the width of the access into the site and the access drive encroaching onto land owned by the Kirk Session of Dunbar Parish Church and the Church of Scotland; the increase in the number of flats proposed through this application compared to previously approved applications which may become an overdevelopment of the site; the loss of trees on the site; the loss of the garden ground of the old manse and the potential to sell the property without the context of garden ground; pedestrian safety near the access to the site given the narrowness of the pavement nearby and hours of construction traffic having an impact on children from the current manse getting in and out of their property.

The application site is not allocated for residential development by the adopted East Lothian Local Plan 2008. It is within a predominantly residential area as defined by Policy ENV1 of the Local Plan. Policy ENV1 does not actively promote the development of land for new build residential development. Its principal purpose is to ensure that the predominantly residential character and amenity of existing housing areas is safeguarded from the adverse impacts of uses other than housing. Policy ENV1 does, however, state that proposals for new development will be assessed against appropriate local plan policies, which in the case of infill, backland and garden ground development is Policy DP7 of the adopted East Lothian Local Plan 2008.

By its nature the proposed development amounts to urban infill housing development within the town of Dunbar. The principle of such development is supported by Scottish Planning Policy and Policy DP7 of the adopted East Lothian Local Plan 2008 and by the Dunbar Conservation Management Plan 2010 - 2015. Moreover, the principle of the residential development of the application site is established by the fact that full planning permission (Ref: 05/00948/FUL) was granted in April 2007 for the erection on the site of a building containing 14 flats with associated works, albeit that planning permission has lapsed.

Thereafter the main determining factor in this case is whether, with regard to national, strategic and local planning policy and guidance and other material considerations, the fitting of the two flatted buildings and associated works into the application site is acceptable with due regard to their potential impact on the character and appearance of the Conservation Area, including their impact on existing trees within the Conservation Area and the character and residential amenity of the area, including their impact on neighbouring residential properties.

Whilst it is not essential to replicate existing building styles to build successfully in any given area, both national planning and development plan policy nevertheless state that in designing proposed new buildings developers should think about the qualities and the characteristics of places. The development should reflect its setting and local forms of building and materials. The aim should be to have buildings looking different without detracting from any sense of unity and coherence for the development or the wider neighbourhood.

The existing residential properties in the vicinity of the site and the existing St Andrews Centre (former Manse) are of a variety of building styles and ages which range in height. The majority of the buildings in the vicinity are two storeys high but the St Andrews Centre is a higher, more dominant building which has three storeys of accommodation, with its second floor being in the roof space of the building. The existing buildings in the

vicinity have, variously, walls finished with stone or render. The majority have pitched roofs, clad in slates or pantiles.

In their positions, the proposed flatted buildings would be visible from public places in the locality of the site. They would however be well contained within the site, which is enclosed on some of its boundaries by high stone walls. The proposed flatted buildings, by being aligned east to west on the site would respect the alignment of the St Andrews Centre and also the terrace of houses on Bayswell Road which all front towards Bayswell Road. Although they would be three storeys in height they have been designed to have an overall height not dissimilar to the existing St Andrews Centre building to which they would be built alongside. Although displaying contemporary design features, the proposed flatted buildings are each to be similarly finished in traditional materials including pitched roofs clad in natural slate, rendered walls, timber framed windows and metal rainwater goods. In terms of their size, height, proportion, positioning, architectural form and finishes the proposed flatted buildings would sit comfortably with the style of the existing St Andrews Centre building and of other neighbouring buildings in the area and thus would not detract from the character and visual amenity of the Conservation Area.

The site is capable of accommodating all of the proposed development including satisfactory vehicular and pedestrian access and amenity space without being an overdevelopment of it. The proposed development would be of a density not incompatible with existing densities of development in the area.

The proposed associated works, including the formation of car parking areas, and the widening of the vehicular access and access drive, and the erection of new boundary treatments would not, subject to control being exercised over the materials to be used, harm the character and appearance of the Conservation Area.

The application site is physically capable of accommodating the entire development, including satisfactory vehicular and pedestrian access and car parking, without resulting in an overdevelopment of it or increasing the density of development such that the established character of the area is harmfully altered.

