

REPORT TO: Planning Committee
MEETING DATE: 4 June 2024
BY: Executive Director – Place
SUBJECT: Application for Planning Permission for Consideration

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Note: *This application was called of the Scheme of Delegation List by Councillor Collins for the following reason:* Due to the historical architectural significance of the building and concerns raised by the Architectural Heritage Society of Scotland.

Application No. **23/01477/P**

Proposal Erection of one house, widening of vehicular access and associated works

Location **Bonard
Belhaven Road
Dunbar
EH42 1NW**

Applicant Mr David Calder

Per Ferguson Planning

RECOMMENDATION Consent Granted

REPORT OF HANDLING

PROPOSAL

This application relates to the detached two storey house named Bonard and its garden ground which is located on the south side of Belhaven Road. It is located within a predominately residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018.

The site is bounded to the north by Belhaven Road beyond which are the grounds of Belhaven Hill School which are designated as a conservation area. Furthermore, Belhaven Hill School and some of its buildings are listed as being of special architectural or historic interest (Category B).

To the east the site is bounded by Southfield House, a building listed as being of special architectural or historic interest (Category B). To the west is an area of wooded open space beyond which is an access road for neighbouring residential properties. To the south is a footpath beyond which are neighbouring residential properties.

The application site is largely rectangular in shape measuring some 1420 square metres and slopes gradually from north to south. It is enclosed by a stone wall and stone gate piers along its north boundary, by stone walls along its east and west boundaries and by a timber fence along its south boundary. There are a number of trees within the site.

The site is currently occupied by a two-storey house which was constructed in circa 1906/1907. A small garage is located in the rear yard to the south of the house. The remainder of the site is in grass cover with trees and hedges along the boundaries. The existing house is set back some 7m from the front, road side boundary of the site. It has a flat roof which is some 7.4m in height with decorative turrets and castellations that are some 9.6m in height. The house is not listed as being of special architectural or historic interest.

PROPOSAL

Planning permission is sought for the replacement of the existing two storey house with a two storey, pitched roof house with accommodation in its roof space, and associated works. The proposed new house would be located towards the northern part of the site, some 11.5m back from the front, roadside boundary. All existing boundary treatments would be retained although it is proposed to widen the existing vehicular access in the north boundary wall of the site and to form a new pedestrian access in that north boundary wall.

The proposed house would have an L shaped footprint, would be two storeys in height with accommodation in its roof space. It would be some 10.3m in height to ridge height and due to the slope of the site between some 6.2-6.5m to eaves height. The house would be constructed of block walls which would be clad in white render. The roof would be clad in dark slate. The windows would all have timber frames with the exception of the French doors which would have metal frames.

The front elevation of the house would have a width of some 14.0m and contain a centralised door with stone surround at the ground floor, located between two sets of sash windows on either side. The first floor would contain five sets of sash windows and the proposed house would have 3 projecting gable dormers in its north (front) elevation roof slope.

Access to the proposed new house would be via the existing access in the north boundary of the site, which it is proposed to widen by some 2.6 metres. Thereafter the proposed new house would continue to benefit from two parking spaces with sufficient space to allow turning within the site to enable vehicles to leave the site in a forward gear.

The proposed house would have solar PV panels on its rear elevation roof slope and an air source heat pump would be attached to the southeast end of its side (east) elevation.

To facilitate the erection of the proposed new house the existing detached house is to be demolished and cleared from the site. Under Class 70 of the (General Permitted Development) (Scotland) Order 1992 the demolition of a dwelling house is permitted development if the dwelling house that is to be demolished is on land which is the subject of a planning permission for the redevelopment of the land. Therefore if planning permission is granted for the proposed new house, the demolition of the existing house would be permitted development.

In support of the application the applicant's agent has submitted a Planning Statement, A Carbon Emission Reduction Statement, an Arboricultural Impact Statement and

Preliminary Ecological Assessment report. A confidential costings report has also been submitted.

