

<b>Application Number</b>	<b>23/00551/FUL</b>
<b>Site Address</b>	<b>Land adjoining 187 Drake Avenue, Worcester, WR2 5RT</b>
<b>Description of Development</b>	Erection of new dwelling with new vehicular access.
<b>Expiry Date</b>	29 August 2023
<b>Applicant</b>	Fabio Hassan
<b>Agent</b>	Iain Denton
<b>Case Officer</b>	Laura Wall
	<a href="mailto:laura.wall@worcester.gov.uk">laura.wall@worcester.gov.uk</a>
<b>Ward</b>	St. John Ward
<b>Reason for Referral to Committee</b>	Ward Member referral
<b>Web link to application</b>	<a href="https://plan.worcester.gov.uk/Planning/Display/23/00551/FUL">https://plan.worcester.gov.uk/Planning/Display/23/00551/FUL</a>
<b>Recommendation</b>	<b>The Corporate Director - Planning and Governance recommends that the Planning Committee approves the planning application, subject to the conditions as set out in section 9 of this report.</b>

## 1. Background

- 1.1 The application was registered on 4 July 2023 and is due for a decision on 29 August 2023. An extension of time has been agreed until 23<sup>rd</sup> October 2023 to allow the application to be determined by Planning Committee.
- 1.2 The application was originally reported to Planning Committee on 24 August 2023, where it was resolved to defer the application to allow for a member Site Visit to take place.
- 1.3 Following the deferral, a set of amended plans were received which have been designed to address a number of the concerns raised by Planning Committee during the debate. These amendments will be addressed throughout this report.
- 1.4 The application was referred to the Planning Committee at the request of Councillor Lamb for the following reasons; significant local objection, impact on neighbouring residents amenities, car parking, design, scale / size of development.
- 1.5 Cllr Lamb has also made the following comments based on the original proposals:

*I wish to call in this application number to be considered by the Planning Committee*

*and I wish to note my objections to this proposal. I believe that this application, if successful, will amount to a significant over development of the site, an increase in parking which will lead to highways issues and will also lead to a terracing effect which is out of keeping with the location. This application is also attracting significant local opposition from residents.'*

## **2. Surrounding Area**

2.1 The application site is located within a well-established residential area of the St Johns Ward.



Figure 1: Series of site photographs

## **3. Proposals**

3.1 The proposal is for the erection of new dwelling with new vehicular access. The proposed dwelling is to be sited on the corner of Drake Avenue and Lear Close.

3.2 Since the committee decision to defer the application, a set of amended plans have been received. These amendments have made the following changes:

- Changes to the roof design to introduce a hipped roof.
- Changes to the proposed front porch to a lighter weight pitched roof.
- Addition of solar panels to the side elevation.
- Alterations to the proposed windows, addition of new windows.

- Further clarification on proposed materials introducing a render and red brick finish.
- Improvements to the parking area to introduce a horizontal parking arrangement rather than tandem parking.
- Relocation of the previously proposed bin and cycle store.
- Retention of the existing side hedge.

The previously proposed and revised plans are as follows:

