

Planning Committee

Date	19 September 2023
Case Officer	Jonny Martin
Application No.	22/01317/FUL
Site Location	3 Consell Green, Tewkesbury Road, Toddington
Proposal	Construction of two dwellings
Ward	Isbourne
Parish	Toddington
Appendices	Site Location Plan received by the LPA on 5th December 2023 Site Layout Plan 1742/1/D Plot 1 Plans and Elevations 1742/2/B Plot 2 Plans and Elevations 1742/3 Plot 2 Garage 1742/4 Plot 1/No.3 Garage 1742/5
Reason for Referral to Committee	Cllr Gore has called the application to assess the impact on highways and on neighbouring properties.
Recommendation	Delegated Permit

Site Location



Committee Update (for 19th September meeting)

This application was deferred at July Committee in order to obtain additional information regarding highway safety, including accident records and speed measurements, with consideration also being given to the location of the bin storage, and for the County Highways representative to attend a site visit with local Ward Councillors. Members had been concerned that a desk based assessment by the Highways Officer was not appropriate when reviewing this application.

The Highways Officer undertook a site visit on 8 August 2023 and Cllr Gore was also in attendance. Following the site visit, the applicant submitted amended plans which repositioned the bin store to the west. The Highways Officer has now carried out a site visit, reviewed the amended plan and raises no objection to the proposed development. Further to the original recommendation from Highways on 28 February 2023 of no objection, the Highway Officer is satisfied that the formerly proposed conditions are still applicable and the original recommendation is suited.

Amended Drawings and Conditions

As a result of the repositioning of the bin store, an updated site layout plan has been provided and will be available as part of the officer presentation. As a consequence, the proposed conditions reflect the new drawing number associated with the changes.

1. The Proposal

Full application details are available to view online at:

<http://publicaccess.tewkesbury.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R0B0F1QDHAH00>

- 1.1** Planning permission is sought for the erection of two new dwellings to the rear of 3 Consell Green with associated garages. The existing garage and greenhouse will be demolished to allow for access to the new dwellings.
- 1.2** Plot 1 would consist of a 1.5 storey detached dwelling with rooms in the roof space alongside 2no garages for use by the new dwelling and the occupants of 3 Consell Green. Plot 2 would consist of a two storey detached dwelling with a detached single garage. Both properties would have front and rear gardens and the dwellings would be accessed via a gravel surfaced private drive.
- 1.3** The proposed dwellings would have a contemporary appearance and the proposed materials would comprise a mix of render and timber boarding on the walls with natural slate roofs. The windows would be aluminium and the doors would be timber. It should be noted that samples of materials would be requested via a condition.

Amendments

1.4 Since the application was submitted, the following amendments have been made to the scheme:

- The roof profile of plot 1 has been amended to have a pitched roof following comments from the planning officer.
- An updated Site Plan has been provided detailing site levels and updated indicative boundary treatment following comments from the Landscape Officer.
- Drainage documentation has been provided following comments from the Council's Drainage Officer.

2. Site Description

2.1 The application site comprises of an existing dwelling known as 3 Consell Green which fronts onto Tewkesbury Road. The existing dwelling is two storey in height and has a detached single storey garage. The property has a large rear garden which has been split into two sections within garden 1 being surrounded by a high hedge with a small gap that leads out to garden 2 which is more open and is bound with wire fencing.

2.2 Access to the site is currently achieved via either of two simple dropped kerb crossovers which are separated by a low brick boundary wall. The Tewksbury Road is a classified highway.

2.3 The site is located within the settlement boundary of New Town/Toddington. The application site is within a Special Landscape Area but is not located within the AONB.

3. Relevant Planning History

Application Number	Proposal	Decision	Decision Date
49/00046/FUL	Proposed addition to form bathroom.	PER	21.10.1949
50/00161/FUL	Proposed access and sire for garage.	PER	19.04.1950
72/00127/FUL	Erection of a double garage.	PER	16.02.1972
72/00129/FUL	Erection of a double garage.	PER	21.06.1972
75/00073/FUL	Extension to house to provide a kitchen and enlarged lounge with a bathroom over. New vehicular access.	PER	29.08.1975

4. Consultation Responses

Full copies of all the consultation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 4.1 Toddington Parish Council** – Toddington Parish Council provided an objection comment relating to highway safety, impact on character and neighbouring amenity.
- 4.2 Building Control Officer** – no objection.
- 4.3 County Highways Officer** – no objection subject to conditions.
- 4.4 Environmental Health Officer** – no objection.
- 4.5 Landscape Officer** – No objections subject to conditions on landscaping and boundary treatment.
- 4.6 Flood Risk & Management Officer** – no objection subject to compliance conditions.
- 4.7 Severn Trent** - no objections

5. Third Party Comments/Observations

Full copies of all the representation responses are available online at <https://publicaccess.tewkesbury.gov.uk/online-applications/>.