The Planning Statement informs that the existing dwelling was constructed in 1906/1907. It has been neglected for many years and as a result has suffered severe structural damage. Large patches of damp, structural cracks in the ceiling and walls, black mould and collapsed sections of the roof are all evident. In the area where the northern extension is attached to the original building, there are signs that this not constructed to suitable standards and there is an obvious lack of weather tightness. It states that the existing dwelling is not in a habitable condition. Therefore, it is proposed to demolish the existing dwelling and construct a new 4 bedroom house.

DEVELOPMENT PLAN

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 National Planning Framework 4 (NPF4) and the adopted East Lothian Local Development Plan 2018.

Policies 1 (Tackling the climate and nature crisis), 2 (Climate mitigation and adaptation), 3 (Biodiversity), 6 (Forestry, Woodland and Trees), 7 (Historic Assets and Places), 12 (Zero waste), 13 (Sustainable transport), 14 (Design, quality and place), 15 (Local Living and 20-minute neighbourhoods) and 16 (Quality Homes) of NPF4 are of relevance. Policies RCA1 (Residential Character and Amenity), CH1 (listed Buildings), CH2 (Development Affecting Conservation Areas), NH8 (Trees and Development), DP2 (Design), DP7 (Infill, Backland and Garden Ground Development), T1 (Development Location and Accessibility), T2 (General Transport Impact) and W3 (Waste Separation and Collection) of the adopted East Lothian Local Development Plan 2018 are relevant to the determination of the application.

Material to the determination of the application are Sections 64 and 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997.

Section 59 of the Planning (Listed Buildings and Conservation Areas) (Scotland) Act 1997 requires that in considering whether to grant planning permission for development which affects a listed building or its setting a planning authority shall have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses.

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.

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.

REPRESENTATION

Two objections to this application have been received. The main grounds of objection are:

(i) The application does not meet the requirements of CH2: 'All development proposals within or affecting a Conservation Area or its setting must be located and designed to preserve or enhance the special architectural or historic character or appearance of the CA.'

(ii) The loss of this distinguished building will damage the integrity of the CA and townscape character of the main Belhaven to Dunbar approach. Since its sale in 2021, it has lain neglected - the application photos indicating it suffers from lack of maintenance. But the cost of restoration would be most unlikely to exceed the cost of demolition and new construction or compensate for the loss of this important heritage asset.

(iii) The existing vehicular access off Belhaven Road has stood the test of time and is adequate as can be seen in the attached photo (2010). There is no justified need to demolish and widen this architectural statement, on the roadside.

(iv) The design of the new house will damage the integrity of the CA and townscape character of the main Belhaven to Dunbar approach. This would be contrary to LDP policy on design, notably the importance placed in DP2 on a design which respects the site's context.

(v) There should be strict timescales on the hours of operation of any works in order to protect the amenity of other people in the residential area. Also to protect the safety of school children on what is a route to school along the main road.

(vi) There should be consideration of the movement of lorries and other vehicles associated with the works on this very busy section of road.

(vii) No works should take place during the bird nesting season in parts of the site where birds may be disturbed.

(viii) Trees that are to be retained on site should have their root systems protected from the works and a limit be set on how close works may take place in relation to trees and their root systems.

The proposed development is not of a scale or nature that would require controls on the hours of operation during construction or to control movements of lorries to and from the site.

There is no requirement in planning legislation for an applicant to submit a justification for a proposed development.

COMMUNITY COUNCIL COMMENTS

None.

PLANNING ASSESSMENT

The application site is located within a predominantly residential area as defined by Policy RCA1 of the adopted East Lothian Local Development Plan 2018. Policy RCA1

does not actively promote the development of land for new build residential development. The principal purpose of Policy RCA1 is to ensure that the predominantly residential character and amenity of its area of coverage is safeguarded against the impacts of land uses other than housing. Policy RCA1 does state that infill, backland and garden ground development will be assessed against Policy DP7 of the adopted East Lothian Local Development Plan 2018.