In assessing whether or not a proposed new development would result in harmful overlooking and therefore loss of privacy to existing neighbouring residential properties it is the practice of the Council, as Planning Authority to apply the general rule of a 9 metres separation distance between the windows of a proposed new building and the garden boundaries of neighbouring residential properties and an 18 metres separation distance between directly facing windows of the proposed new building and the windows of existing neighbouring residential properties.

Windows and other glazed openings are proposed to be formed on the north, south, east and west elevations of both buildings. The existing high boundary treatments and the mature trees which would remain on the site would provide some screening between the proposed buildings and the existing neighbouring residential properties and, by virtue of this and by virtue of their positioning and distance away from neighbouring properties, the windows and other glazed openings to be formed in the north and south elevations of the proposed buildings would not lead to harmful overlooking of any neighbouring residential property. The windows which are to be formed within the east and west (side) elevations of the larger building and the windows which are to be formed in the east (side) elevation of the smaller building would be positioned less than 9 metres from boundaries with neighbouring residential properties. These windows are to serve bathrooms in the proposed flatted buildings. In order to safeguard the privacy and amenity of the neighbouring properties to the east and west of the site, a condition can be imposed on a grant of planning permission to ensure that these proposed side elevation

windows are obscurely glazed.

Subject to the imposition of the aforementioned planning control the proposed development would not have a harmful impact on the privacy and amenity of any neighbouring properties in terms of overlooking. The proposed buildings would be positioned and orientated so as to not give rise to harmful overlooking of each other. Given their positioning and orientation the proposed buildings would not give rise to significant harmful loss of sunlight or daylight to any neighbouring residence or garden and would not harmfully overshadow each other.

On the above matters the proposed development is consistent with Policy 1B of the approved South East Scotland Strategic Development Plan (SESplan), Policies ENV4, DP1, DP2 and DP7 of the adopted East Lothian Local Plan 2008 and with Scottish Planning Policy: February 2010.

The belt of mature trees along the eastern and southern edges of the site along with the remainder of the belt of trees which continues along the southern boundary of the land which would remain part of the St Andrews Centre and the western boundary of the site of St Andrews Centre are important to the landscape character of the Dunbar Conservation Area.

The Council's Policy and Projects Manager has been consulted on the application and states that any development on the application site should take account of the significance of existing site trees and the contribution they make to the wider landscape character of this part of the Conservation Area, and aim to retain the best trees and undertake further tree planting to retain the landscape character of the area for the future.

A tree survey and arboricultural impact assessment has been submitted with the application, which identifies tree constraints and provides recommendations regarding tree removal, retention and protection. The tree survey concludes that the 9 trees within the application site are generally in poor overall condition and have a limited future life expectancy, with one of the trees being almost dead. It recommends removal of all these trees (4 of which are along the eastern boundary of the site and the other 5 of which are along the southern boundary of the site) and the introduction of new tree planting. The Council's Policy and Projects Manager advises that given the poor condition of the majority of these trees it would be reasonable to undertake some felling and replacement planting along the boundaries but he recommends that consideration should be given to retaining tree no.347 which is a large canopied tree with life expectancy of up to 40 years.

In response to the Policy and Projects Managers comments the proposals have been amended by the applicant's agent to orientate the southernmost proposed building outwith the root protection area of tree no.347 in order to ensure that this tree, which makes a positive contribution to the wider landscape character of this part of the Conservation Area, is retained. The proposals also detail replacement planting along the southern boundary of the site and limited replacement planting along the eastern boundary of the site. The Council's Policy and Projects Manager would prefer to see more planting carried out on the eastern boundary of the application site but given the position of the proposed buildings within the application site recognises that, other than the two replacement trees proposed along this boundary, it would not be possible to introduce significant replacement planting along this boundary. Given the present, poor condition of the existing trees along the eastern boundary of the application site, and the limited contribution they make to the Conservation Area in their positions to the rear of the side largely screened from public views, it would not be reasonable to insist on their

retention. Additional, limited tree planting along the eastern boundary of the site and more substantial tree planting along the southern boundary of the site to strengthen the existing tree belt can reasonable be secured by a conditional grant of planning permission for the proposed development. On these considerations the proposed development does not conflict with Policy DP14 of the adopted East Lothian Local Plan 2008.

The Council's Environmental Protection Manager raises no objection or comment on the application.