- 5.1** The application has been publicised through the posting of neighbour notification letters and a site notice for a period of 21 days and 6 letters of representation have been received objecting as follows:
 - The density, layout and design is not reflective of peripheral developments
 - Increased traffic and highway safety concerns
 - Impact the setting of the Landscape Area
 - The speed survey data is selective
 - Loss of light to neighbouring gardens
 - Impact on neighbouring amenity
 - Risk of flooding

6. Relevant Planning Policies and Considerations

6.1 Statutory Duty

Planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise

The following planning guidance and policies are relevant to the consideration of this application:

6.2 National guidance

National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG)

6.3 Gloucester, Cheltenham and Tewkesbury Joint Core Strategy (JCS) – Adopted 11 December 2017

- Policy SP1 (The Need for New Development)
- Policy SP2 (The Distribution of New Development)
- Policy SD4 (Design Requirements)
- Policy SD6 (Landscape)
- Policy SD9 (Biodiversity and Geodiversity)
- Policy SD10 (Residential Development)
- Policy SD11 (Housing Mix and Standards)
- Policy SD14 (Health and Environmental Quality)
- Policy INF1 (Transport Network)
- Policy INF2 (Flood Risk Management)
- Policy INF3 (Green Infrastructure)

6.4 Tewkesbury Borough Local Plan to 2011-2031 (TBLP) – Adopted 8 June 2022

- Policy RES 2 (Settlement Boundaries)
- Policy RES5 (New Housing Development)
- Policy RES13 (Housing Mix)
- Policy LAN1 (Special Landscape Areas)
- Policy LAN2 (Landscape Character)
- Policy NAT1 (Biodiversity, Geodiversity and Important Natural Features)
- Policy ENV2 (Flood Risk and Water Management)
- Policy TRAC9 (Parking Provision)
- Policy DES1 (Housing Space Standards)

6.5 Neighbourhood Plan

None

7. Policy Context

- 7.1** Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that proposals be determined in accordance with the Development Plan unless material considerations indicate otherwise. Section 70 (2) of the Town and Country Planning Act 1990 provides that the Local Planning Authority shall have regard to the provisions of the Development Plan, so far as material to the application, and to any other material considerations.
- 7.2** The Development Plan currently comprises the Joint Core Strategy (JCS) (2017), saved policies of the Tewkesbury Borough Local Plan to 2011-2031 (June 2022) (TBLP), and a number of 'made' Neighbourhood Development Plans.
- 7.3** The relevant policies are set out in the appropriate sections of this report.
- 7.4** Other material policy considerations include national planning guidance contained within the National Planning Policy Framework 2021 and its associated Planning Practice Guidance (PPG), the National Design Guide (NDG) and National Model Design Code.

8. Evaluation

Principle of development

- 8.1** Criterion 4 (ii) of Policy SD10 'Residential Development' of the JCS sets out that on sites that are neither allocated or previously-developed land, housing development will be permitted, except where otherwise restricted by policies within district plans, where it would represent infill within the existing built up areas of Tewkesbury Borough's towns and villages.
- 8.2** Policy RES2 of the TBLP states that within defined settlement boundaries of the Tewkesbury Town Area, the Rural Service Centres, the Service Villages and the Urban Fringe Settlements (which are shown on the policies map) the principle of residential development is acceptable subject to the application of all other policies in the Local Plan.
- 8.3** As shown on the adopted policy map, the application site is located within the settlement boundary of Toddington (which includes New Town). Therefore, the principle of residential development at this site is considered to be acceptable provided that the development can be satisfactorily integrated within the framework of the surrounding development, and subject to other local plan policies and material considerations.
- 8.4** However, whilst the principle of a new dwelling in this location may be acceptable there are other material planning considerations to be taken into account as set out below.