Policies 14, 15 and 16 of NPF4 and Policy DP2 of the adopted East Lothian Local Development Plan also apply to this development to ensure that development proposals are designed to improve the quality of the area in which it is located, will contribute to local living and will improve the affordability and choice of housing in an area. Policy DP2 of the adopted East Lothian Local Development Plan 2018, amongst other things, requires that all new development must be well designed and integrated into its surroundings. It requires that a building must be appropriate to its location in terms of its positioning, size, form, massing, proportion and scale.

With respect to infill, backland and garden ground development Policy DP7 of the adopted East Lothian Local Development Plan 2018 states that, amongst other principles of development, it must, by its scale, design and density be sympathetic to its surroundings and not an overdevelopment of the site. The privacy of existing and future residents must also be protected and there should be no loss of important physical or natural features.

In this case regard must also be paid to the desirability of preserving or enhancing the setting of the Belhaven Conservation Area as required by Policy 7 of NPF4 and Policy CH2 of the adopted East Lothian Local Development Plan 2018.

Thereafter, the principal determining factor in this case is whether, having regard to national, strategic and local planning policy and guidance and other material considerations the design, positioning and layout of the proposed new house and the works associated with it are acceptable, with due regard to their potential impact on the character and residential amenity of the area, including their impact on the amenity of neighbouring residential properties and their impact on the character and appearance of the area.

The land of the application site is garden ground within the confines of the predominantly residential area of Belhaven, Dunbar. Accordingly, the development of the site for the erection of a house on it can be defined as being infill housing development within the predominantly residential area of Belhaven, Dunbar.

The part of Belhaven Road within which the application site is characterised by the existing houses that are generally detached and a range of sizes, styles and finishes, positioned within garden plots of a variety of sizes. On the opposite side of the road is the high stone wall that encloses the south roadside boundary of Belhaven Hill School.

The proposed new house would be a modern addition to this part of Belhaven Road. Whilst the proposed new house would not replicate the form and finish of the house it would replace, the existing houses within this part of Belhaven Road are generally characterised by detached houses of a range of sizes, styles and finishes, positioned within garden plots of a variety of sizes. Consequently, there is no established building line or pattern of development for the houses in this locality.

The proposed new house whilst different in architectural form and finish to the house it would replace would not due to its positioning on the plot and of its size and scale, harmfully change the existing pattern of layout or density of the built form of this part of

Belhaven Road. It would not be significantly closer to the neighbouring listed building than the house it would replace. Furthermore with its rendered walls and pitched, slate clad roof it would not be of such a height, size or scale to be out of keeping with the heights, size, scale and external finishes of nearby houses and buildings. Moreover, the proposed solar pv panels proposed for the rear facing roof slope and air source heat pump to be attached to the east side of the house would be well contained from public views and would not have an appreciable affect on the appearance of the house when viewed from Belhaven Road. Accordingly, the proposed new house would sit comfortably in its positional relationship relative to other neighbouring residential properties within this part of Belhaven Road and would not appear harmfully incongruous or exposed. It would not be of an architectural form, size, scale or finish that would be inappropriate to its setting or out of keeping with its surroundings. It would not due to its size, scale and positioning have harm the setting of the neighbouring listed buildings of Southfield House or Belhaven Hill School and would not have a significantly different impact on the setting of the Belhaven Conservation Area than the house it would replace. Consequently it would not harm the setting of the Belhaven Conservation Area.

Moreover, the application site is of a size sufficiently capable of accommodating the entire development in the manner proposed, including an adequate level of provision of garden ground, vehicle access and off-street car parking without being an over development of it. Therefore, the proposed new house and its associated works would not appear as a cramped form of infill housing development.

The proposed new house by fronting onto Belhaven Road would be set within a sustainable and well-connected location. Therefore, it would contribute to local living in the Belhaven, Dunbar area.

The principle of the proposed replacement house does not conflict with Policies 7, 14, 15 and 16 of NPF4 and Policies CH1, CH2, DP7 and DP2 of the adopted East Lothian Local Development Plan 2018.