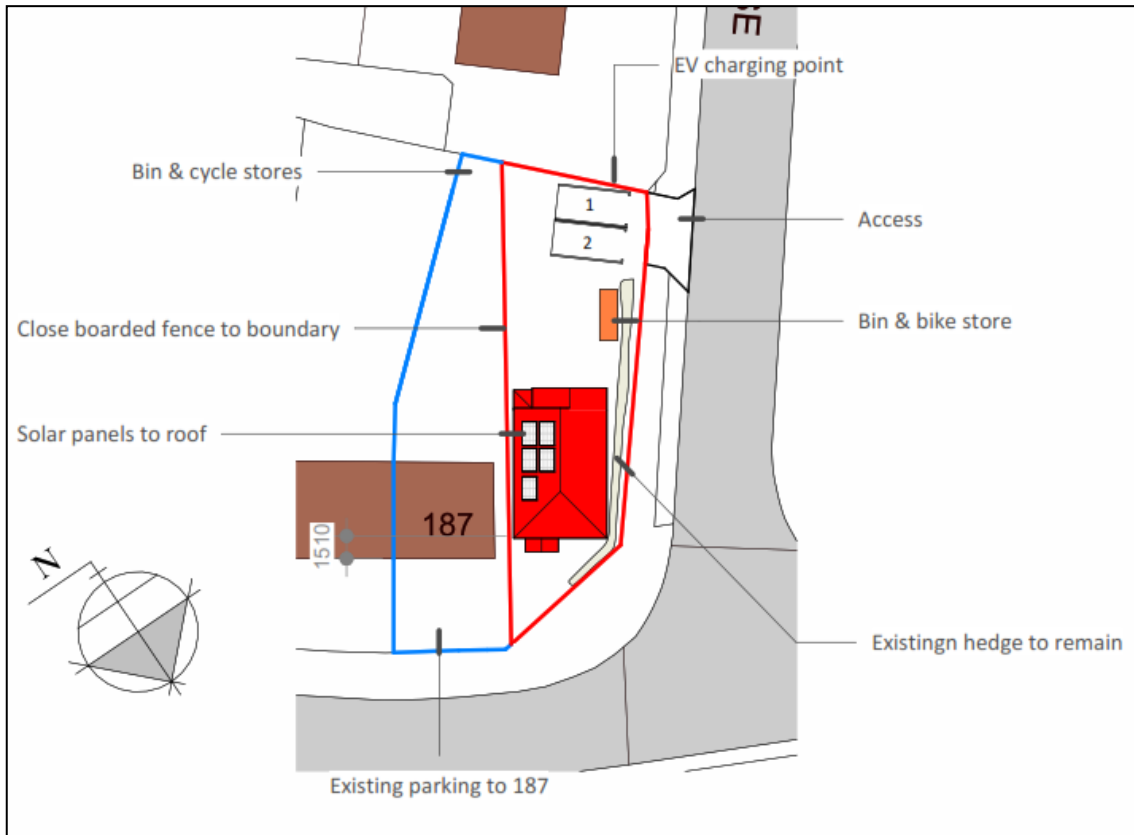


Figure 2: Revised Proposals



Figure 3: Original Proposals



Figure 4: Revised Front Elevation (Left) Original Front Elevation (Right).

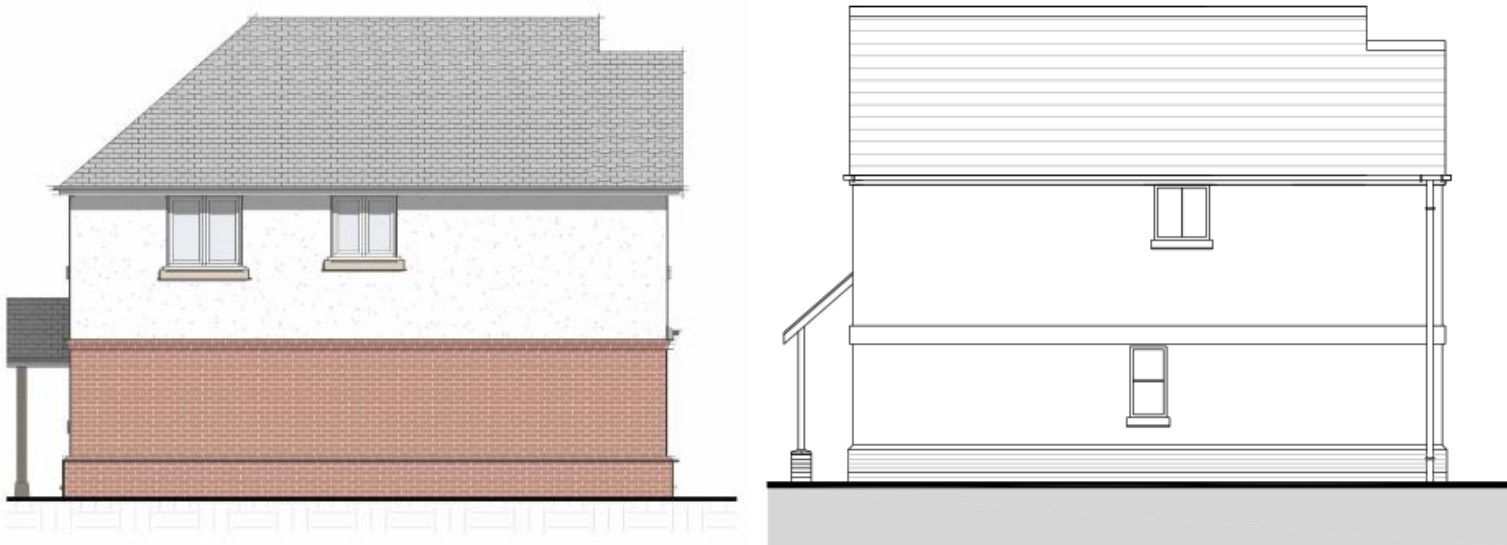


Figure 5: Revised Side Elevation (Left) Original Side Elevation (Right)