Design and Visual Amenity

- 8.5** Policy JCS Policy SD4 provides that new development should respond positively to, and respect the character of, the site and its surroundings, enhancing local distinctiveness, and address the urban structure and grain of the locality in terms of street pattern, layout, mass and form. It should be of a scale, type, density and materials appropriate to the site and its setting.
- 8.6** Criterion 6 of Policy SD10 'Residential Development' of the JCS states the residential development should seek to achieve maximum density compatible with good design, the protection of heritage assets, local amenity, the character and quality of the local environment, and the safety and convenience of the local and strategic road network.
- 8.7** Policy RES5 of the TBLP requires new housing to be of a design and layout that respects the character, appearance and amenity of the surrounding area and is capable of being well integrated within it.
- 8.8** The proposed dwellings would be located within the rear garden of 3 Consell Green. The existing garden is long and rectangular in shape with the rear gardens totalling a depth of approx. 63m. The site was historically used as two separate properties which explains why the application plot is wider than the neighbouring properties to the east along Tewkesbury Road. The width and depth of the existing rear garden allows the site to comfortably contain two new dwellings alongside amenity space and an access drive.

- 8.9** Whilst the prevailing character historically was for ribbon development, recent planning permissions have been granted which provide depth to the existing plots: the nearby Newlands development to the east of the site and the development to the west of the site which was granted planning permission for 4 dwellings under application 19/00376/FUL. The proposed site seeks to follow the pattern and layout of the development to the west of the site, albeit at a reduced scale. The development to the west comprises of four large detached two storey dwellings whereas the proposed development seeks 1 large two storey detached property (plot 2) and 1 smaller 1.5 storey detached property (Plot 1). Plot 1 has been sensitively designed to ensure that it would not be overbearing on the existing property and would not appear dominant.
- 8.10** Amended plans have been submitted to improve the design and scale of Plot 1 to be more in keeping with the surrounding properties. A flat roofed dwelling would have been out of character with the area. The new 1.5 storey dwelling at Plot 1 and the two-storey dwelling at Plot 2 with pitched roofs and dormers would be in keeping with the design and appearance of the recent adjacent schemes.
- 8.11** The proposed development is not considered to be overdevelopment or cramped as the garden sizes for Plot 1, Plot 2 and 3 Consell Green are considered to be acceptable. Front and rear gardens would still serve all 3 properties and the garden sizes are in keeping with the development to the west approved under permission 19/00376/FUL. It should be noted that a detailed landscaping and boundary treatment plan will be requested via a suitable condition.
- 8.12** In relation to materials, the proposed dwellings would have a contemporary appearance and the proposed materials would comprise a mix of render and timber boarding on the walls with natural slate roofs. The windows would be aluminium and the doors would be timber. The details outlined within the application form are similar or in keeping with those approved to the west of the site. It should be noted that samples of materials would be required via a condition.
- 8.13** In light of the recent developments in the area, the proposal is considered to be of a layout, scale, design and massing that would not be out of character for the area and would not lead to overdevelopment of the plot.

Impact on the Landscape and Landscaping

- 8.14** Policy LAN1 relates to proposals within a Special Landscape area and states that development will be permitted providing that the proposal would not cause harm to those features of the landscape character which are of significance, the proposal maintains the quality of the natural and built environment and its visual attractiveness and all reasonable opportunities for the enhancement of landscape character and the local environment are sought.
- 8.15** The proposed site is located within a Special Landscape Area (SLA) as identified on the adopted policies map. The site is contained within an existing residential plot and the development would not encroach beyond this into the open countryside of the SLA beyond. As described above, the design of the development is considered appropriate to its specific context.

- 8.16** The proposal as originally submitted sought to erect 1.8m timber board fencing along the eastern and western boundaries. The Council's Landscape Adviser reviewed the proposal and requested that this be amended as the timber board fencing would not provide a positive visual outlook or landscape benefit.
- 8.17** The applicant subsequently submitted an amended plan which now provides for a 1.2m high timber post and rail fence with native hedge planting. This would be in keeping with the existing boundary treatment and would not result in harm to the SLA. The Landscape Adviser has reviewed the amended plans and has no objection to the development subject to conditions for more information in relation to landscaping and boundary treatment.
- 8.18** Overall, the proposed development would be set within the context of existing built development within the settlement boundary. The proposal is of an appropriate layout, design and scale and subject to compliance with conditions relating to landscaping, boundary treatment and external materials, would not adversely impact the character of the SLA.