To facilitate access into the house, It is proposed to widen the existing vehicular access in the north boundary of the property by moving the existing gate pier by some 2.6m and to erect a new 1.89m high gate within the widened access. In association with the widened access it is proposed to form a larger parking and turning area to the east side of the house and to install an EV charging point on the east boundary wall. By virtue of its extent, form, materials and positional relationship with the proposed new house, the proposed widened vehicular access and its associated driveway would be appropriate to their place and in keeping with their surroundings. So too would the proposed 1.89 metres high gate to be erected within the widened access and EV charging point. These component of the development would not harm the character and appearance of the area, the setting of the nearby listed buildings or the setting of the Belhaven Conservation Area.

It is also proposed to form a new pedestrian access within the north boundary wall and to install a wrought iron decorative gate within the new access. The formation of the new access would not harm the integrity of the wall which would otherwise remain unaltered. By virtue of its size, scale and positioning the proposed new pedestrian access and proposed new gate to be installed within it would not harm the character and appearance of the area, the setting of the nearby listed buildings or the setting of the Belhaven Hill conservation area.

The proposed new bike and bin stores to be erected adjacent to the east boundary wall of the front garden of the house would each be appropriate to their setting and in keeping with their surroundings. They would not harm the character and appearance of the area, the setting of the nearby listed buildings or the

setting of the Belhaven Hill conservation area.

On these considerations of design, layout and density the proposed house and its associated works are consistent with Policies 7, 14, 15 and 16 of NPF4 and with Policies RCA1, CH1, CH2, DP2 and DP7 of the adopted East Lothian Local Development Plan 2018.

Policy DP7 of the adopted East Lothian Local Development Plan 2018 requires, amongst other things, that in the case of infill, backland and garden ground development the occupants of existing neighbouring development experience no significant loss of privacy and amenity.

Policy DP2 requires, amongst other things, that new development should not result in any significant loss of daylight, sunlight or privacy to adjoining properties because of overshadowing or overlooking.

On the matter of the impact of the proposed house on daylight and sunlight on neighbouring properties, guidance is taken from "Site Layout and Planning for Daylight and Sunlight: A Guide to Good Practice" by P.J. Littlefair.

In its proposed position the house would be more than 20m from its respective east, west and south boundaries. Due to this and of its orientation on the application site the proposed new house would not have a harmful impact on the sunlight and daylight received by neighbouring residential properties. The proposed new house and its garden would also receive a sufficient amount of daylight (skylight) and sunlight to give sufficient amenity to the future occupiers of the proposed new house.

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.

The windows and glazed doors to be formed in the front (north) elevation of the proposed new house would face onto Belhaven Road and thus would not allow for harmful overlooking in that direction.

The windows and glazed doors to be formed in the side and rear (east, west and south) elevations of the proposed new house would each be more than 20m from their respective east, west and south boundaries of the property. Therefore they would not allow for harmful overlooking of any neighbouring residential properties in those directions.

Use of the proposed widened access, driveway, and external areas associated with the proposed new house would not allow for harmful overlooking of any neighbouring residential properties.

On these considerations of overlooking and overshadowing, the proposed new house and its associated works would not have a detrimental impact on the privacy and amenity of any neighbouring residential properties as a consequence of overshadowing or overlooking. The occupiers of the proposed house would also have sufficient privacy and residential amenity. Accordingly, the proposed new house and its associated works do not conflict with Policy 14 of NPF4 or with Policies DP2 and DP7 of the adopted East

Lothian Local Development Plan 2018.

Scottish Water raise no objection to this application and advise that there is currently sufficient capacity in the Castle Moffat Water Treatment Works to service the proposed development. They note that this proposed development would be serviced by Dunbar Waste Water Treatment Works but are unable to confirm capacity at this time.

The **Council's Archaeology/ Heritage Officer** raises no objection to this application.

The general collection and management of waste and recycling from the proposed development will be operated by the **Council's Waste Services**. Accordingly, the proposals are consistent with Policy 12 of NPF4 and Policy W3 of the adopted East Lothian Local Development Plan 2018.