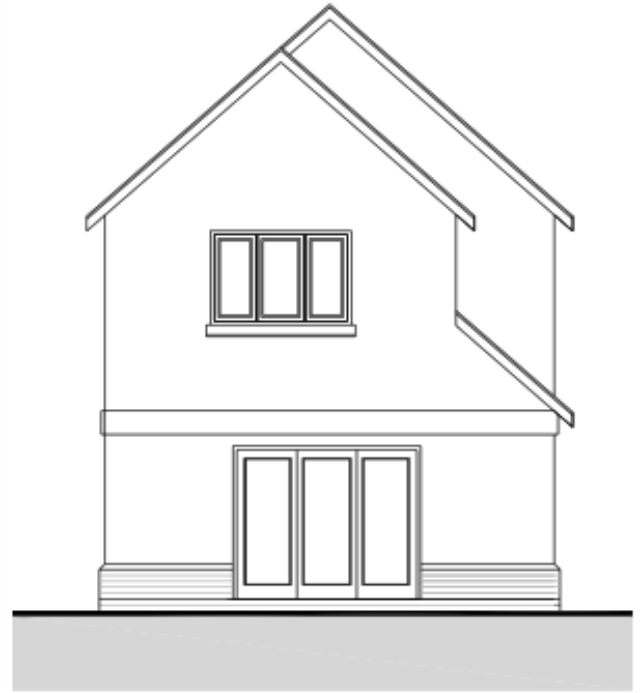


Figure 6: Revised Rear Elevation (Left) Original Rear Elevation (Right)

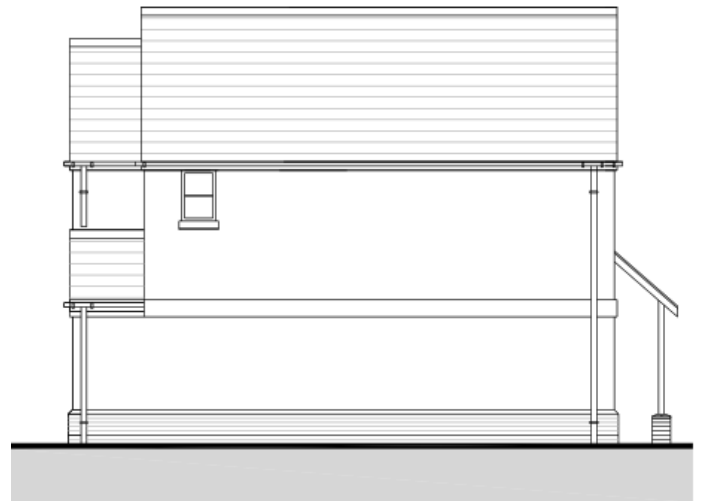
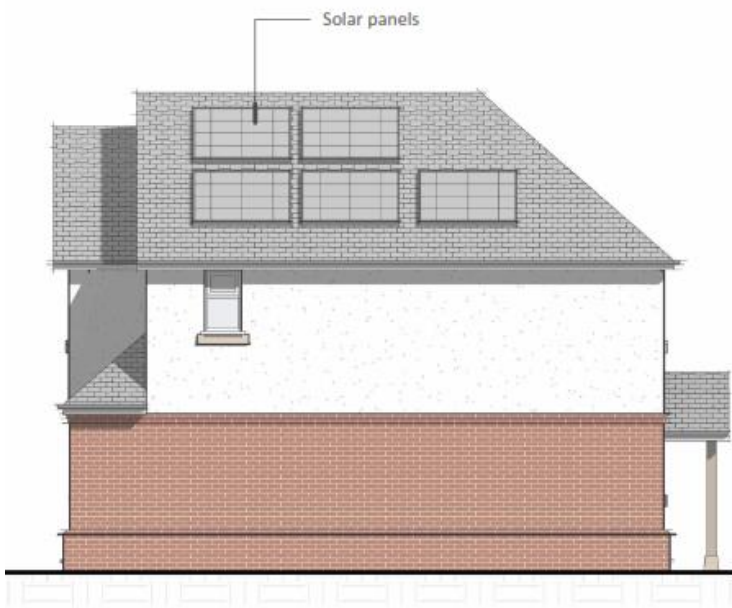


Figure 7: Revised Side Elevation (Left) Original Side Elevation (Right)



Figure 8: Proposed 3D Views

3.3 The application is accompanied by a full set of plans and drawings together with a suite of supporting documents which include:

Proposed Floor Plans, Site Plan and Elevations (Drawing No: A102 Rev 1)  
Existing Floor Plans and Elevations (Drawing No: 692/PL11)  
Water Management and Energy Statement

3.4 In accordance with Article 15 (7) of The Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended), full details of the

application have been published on the Council's website. As such, Members will have had the opportunity to review the submitted plans, drawings and documents in order to familiarise themselves with the proposals prior to consideration and determination of the application.

#### **4. Planning Policy**

- 4.1 The Town and Country Planning Act 1990 ('the Act') establishes the legislative framework for consideration of this application. Section 70(2) of the Act requires the decision-maker in determining planning applications/appeals to have regard to the Development Plan, insofar as it is material to the application/appeal, and to any other material consideration. Where the Development Plan is material to the development proposal it must therefore be taken into account. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires the application/appeal to be determined in accordance with the Plan, unless material considerations indicate otherwise.
- 4.2 The Development Plan for Worcester now comprises:
- The South Worcestershire Development Plan (SWDP) which was adopted February 2016., and;
  - The Worcestershire Waste Core Strategy, which was adopted on December 2012.