The Council's Transportation service advise that the proposed arrangements for site access, car parking and manoeuvring embodied in the site layout are acceptable and therefore he raises no objection to the proposed development. They advise that the 18 on-site car parking spaces to be provided are of an acceptable standard providing the 18 flats of the proposed development would be used as affordable housing. Notwithstanding that the application is East Lothian Housing Association, they could potentially be in a position to use the grant of planning permission to develop for private sale a site which in its parking provision would be at a level acceptable for affordable housing purposes and lower than would be required for a private development. Therefore it would be prudent for the Council to ensure that the grant of planning permission be subject to a restriction on ownership of the proposed flats to a Registered Social Landlord or any other body whose main functions or objects are the provision or retention of properties for let/occupation at affordable rents/charges to those in housing need. This can be secured by an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997. The Transportation Service also recommend that any gates to the pedestrian only access/bin storage area only open inwards into the site. This matter can be secured through the imposition of a condition on a grant of planning permission for the proposed development.

Subject to the above planning controls the proposed flatted development is consistent with Policies T2, DP20 and DP22 of the adopted East Lothian Local Plan 2008.

The proposals have been amended during the course of this application to reposition the bin storage facilities further southwards into the vennel area in order to better protect the character and appearance of the Conservation Area and the amenity of the neighbouring residential property to the east of the site. The Council's Waste Services Manager advised that the site can be serviced from the kerbside and raises no object to the proposals.

Scottish Water raise no objection to the proposed development.

The Council's Executive Director (Support Services) informs that the application site is located within the primary school catchment area of Dunbar Primary School and the secondary school catchment area of Dunbar Grammar School. He confirms that Dunbar Primary School (P1-3) has capacity to accommodate pupils that might arise from occupation of the proposed 18 flats. However, there would be insufficient capacity at both Dunbar Primary School (P4-7) and Dunbar Grammar School to accommodate pupils that might arise from occupation of the proposed flats. Thus he objects to the application on the grounds of lack of permanent capacity at those schools. However, he would withdraw that objection provided the applicant makes a financial contribution to the Council of £91,980 (£5,110 per unit) towards the provision of additional school accommodation at Dunbar Primary School (P4-7) and Dunbar Grammar School.

This can be secured through an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 or by some other appropriate agreement. The basis of this

is consistent with the tests of a planning agreement set in Planning Circular 3/2012: Planning Obligations and Good Neighbour Agreements. Subject to the payment of the required contribution towards educational accommodation the proposal is consistent with Policy INF3 of the adopted East Lothian Local Plan 2008, which stipulates that new housing will only be permitted where appropriate provision for infrastructure required as a consequence of the development is made. This will include funding necessary school capacity.

As the proposed development would be comprised entirely of affordable housing units there would be no requirement for the provision of any additional affordable housing units under the Council's affordable housing policy.

The decision to grant planning permission is subject to the prior conclusion of an agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 designed to:

(i) secure from the applicant a financial contribution to the Council of £91,980 (£5,110 per unit) towards the provision of additional school accommodation at Dunbar Primary School (P4-7) and Dunbar Grammar School, as identified by the Council's Executive Director (Support Services); and

(ii) ensure that the proposed 18 flats once constructed on the application site will in all time remain in the ownership or control of a Registered Social Landlord within the meaning of the Housing (Scotland) Act 2001 or any other body whose main functions or objects are the provision or retention of properties for let/occupation at affordable rents/charges to those in housing need.

In accordance with the Council's policy on time limits for completion of planning agreements the decision should also be that in the event of the Section 75 Agreement not having been executed by the applicant, the landowner and any other relevant party within six months of the decision taken on this application, the application shall then be refused for the reason that:

(i) without the required developer contribution for the provision of additional school accommodation at Dunbar Primary School (P4-7) and Dunbar Grammar School and agreement on the terms of provision of the affordable housing being secured by an Agreement under Section 75 of the Town and Country Planning (Scotland) Act 1997 the proposed development of 18 flats is unacceptable due to a lack of sufficient school capacity at Dunbar Primary School (P4-7) and Dunbar Grammar School and a lack of sufficient car parking provision, contrary to Policies INF3 and DP22 of the adopted East Lothian Local Plan 2008.

CONDITIONS:

- 1 No development shall take place on site unless and until final site setting out details have been submitted to and approved by the Planning Authority.