The **Council's Senior Environmental Health Officer** raises no objection to this application but recommends that noise associated with the operation of the air source heat pump should not exceed Noise Rating curve NR20 at any octave band frequency between the hours of 2300-0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700-2300 within any residential property. All measurements to be made with windows open at least 50mm. This recommended control can be exercised by way of a condition imposed on a grant of planning permission and, subject to the imposition of such a condition, the operation of the proposed air source heat pump would not give rise to a harmful loss of amenity to neighbouring and nearby residential properties.

The **Council's Road Services** raise no objection to this application being satisfied that the widening of the access would not raise any issues of road safety and the parking area for the proposed house is of a sufficient size to accord with ELC parking standards. Accordingly, the proposals are consistent with Policy 13 of NPF4 and with Policies T1 and T2 of the adopted East Lothian Local Development Plan 2018.

The garden of the house has a number of mature trees within it, therefore to support the application a Tree Survey and Arboricultural Impact Assessment has been submitted. This initially proposed the removal of 11 trees, however during the application process this was amended and it is now proposed to only remove 6 of those trees - tagged 518, 521, 522, 526, 533 and 534 - due to their poor condition and restricted life expectancy. The Tree Survey and Arboricultural Impact Assessment also informs that hard surfacing works are proposed within the roof protection area of 3 trees (Ref: T517, T519 and T523). However this shall be undertaken in accordance with British Standard BS5837:2012 "Trees in relation to design, demolition and construction - Recommendations, to ensure that the trees are not harmed as a result of the works.

The **Council's Landscape Projects Officer** raises no objection to the loss of the 6 trees subject to (i) replacement trees being planted within the site to mitigate the loss of the trees, and (ii) that temporary protective fencing be erected in place to protect the existing retained trees within the site from damage during construction works in accordance with the submitted Arboricultural Method Statement. Subject to these recommended controls, which can be made conditions of any grant of planning permission the proposals do not conflict with Policy 6 of NPF4 or Policy NH8 of the adopted East Lothian Local Development Plan 2018.

Policy 3 of NPF4 states, among other things, that proposals for local development will include appropriate measures to conserve, restore and enhance biodiversity, in accordance with national and local guidance. Measures should be proportionate to the nature and scale of development.

The **Council's Biodiversity Officer** has been consulted on the application and raises no objection to the proposals provided that prior to commencement of development on the site, a survey for breeding birds, including an assessment of the structures and any mature trees, shall be submitted to and approved in writing in advance by the Planning Authority. If the survey establishes that there is a breeding bird interest, no development shall be carried out during the bird breeding / nesting season (March-August, inclusive) unless it is implemented wholly in accordance with a Species Protection Plan which shall be submitted to and approved in writing in advance by the Planning Authority, and thereafter, the development shall be carried out in accordance with the Species Protection Plan so approved. This can be made a condition of any grant of planning permission for the proposed development.

Therefore subject to that planning control and provided a further condition that requires the submission and approval of the measures to be taken to enhance biodiversity on the site is attached to any grant of planning permission the proposals do not conflict with Policy 3 of NPF4.

Policy 2 Climate mitigation and adaption of NPF4 states that development proposals will be sited and designed to minimise lifecycle greenhouse gas emissions as far as possible. However in the guidance issued by the Chief Planner in February 2023 it is acknowledged that there is currently no single methodology for calculating and/or minimising emissions from a development proposal. It states that the emphasis is on reducing emissions as far as possible. Therefore qualitative assessments are not expected for applications and there is no defined thresholds that require different levels of information at this stage.

Notwithstanding, a Carbon Emission Reduction Statement has been submitted with the application. It informs that as part of the building warrant process, calculations, including the SAP Dwelling Emissions Rate (DER) will be undertaken. It also states that other assessments related to energy efficiency and carbon emissions are required as part of compliance with Building (Scotland) Regulations 2004. However it informs that a number of carbon emissions reduction strategies have been integrated into the design of the proposed house, including:

- * A Fabric First Approach to ensure the building is inherently energy-efficient and reduces the need for additional heating and cooling;
- * Passive Design Principles to ensure the internal layout and orientation of the dwelling has been designed to maximise natural daylight, solar gains and natural ventilation;
- * Energy Efficiency Measures to install an air source heat pump, biomass boiler or electric storage heating;
- * Renewable Energy Integration in the form of solar thermal or solar photovoltaic panels to supplement hot water supply, and
- * Electric Vehicle Charging Point will be provided in the driveway.