Residential Amenity

- 8.19** JCS policies SD4 and SD14 require development to enhance comfort, convenience and enjoyment through assessment of the opportunities for light, privacy and external space. Development should have no detrimental impact on the amenity of existing or new residents or occupants.
- 8.20** The proposal would provide a two bedroom dwelling at plot 1 with a total gross internal area of 112sqm. The second dwelling at plot 2 would provide a 3 bedroom dwelling with a total gross internal area of 141sqm. Both dwellings exceed the Nationally Described Space Standards requirement of 79/102sqm respectively. This ensures that the dwelling will provide acceptable living conditions for any future occupiers. Similarly, the proposal would benefit from a front and rear gardens that would be in keeping with recent developments and benefit future residents.
- 8.21** In terms of overlooking, Plot 1 only has 1 roof light on the front elevation over a stairwell which would ensure there would be no adverse impacts from overlooking into neighbouring private gardens. At the rear of plot 1, there are two dormer windows which would face the new properties to the west. A separation distance of 21m would be maintained which would ensure the new dormer windows would not lead to overlooking. Plot 2 has no side facing windows and therefore there would be no overlooking to neighbouring private amenity areas. Plot 1 and Plot 2 have been sensitively designed to ensure there is no overlooking between the properties as the front elevation of plot 2 only has rooflights at first floor level which minimises overlooking. Furthermore, boundary treatment would screen any potential overlooking between the properties at ground floor level.
- 8.22** Plot 1 is well separated from the existing dwelling at 3 Consell Green, there are no windows on the side elevation facing 3 Consell Green and the proposed garages would provide screening.
- 8.23** The proposed dwellings are set away from the neighbouring boundaries and as a result of their siting, design and scale would not be overbearing or result in adverse living conditions for the occupiers of neighbouring dwellings. Furthermore, the Council's Environmental Health Officer has raised no objection to the proposed development in terms of noise/nuisance.

- 8.24** It is considered that, there would be no unacceptable adverse impacts in terms of overlooking, loss of light or overbearing effects upon neighbouring properties and the proposal would therefore accord with Policy RES5 of the TBLP and SD4 and SD14 of the JCS.

Drainage and Flood Risk

- 8.25** Policy INF2, Flood Risk Management, of the JCS explains how development should minimise the risk of flooding, contribute to a reduction in existing flood risk, apply a sequential test for assessment of applications giving priority to land in Flood Zone 1, incorporate suitable Sustainable Drainage Systems (SuDS) where appropriate in the view of the local authority to manage surface water drainage: to avoid any increase in discharge into the public sewer system; to ensure that flood risk is not increased on-site or elsewhere; and to protect the quality of the receiving watercourse and groundwater.
- 8.26** Policy ENV2, Flood Risk and Water Management, of the TBLP requires all proposals to incorporate sustainable drainage systems where appropriate and proportionate to the scale and nature of development proposed.
- 8.27** As confirmed by the Environmental Agency's Flood Map for Planning, the site is located within Flood Zone 1 and therefore at the lowest risk of flooding and appropriate for new residential development.
- 8.28** In relation to foul water drainage, the applicant is proposing to drain to the existing public Severn Trent sewer which passes through the site. This is subject to consent from Severn Trent who have responded to the application with no objection in principle. Therefore, a condition could be added to ensure foul water connection is achievable prior to the occupation of the dwellings.
- 8.29** In relation to surface water, a surface water drainage system has been designed to accommodate the flows generated by a 1 in 100-year event, plus an allowance of 40% for climate change. Runoff from roof and driveway areas would be stored within a permeable gravel subbase and a cellular attenuation tank, from which it would be discharged to the nearby swale, to the south, and then into the ditch. A hydrobrake flow control chamber would limit flows to 0.4l/s, which is the Greenfield Q1 value. All parking bays are to be constructed using permeable gravel to increase the water quality. This is where oil spillage is most likely to occur and the open graded crushed rock in the subbase will break down hydrocarbons before they discharge to the swale. The surface water networks will remain private, to be maintained as per the SuDS Maintenance Guide (5371-CONS-ICS-XX-RP-C-07.002 - SUDS Maintenance Guide). The Council's Drainage Engineer has reviewed the submitted information and has raised no objection subject to conditions.