#### **South Worcestershire Development Plan**

- 4.3 The following policies of the SWDP are considered to be relevant to the proposal:

SWDP 1 - Overarching Sustainable Development Principles

SWDP 4 - Moving Around South Worcestershire

SWDP 13 – Effective Use of Land

SWDP 21 – Design

SWDP 22 – Biodiversity and Geodiversity

SWDP 29 – Sustainable Drainage Systems

SWDP 33 - Waste

#### **Supplementary Planning Documents**

- 4.4 The following Supplementary Planning Documents (SPD's) are considered to be relevant to the proposal:

South Worcestershire Design Guide SPD (Adopted March 2018)

Worcestershire County Council Streetscapes Design Guide (Adopted July 2022)

#### **5. Planning History**

- 5.1 The site has been the subject of the following planning history.

**20/00637/FUL** -Erection of new dwelling at 187 Drake Avenue with new vehicular access. Approval. Feb 12 2021. This planning permission is extant and does not expire until February 2024.

#### **Public Consultation by Applicant**

None

## **6. Consultations**

6.1 Formal consultation, including display of site notices, has been undertaken in respect of the application. The following comments from statutory and non-statutory consultees and interested third parties have been received in relation to the original and amended proposals and are summarised as follows:

### **Neighbours and other third party comments:**

No third party comments have been received to date.

### **Worcestershire County Council (Highway Authority):**

The following comments were received from the Highways Authority based on the revised proposals:

*'Further to the previous comments, the Applicant has submitted a revised plan (Drg. No. A102) to show an amended layout for the car and cycle parking in comparison to the extant permission and this layout represents a betterment in that the car parking spaces are now side by side rather than tandem and the cycle parking is more accessible. There is no objection from Highways in accordance with this plan.*

*The first 5 metres of the access and parking area must be surfaced in a bound material and dropped kerb works must be carried out by WCC contractors Ringway as per the note below.'*

A number of conditions and informative notes were also recommended.

### **South Worcestershire Land Drainage:**

No Objection subject to condition. 'On the application form the Applicant proposes the use of a soakaway as the proposed means of disposal for surface water. In the accompanying Water Management Statement, the Applicant proposes water butts at rainwater downpipe positions, with overflows discharged to an existing drainage system, and permeable paving. The use of soakaways is acceptable in principle subject to site and ground conditions being suitable. Reference to a soils map reveals that ground conditions at this location may be suitable for infiltration drainage methods but there is some doubt that sufficient space will be available in the proposed site layout to accommodate soakaways with the required minimum clearances to buildings, site boundaries, any root protection zones and existing public sewers along the curtilage with Lear Close.

The Applicant should follow a sustainable approach to surface water management (SuDS) and the recommended drainage hierarchy: source control-watercourse-sewer, to control additional surface water generated by roof and paved areas, so that the proposed total rate and volume of run-off from the site is no greater than greenfield run-off rates and volume. Refer to the former EA Surface Water Management Advice Note for Worcestershire and the latest EA advice on climate change allowances - +40% added to peak rainfall intensities.

### **Worcester City Council Refuse Team:**

'For individual properties there would need to be enough space to store 1 x 180 black and 1 x 240 green bin on site which according to the plan there is. Residents would be responsible for placing the bins kerbside on their scheduled collection day.'



## **Landscape Officer:**

'No objections provided no wildlife habitat is affected. The hedge planting should be designed in detail (species and densities), and a 14-16cm size native tree should be provided in the rear garden as biodiversity enhancement.'

- 6.2 Members have been given the opportunity to read all representations that have been received in full. At the time of writing this report no other consultation responses have been received. Any additional responses received will be reported to members verbally or in the form of a late paper, subject to the date of receipt.

## **7. Planning Assessment**

- 7.1 Policy SWDP1 of the South Worcestershire Development Plan sets out overarching sustainable development principles and these are consistent with the Framework. The various impacts of the development have to be assessed and the benefit and adverse impacts considered, to establish whether what is proposed is sustainable development. Taking the above matters into account, it is considered that the main issues raised by the proposal relate to the principle of development and whether the development would be sustainable, having regard to the 3 objectives of sustainability set out in the Framework: economic, social and environmental.