Provided the new house is built in accordance with the measures outlined in the Carbon Emissions Reduction Statement then the proposed development does not conflict with Policies 1 or 2 of NPF4.

The proposals do not conflict with Policies 1, 2, 3, 6, 7, 12, 13, 14, 15 and 16 of NPF4 or with Policies RCA1, CH1, CH2, DP2, DP7, T1, T2 and W3 of the adopted East Lothian

Local Development Plan 2018.

In conclusion, the proposals are considered to be in accordance with the provisions of the stated relevant Development Plan policies and there are no material considerations which outweigh the proposal's accordance with the Development Plan.

CONDITIONS:

- 1 The development hereby approved shall begin before the expiration of 3 years from the date of this permission.

Reason:

Pursuant to Section 58 of the Town and Country Planning (Scotland) Act 1997 as amended.

- 2 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 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.

- 3 In the event of the presence of any previously unsuspected or unforeseen ground conditions (contamination) of the land on the application site being found at any time when carrying out the development hereby approved, work on site shall not begin, or shall cease to continue, until a scheme to deal with contamination on the site has been submitted to and approved in advance in writing by the Planning Authority. The scheme shall contain details of the proposals to deal with contamination to include:

- 1 the nature, extent and type(s) of contamination on the site,
- 2 measures to treat/remove contamination to ensure the site is fit for the use proposed,
- 3 measures to deal with contamination during construction works,
- 4 condition of the site on completion of decontamination measures.

The scheme to deal with contamination shall include a Site Investigation and subsequent Risk Assessment, a Remediation Strategy and Verification Report, if relevant.

Before any one of the flats is occupied the measures to decontaminate the site shall be fully implemented as approved by the Planning Authority.

If no previously unsuspected or unforeseen ground conditions (contamination) are encountered during the development works, then this should be confirmed to the Planning Authority prior to occupation of the new dwellings.

Reason:

To ensure that the site is clear of contamination prior to the occupation of the building.

- 4 Noise associated with the operation of the air source heat pump hereby approved shall not exceed Noise Rating curve NR20 at any octave band frequency between the hours of

2300 - 0700 and Noise Rating curve NR25 at any octave band frequency between the hours of 0700 - 2300 within any existing residential property. All measurements to be made with windows open at least 50mm.

Reason:

In the interests of safeguarding the amenity of the occupiers of the neighbouring residential properties from noise associated with the air source heat pump.

- 5 Prior to the occupation of the house hereby approved, the access, parking and turning areas shown on docketed drawing no. 5765 PH3 rev G shall have been formed and made available for use, and thereafter the access, parking and turning areas shall be retained for such uses unless otherwise approved in advance in writing by the Planning Authority.

On-site parking spaces for 2 vehicles shall be provided within the site and each parking space shall have minimum dimensions of 2.5 metres by 5.0 metres.

On-site turning space for vehicles shall be provided within the site to enable vehicles to access and egress the site in a forward gear.

The first 2 metres of the altered vehicular access hereby approved measured from the edge of the public road shall be hard formed over the full width of the vehicular access and driveway,

Any gates installed at the altered vehicular access hereby approved shall not open over the public footway.

Reason:

To ensure that adequate and satisfactory provision is made for access, parking and turning in the interests of road safety.

- 6 Prior to the occupation of the house hereby approved a 7kW rated Type 2 electric vehicle charging point for at least one car and infrastructure for it shall be installed and available for use and thereafter shall be retained for use, unless otherwise agreed by the Planning Authority.

Reason:

To minimise the environmental impact of the development.