The above mentioned details shall include a final site setting-out drawing to a scale of not less than 1:200, giving:

- a. the position within the application site of all elements of the proposed development and position of adjoining land and buildings;
- b. finished ground and floor levels of the development relative to existing ground levels of the site and of adjoining land and building(s). The levels shall be shown in relation to an Ordnance Bench Mark or Temporary Bench Mark from which the Planning Authority can take measurements and shall be shown on the drawing; and
- c. the ridge height of the proposed buildings shown in relation to the finished ground and floor levels

on the site.

Reason:

To enable the Planning Authority to control the development of the site in the interests of the amenity of the area.

- 2 No development shall take place on site until there has been submitted to and approved in writing by the Planning Authority a scheme of landscaping. The scheme shall provide details of: tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting, to include tree planting along the southern and eastern boundaries of the site.

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 five 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 Planning Authority gives written consent to any variation.

Reason:

In order to ensure the implementation of a landscaping scheme to enhance the appearance of the development in the interests of the amenity of the area.

- 3 No development shall take place until there has been submitted to and approved in writing by the Planning Authority details of tree protection measures during construction works for all trees to be retained on the land of the application site and adjacent on the southern boundary. The tree protection measures shall accord with BS 5837: 2012 Barriers and Ground Protection and 6.3 Site Monitoring, including the use of protective fencing and a method statement for construction works within tree root protection zones and use of cellular confinement systems where required.

Reason:

In the interests of protecting trees which contribute to the character and amenity of the area and the Conservation Area.

- 4 Prior to the occupation of any of the flats hereby approved the vehicular and pedestrian access and parking arrangements as shown on drawing no. HD935(PL)002 Revision C docketed to this planning permission shall have been formed and made available for use and thereafter shall be maintained as such unless otherwise approved by the Planning Authority.

If the gates at the pedestrian access are to be retained they shall be adjusted to ensure that they are capable of opening only into the site to ensure no obstruction to the public footway on the south side of Bayswell Road.

Reason: In the interests of road and pedestrian safety.

- 5 The repositioned gate pier denoted in drawing no. HD935(PL)002 Revision C docketed to this planning permission shall be reconstructed in its new position using the existing stone of the gate pier, which shall be laid and pointed to match that existing gate pier, unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of preserving the character and visual amenity of the Conservation Area.

- 6 Prior to their use on the development hereby approved, details and samples of all external materials and finishes to be used on the development shall be submitted to and approved in writing by the Planning Authority and thereafter the external materials and samples used shall accord with the details and samples so approved. These shall include the render, slates, timber window framing, brick, grey cladding panels, rainwater goods, boundary treatments and all hard surfaces.

Reason:

In the interests of the final appearance of the development and of the character and appearance of the Conservation Area.

- 7 The windows to be formed in the east and west elevations of the southernmost flatted building and in the east elevation of the northernmost flatted building hereby approved shall be fitted with obscure glazing prior to any occupation of the buildings hereby approved and thereafter these windows shall continue to be fitted with obscure glazing unless otherwise approved by the Planning Authority.

Reason:

To safeguard the privacy and residential amenity of the neighbouring properties to the east and west.

- 8 Prior to the occupation of any of the houses and flats hereby approved the bin storage facilities hereby approved shall have been formed and made available for use. Thereafter, the bin storage facilities shall be retained in use as bin storage areas.

Reason:

To ensure the provision of adequate bin storage in the interest of the residential amenity of the future occupants of the flats hereby approved and the visual amenity of the Conservation Area.

- 9 Prior to the commencement of development of any of the flats hereby approved details of cycle storage facilities and their siting within the site shall be submitted to and approved by the Planning Authority. Thereafter the cycle storage facilities approved shall have been formed and made available for use prior to the occupation of any of the flats hereby approved. Thereafter, the cycle storage facilities shall be retained in use as cycle storage facilities.

Reason:

To ensure the provision of adequate cycle storage in the interest of the residential amenity of the future occupants of the flats hereby approved and the visual amenity of the locality.

- 10 Prior to the occupation of any of the flats hereby approved the new boundary treatments for the west boundary of the site hereby approved shall be erected in their entirety.

Reason:

To protect the privacy and amenity of the future occupants of the flats.