### **Housing Supply**

- 7.2 The current position with respect to housing supply and delivery is an important factor when determining whether policies for the locational strategy and provision of housing (i.e. SWDP2) are to be considered out of date and consequently whether Paragraph 11d of the NPPF (the so called 'tilted balance') is to be engaged in the determination of an application for housing. Footnote 8 to Paragraph 11 of the NPPF is clear that where a Local Planning Authority cannot demonstrate a five-year supply of deliverable housing sites, or where the Housing Delivery Test (HDT) indicates that the delivery of housing has been substantially below (less than 75% of) the housing requirement over the previous three years, policies for the provision of housing are to be considered out of date.
- 7.3 Insofar as past delivery is concerned, the latest HDT results for England (April 2021) were published by the MHCLG in January 2022. This sets out a Plan-wide figure for South Worcestershire confirming delivery at 155%; well above the 75% threshold. This means that there are no consequences for decision-taking in South Worcestershire as a result of housing delivery.
- 7.4 As the SWDP is now more than five years old, the NPPF at Paragraph 74 requires the 5YHLS calculation to be based on the output of the Standard Method calculation as opposed to the adopted SWDP annual housing requirement.
- 7.5 The South Worcestershire Councils (SWCs) reviewed their 5 Year Housing Land Supply position for 2022. In the light of recent appeal decisions, the SWCs are using an individual district approach for the 5 Year Housing Land Supply calculation. In respect of Worcester City, following this the Council is unable to demonstrate a five-year supply of deliverable housing. Worcester City is able to demonstrate 4.4 years supply of housing land.
- 7.6 The NPPF at paragraph 11d says that for decision-taking Local Planning Authorities should accord with the presumption in favour of sustainable development meaning:

*"Approving development proposals that accord with an up-to-date development plan without delay; and where there are no relevant policies or the policies which are most important for determining the application are out of date, granting permission unless:*

*i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or*

*ii. any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole”.*

- 7.7 Paragraph 74 requires that LPAs authorities should identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years’ worth of housing against their housing requirement, or against their local housing need where the strategic policies are more than five years old.
- 7.8 Paragraph 75 confirms that a five-year supply of deliverable housing sites, with the appropriate buffer, can be demonstrated where it has been established in a recently adopted plan, or in a subsequent annual position statement.
- 7.9 Worcester City Council cannot currently demonstrate a five-year housing land supply. Consequently, paragraph 11d is engaged and planning permission should be granted unless either of sub-paragraphs i or ii are relevant. This means that the so called ‘tilted balance’ is in effect when weighing the planning balance of the proposal. However, paragraph 12 of the NPPF does state that *“The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making.”*

### **The Principle of Development**

- 7.10 As the proposed dwelling is located within a well established residential area it is considered that the principle of development is acceptable and would be a compatible land use with the adjoining land uses.
- 7.11 Policy SWDP 13 – ‘Effective Use of Land’ part B requires development to “make the most effective and efficient use of land, with housing density designed to enhance the character and quality of the local area, commensurate with a viable scheme and infrastructure capacity.”
- 7.12 Part F (windfall sites) of the policy is applicable to this planning application. For sites within the City of Worcester, development should achieve an average net density of 40 dwellings/ ha. With a gross site area of 0.0440 hectares, 1 dwelling would result in an approximate density of 22 dwellings per hectare. The proposed density is not in conformity with the policy, however, this infill development would appear broadly similar to the density of the surrounding development and introducing a higher density scheme in this location that is closer to 40 dph is likely to be significantly out of character with the surrounding area. The proposed density is therefore considered acceptable in this case.
- 7.13 When considering the principle of development, in this case the extant planning permission 20/00637/FUL for the erection of new dwelling at 187 Drake Avenue with new vehicular access is of particular relevance. This extant planning permission expires in February 2024.

### **Design and Impact on Neighbouring Amenity**

- 7.14 SWDP 21 requires that all development should be of high design quality. The siting and layout of a development should reflect the characteristics of the site in terms of its appearance and function and the orientation should take advantage of passive heating and cooling systems, offering shade as appropriate and provide for the use of renewable energy. Development proposals must compliment the character of the area and protect

the neighbouring amenity to ensure that the development provides an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing.