- 7 Prior to commencement of development, details of measures to protect and enhance biodiversity on the application site shall be submitted to and approved by the Planning Authority. The measures as so approved shall be implemented prior to any use being made of the agricultural building hereby approved and shall thereafter be retained, unless otherwise approved in writing by the Planning Authority.

Reason:

In the interests of protecting and enhancing biodiversity on the site and within the surrounding area.

- 8 Prior to commencement of development on the site, a survey for breeding birds, including an assessment of the structures and any mature trees, shall be submitted to and approved in writing in advance by the Planning Authority. Where the survey establishes that there is a breeding bird interest, no development shall be carried out during the bird breeding / nesting season (March-August, inclusive) unless it is implemented wholly in accordance with a Species Protection Plan which shall be submitted to and approved in writing in advance by the Planning Authority, and thereafter, the development shall be carried out in accordance with the Species Protection Plan so approved.

Reason:

To ensure the protection of wildlife and biodiversity from significant disturbance arising from the demolition and construction associated with the development hereby approved.

- 9 Only the trees identified for removal in the (as revised) Tree Survey and Arboricultural Impact Assessment - Tagged 518, 521, 522, 526, 533 and 534 - appended to this planning permission shall be felled. No trees detailed in this Tree Survey and Arboricultural Impact Assessment to be retained on the site, shall be damaged or uprooted, felled, topped, lopped or interfered with in any manner without the previous written consent of the Planning Authority. If any tree to be retained on the site is damaged or dies within 10 years of first planting then replacement planting will be required.

All site works must be undertaken in accordance with the requirements of the Method Statement (as revised) of the Tree Survey and Arboricultural Impact Assessment appended to this planning permission.

Reason

In the interests of safeguarding the landscape character of the area.

- 10 A scheme of landscaping shall be submitted to and approved in writing by the Planning Authority. The scheme shall provide details of tree and shrub sizes, species, habitat, siting, planting distances and a programme of planting. The scheme shall include five number small species trees along the northern site boundary such as rowan, cherry and hawthorn. The scheme shall include indications of all existing trees and hedgerows on the land, details of any to be retained, and measures for their protection in the course of development.

All planting, seeding or turfing comprised in the approved scheme of landscaping shall be carried out in the first planting and seeding season following the completion of the development or occupation of the house hereby approved, whichever is the sooner in accordance with the approved scheme of landscaping. Any trees, hedges or plants which die, are removed or become seriously damaged or diseased within ten years shall be replaced in the next planting season with others of similar species and final size, unless the Planning Authority gives written consent to any variation.

Reason:

In the interest of the landscape setting of the house.

- 11 All site works must be undertaken in accordance with the requirements of the Method Statement (as revised) of the Tree Survey and Arboricultural Impact Assessment appended to this planning permission.

No development shall take place on site until temporary protective fencing in accordance with Figure 2 of British Standard 5837_2012 "Trees in relation to design, demolition and construction" and ground protection has been installed, approved by the arboriculturist and confirmed in writing by the Planning Authority. The fencing must be fixed in to the ground to withstand accidental impact from machinery, erected prior to site start and retained on site and intact through to completion of development. The position of this fencing and ground protection must be as indicated on the drawing 'Tree Protection Plan' numbered 23_5837_08_32 rev 2 (as revised) of the Tree Survey and Arboricultural Impact Assessment as defined by BS5837:2012 for all trees.

All weather notices should be erected on said fencing with words such as "Construction exclusion zone - Keep out". Within the fenced off areas creating the Construction Exclusion Zones the following prohibitions must apply:-

- _ No vehicular or plant access
- _ No raising or lowering of the existing ground level
- _ No mechanical digging or scraping
- _ No storage of temporary buildings, plant, equipment, materials or soil
- _ No hand digging
- _ No lighting of fires
- _ No handling discharge or spillage of any chemical substance, including cement washings

Planning of site operations should take sufficient account of wide loads, tall loads and plant with booms, jibs and counterweights (including drilling rigs), in order that they can operate without coming into contact with retained trees.

Reason

In order to form Construction Exclusion Zones around retained trees and protect retained trees from damage.