- 7.15 Concerns have been raised by Cllr Lamb regarding over development of the site, these concerns are also noted, it is nevertheless considered that there are substantial side and rear garden areas of the host property No.187 Drake Avenue, and that the proposed dwelling as designed, would still result in a reasonable level of amenity area for both the existing host dwelling and proposed dwelling at both front and rear. With 99.6m<sup>2</sup> approx. for the proposed dwelling and 107.4m<sup>2</sup> approx. remaining for the original dwelling. It is also considered that, adequate provision for parking, bin storage and amenity space can be provided for both the proposed and host dwellings. On this basis the proposal is not considered to be an overdevelopment of the site.
- 7.16 Concerns have also been raised relating to the terracing effect and its potential impact on the character of the area. The proposals relate to a detached dwelling that is set off all surrounding boundaries. The proposed dwelling is also set back from the building line by 1.5m. It is therefore considered that the proposed dwelling will not result in a terracing effect when viewed in the streetscene.
- 7.17 With regards to the impact of the proposed dwelling on neighbouring amenity, the proposed dwelling has been considered in context with the adjacent dwellings and it has been concluded that the proposal has acceptable spatial separation. During this assessment, the proposals have been assessed against the South Worcestershire Design Guide SPD.
- 7.18 When considering the impacts of loss of light to neighbouring properties, the 45 and 25 degree code light assessments are undertaken as set out within the South Worcestershire Design Guide SPD.
- 7.19 The 45° code works by drawing an imaginary vertical line at an angle of 45° from the mid-point of the nearest habitable (normally excludes bathrooms, halls, landings and garages) room window which would be affected by a proposed extension. The plane connecting the two lines is then tilted to an angle of 25° above the horizontal from the mid-point line of the lowest window, or 1.6 metres from ground level in the case of 'French windows' or patio doors. Extensions should be designed so as not to cross either the 45° line or the 25° rising line. The tests are applied as primary and secondary tests on the basis that if the 45° Code test is met it follows that the 25° Code will be satisfied.
- 7.20 The proposals have been designed to ensure that they are not in breach of the 45 degree code.
- 7.21 It is recognised that the proposed dwelling would be visible from the rear garden of no. 187 Drake Avenue and other surrounding properties within the streetscene. It is nevertheless considered that its proposed dwelling would not result in a detrimental impact on neighbouring amenity or result in an over dominant appearance.
- 7.22 On balance, whilst the concerns that have been raised are noted, it is nevertheless considered that the design, size and siting of the amended design represents a betterment in terms of its design and appearance, it is therefore considered that the proposals are sympathetic to the adjacent property and the wider streetscene and would not give rise to any significant adverse levels of overlooking or have an over dominant or overbearing effect upon the neighbouring properties.
- 7.23 To ensure that any future additional development at the site is considered by way of a planning application a condition is recommended removing permitted development rights for extensions and structures within the curtilage of the dwelling. It is therefore considered that the proposed dwelling accords with the expectations of South Worcestershire Development Plan Policy 21.

## **Amenity of Future Occupiers of the Proposed Dwelling**

- 7.24 Policy SWDP 21 requires that new development provides an appropriate standard of living for existing and future residents, in particular Paragraph iv states that 'development should provide an adequate level of privacy, outlook, sunlight and daylight, and should not be unduly overbearing'.
- 7.25 In terms of amenity area, the proposed dwelling has approximately 87m<sup>2</sup> of private amenity area to the rear of the dwelling (excluding rear parking area). A total of approximately 111m<sup>2</sup> of private rear garden area is retained for the original dwelling. When considering the guidance set out within the South Worcestershire Design Guide SPD, this states that garden space should be compatible with the overall size of the property, for normal domestic activities, such as bin storage, clothes drying, sitting out and playspace. A total of 20 square metres per bedroom is required, therefore as the proposed dwelling has 3 bedrooms 60m<sup>2</sup> is required. It is therefore considered the proposals exceed the level of private amenity space recommended by the SPD for both the proposed and existing dwellings.

## **Biodiversity, Landscape and Visual Impact**

- 7.26 Paragraph F of SWDP 22 states that: 'Development should, wherever practicable, be designed to enhance biodiversity and geodiversity (including soils) conservation interests as well as conserve on-site biodiversity corridors / networks. Developments should also take opportunities, where practicable, to enhance biodiversity corridors / networks beyond the site boundary.'
- 7.27 Paragraph 174 of the NPPF states that: 'Planning policies and decisions should contribute to and enhance the natural and local environment by (amongst others): a) protecting and enhancing valued landscapes, sites of biodiversity or geological value and soils; and d) minimising impacts on and providing net gains for biodiversity, including by establishing coherent ecological networks that are more resilient to current and future pressures.'
- 7.28 The proposed dwelling includes hedging to the side and front boundary. The specification of this hedging has not been included; a condition has therefore been applied to incorporate the recommendations of the landscape officer as follows:
- 'No objections provided no wildlife habitat is affected. The hedge planting should be designed in detail (species and densities), and a 14-16cm size native tree should be provided in the rear garden as biodiversity enhancement.'
- 7.29 It is considered that subject to the satisfactory discharge of landscaping details, the proposals would not have a detrimental impact on biodiversity or the landscape character of the area.

## **Drainage**

- 7.30 Paragraph A of SWDP 29 states: 'To minimise flood risk, improve water quality and groundwater recharge and enhance biodiversity and amenity interest, all development proposals (as appropriate to their nature and scale) will be required to:
- i. Demonstrate through a Water Management Statement that site drainage and runoff will be managed in a sustainable and co-ordinated way that mimics the natural drainage network...'
- 7.31 Section 14 of the NPPF covers the issue of meeting the challenge of climate change, flooding, and coastal change. Paragraph 167 of which states that when determining any

planning applications, local planning authorities should ensure that flood risk is not increased elsewhere.

- 7.32 A Water Management Statement has been submitted with the proposals. South Worcestershire Land Drainage have been consulted on the proposals, in their comments they recommend that a condition and informative note is applied for the submission of details relating to the location of any proposed soakaway on site. They also advise that if soakaway drainage is not possible on this site, an alternative method of surface water disposal should be submitted for approval. The recommended condition is considered to be proportionate to the development and is recommended within section 9 of this report, it is considered that subject to the satisfactory discharge and compliance with the recommended condition and informative note, the proposals would not have a detrimental impact on drainage at the site.

### **Refuse and Recycling**

- 7.33 With regards to refuse and recycling, policy SWDP 33 states that proposals for new development should incorporate adequate facilities into the design to allow occupiers to separate and store waste for recycling and recovery unless existing provision is adequate.
- 7.34 From the revised submitted plans, it is evident that refuse storage has been factored into the design considerations as a bin store has been sited to the rear of the dwelling behind the existing hedge. The Council's Refuse Collection Team have been consulted on the proposals and have raised no objections. It is therefore considered that the submitted proposals accord with policy SWDP 33.

### **Parking and Highway Safety**

- 7.35 Paragraph A of SWDP 4 states that: "Proposals must demonstrate that: the layout of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety and they are consistent with the delivery of the Worcestershire Transport Plan objectives. Proposals must demonstrate that: the layout of development will minimise demand for travel, they offer genuinely sustainable travel choices, they address road safety and they are consistent with the delivery of the Worcestershire Transport Plan objectives."
- 7.36 Paragraph 111 of the NPPF 2021 states that: "Development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe".
- 7.37 The previously approved application no. 20/00637/FUL proposed two tandem parking spaces to serve the proposed dwelling to the rear of the garden. This parking area also included a refuse/ recycling bin and bike shelter.
- 7.38 Following the deferral at the last committee meeting a revised set of plans has been received changing the proposed parking arrangements to ensure that cars can park alongside each other rather than tandem parking.
- 7.39 Concerns were raised with regards the original proposals relating to, parking and the increase in parking and the associated impact on the highway.
- 7.40 The Highways Authority have been consulted on the revised proposals and advised that they consider that the revised layout represents a betterment in that the car parking spaces are now side by side rather than tandem and the cycle parking is more accessible. The Highways Authority have therefore raise no objections to the revised proposals subject to conditions and informative notes. These are considered to be reasonable and have been included within section 9 of this report.

- 7.41 Overall, it is considered that, subject to the compliance and satisfactory discharge of the recommended highways conditions set out in section 9, the proposals would not have a detrimental impact on parking and highway safety.

### **Renewable and Low Carbon Energy**

- 7.42 Policy SWDP 27 'Renewable and Low Carbon Energy' requires that all new developments over 100 square metres gross or one or more dwellings should incorporate the generation of energy from renewable or low carbon sources equivalent to at least 10% of predicted energy requirements, unless it has been demonstrated that this would make the development unviable.
- 7.43 The revised plans submitted since the previous committee debate also now include the provision of solar panels. To ensure that full details are provided demonstrating that the proposals satisfy the requirements of SWDP 27, a condition is therefore recommended.

### **Extant Planning Permission (Application No. 20/00637/FUL)**

- 7.44 The site is subject to an extant planning permission for the erection of a detached dwelling with the same plans and proposals as submitted with the current application, this extant planning permission is due to expire in February 2024.
- 7.45 Since the consideration of the previous application, there have been no material changes to national or local planning policy. Any new issues that have been raised during the course of the current application have been addressed throughout this report. The extant planning permission provides a fallback position in so far as your officers are not aware of any reason why that planning permission is not capable of being implemented i.e development commenced before the permission expires. As such this is a significant material consideration in the assessment of the current application.
- 7.46 Revised proposals have been submitted by the Agent to address a number of concerns raised within the previous committee debate, it is therefore considered that the revised proposals represent a betterment in terms of design, amenity for future residents and parking and highway safety.

## **8. Conclusion**

- 8.1 The SWDP sets out strategic planning policies and detailed development management policies against which this planning application has been assessed. The application is considered to be broadly in accordance with the development plan which is not outweighed by any other material considerations in this case.
- 8.2 The concerns raised relating to overdevelopment, local objection, design, car parking and terracing effect have been considered throughout this report. It is considered that the proposed dwellinghouse would not detract unacceptably from the character or appearance of the surrounding area or appear as an overdevelopment. It is considered that the proposal will not harm the residential amenity of existing residents within the immediate and surrounding area of the application site.
- 8.3 Overall, on balance, it is considered that the submitted scheme is acceptable, and as amended represents a betterment to the previously approved application, it is therefore recommended that planning permission be granted subject to the conditions set out in Section 8 of this report.

## **9. Recommended Conditions:**

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

Reason: To conform with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out and completed in accordance with the following approved plans and associated documents and the specifications and recommendations contained therein, except where otherwise stipulated by conditions attached to this permission

Proposed Plans and Elevations (Drawing No: 692/PL10 Rev B)

Proposed Site Layout (Drawing No: 692/PL01 Rev D)

Reason: To ensure compliance with the approved scheme.

3. The Development hereby approved shall not be occupied until the access including visibility splays and parking facilities shown on Drawing No. A102 have been provided. These areas shall thereafter be retained with no obstruction above 600mm in the visibility splays and parking kept available for the approved use at all times.

REASON: To ensure conformity with the submitted plan and in the interests of highway safety.

4. The development hereby approved shall not be first occupied until the first 5 metres of the access into the development, measured from the edge of the carriageway, has been surfaced in a bound material.

Reason: In the interests of highway safety.

5. The development hereby approved shall not commence until a scheme of surface water drainage, which shall include proposals for sustainable drainage, (SuDS), has been submitted to, and approved in writing by the Local Planning Authority. The approved scheme shall be completed before the development is first brought into use, or in accordance with a timetable to be submitted to and agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory drainage of the site and to prevent the increased risk of flooding by ensuring a satisfactory means of surface water disposal.

6. Prior to the occupation of any part of the development hereby permitted details of renewable or low carbon energy generating facilities, in addition to the solar panels shown on the approved plans, to be incorporated as part of the development shall be submitted to and approved in writing by the local planning authority. The details shall demonstrate that at least 10% of the predicted energy requirements of the development will be met through the use of renewable/low carbon energy generating facilities. The approved facilities shall be provided prior to any part of the development hereby permitted being first occupied or in accordance with a timetable submitted to and approved by the local planning authority as part of the details required by this condition.

Reason: To ensure the proposed development includes sufficient renewable/low carbon energy generating facilities to comply with Policy 27 of the South Worcestershire Development Plan 2016.

7. Before the first use/occupation of the development hereby permitted a scheme of landscaping shall be submitted to and approved in writing by the Local Planning Authority.

The landscaping scheme shall include:-

- a plan(s) showing details of all existing trees and hedges on the application site.

The plan should include, for each tree/hedge, the accurate position, canopy spread and species, together with an indication of any proposals for felling/pruning and any proposed changes in ground level, or other works to be carried out, within the canopy spread.

- a plan(s) showing the layout of proposed tree, hedge and shrub planting and grass areas.

The plan shall include details of the species and density of hedgerow planting which shall consist of a double staggered row, 300mm spacing between plants and a single 12-14cm size tree provided in the front garden.

- a schedule of proposed planting - indicating species, sizes at time of planting and numbers/densities of plants.

- a schedule of maintenance, including watering and the control of competitive weed growth, for a minimum period of five years from first planting.

All planting and seeding/turfing shall be carried out in accordance with the approved details in the first planting and seeding/turfing seasons following the completion or first occupation/use of the development, whichever is the sooner.

The planting shall be maintained in accordance with the approved schedule of maintenance. Any trees or plants which, within a period of five years from the completion of the planting, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason - To ensure the proposed development does not have an adverse effect on the character and appearance of the area in accordance with policies SWDP21 and SWDP25 of South Worcestershire Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any other order revoking and re-enacting that Order with or without modification), the approved dwelling shall not be extended, nor shall any structures be erected within the curtilage of the said dwellings, dwelling without the grant of further specific planning permission from the Local Planning Authority.

Reason: To enable the Local Planning Authority to retain planning control over the development of this site in order to safeguard the amenities of the occupants of the adjoining dwellings in accordance with policy SWDP 21 of the South Worcestershire Development Plan and aims and objectives of the National Planning Policy Framework.

9. The Development hereby permitted shall not be occupied until the cycle parking shown on Drg. No. A102 has been provided with details to be submitted to and approved in



writing by the Local Planning Authority and thereafter the approved cycle parking shall be kept available for the parking of bicycles only.

REASON: To comply with the Council's parking standards.

Informative Notes:

1. This permission does not authorise the applicant to carry out works within the publicly maintained highway since such works can only be carried out by the County Council's Approved Contractor, Ringway Infrastructure Service who can be contacted by email: [worcestershirevehicle.crossing@ringway.co.uk](mailto:worcestershirevehicle.crossing@ringway.co.uk) and Tel: 01905 751651. Applications can also be made online via the Worcestershire County Council website. The applicant is solely responsible for all costs associated with construction of the access.
2. The attention of the applicant is drawn to the need to keep the highway free from any mud or other material emanating from the application site during the construction phase of the development.
3. For the use or reuse of sewer connections, either direct or indirect, to the public sewerage system the Applicant will be required to make a formal application to STWL under Section 106 of the Water Industry Act 1991. The Applicant may obtain copies of current guidance notes and application form from either the STWL website ([www.stwater.co.uk](http://www.stwater.co.uk)) or by contacting the STWL Development Services Team (Tel: 0800 707 6600).