Ecology

- 8.30** The NPPF sets out, inter alia, that when determining planning applications, Local Planning Authorities should aim to conserve and enhance biodiversity by encouraging opportunities to incorporate biodiversity in and around developments, especially where this can secure measurable gains for biodiversity. Policy SD9 of the JCS seeks to protect and, wherever possible enhance biodiversity, including wildlife and habitats. Policy NAT1 of the TBP states that development proposals that will conserve, and where possible restore and/or enhance, biodiversity will be permitted.

- 8.31** The application site is an existing residential garden which has limited ecological value. Therefore, the proposal is considered to be acceptable in relation to ecology subject to a condition for information relating to the insertion of bird and bat boxes across the development site.

Access and Highway Safety

- 8.32** Paragraph 103 of the NPPF sets out that opportunities to maximise sustainable transport solutions which will vary between urban and rural areas, and this should be taken into account in both plan-making and decision-making. Furthermore, development should only be prevented or refused on highways grounds where there would be an unacceptable impact on highway safety, or the residual cumulative impacts of development are severe.
- 8.33** Policy INF1 'Transport Network' states that developers should provide safe and accessible connections to the transport network to enable travel choice for residents and commuters.
- 8.34** Policy RES5 requires proposals to make provision for appropriate parking and access arrangements and not result in the loss or reduction of existing parking areas to the detriment of highway safety.
- 8.35** The proposal seeks to introduce 2 No. dwellings and garages to the plot of 3 Consell Green, Toddington with associated access and the demolition of the existing garage and greenhouse. The application site benefits from good walking and cycling connectivity with bus stops, places of employment, schools, and convenience stores all within 10 minutes' walking distance of the dwelling.
- 8.36** An access statement has been submitted in support of the application, which confirms that visibility splays measured against recorded speeds on the B4077 are achievable within public highway.
- 8.37** The Highway Authority has undertaken a robust assessment of the planning application. Based on the analysis of the information submitted the Highway Authority concludes that there would not be an unacceptable impact on Highway Safety or a severe impact on congestion. There are no justifiable grounds on which an objection could be maintained.
- 8.38** A condition could be added to ensure the provision of vehicular visibility splays.

Community Infrastructure Levy (CIL)

- 8.39** The development is CIL liable because it creates new dwelling(s). The relevant CIL forms have been submitted.

9. Conclusion

- 9.1** Section 38(6) of the Town and Country Planning Act 1990 provides that, if regard is to be had to the development plan, the determination must be made in accordance with the development plan unless other material circumstances indicate otherwise. Section 70 (2) of the Act provides that the Local Planning Authority shall have regard to the provisions of the development plan, so far as material to the application, and to any other material considerations.

- 9.2 Given the principle of development is acceptable in this location, officers have considered the other material planning considerations. Amended plans were received which have now overcome concerns in respect of design of the proposed dwelling at plot 1, landscaping and drainage.

10. Recommendation

- 10.1 It is considered that the scheme as amended and subject to compliance with the recommended conditions would result in a high-quality development which would have an acceptable impact on neighbouring amenity, the character of the area and would comply with relevant policies in the plan. It is therefore recommended that authority is **DELEGATED to the Development Management Manager to PERMIT the application subject to any additional/amended planning conditions.**

11. Conditions

- 1 The works hereby permitted shall be begun before the expiration of three years from the date of this consent.

Reason: Required to be imposed by 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 in accordance with the following approved documents:

- Site Location Plan received by the LPA on 5th December 2023
- Site Layout Plan 1742/1/C
- Plot 1 Plans and Elevations 1742/2/B
- Plot 2 Plans and Elevations 1742/3
- Plot 2 Garage 1742/4
- Plot 1/No.3 Garage 1742/5
- Drainage Design 0200 P01
- SuDS Maintenance Guide 5371-CONS-ICS-XX-RP-C-07.002
- Drainage Statement 5371-CONS-ICS-XX-RP-C-03.001
- Access Statement 2214TN01A

except where these may be modified by any other conditions attached to this permission.

Reason: To ensure that the development is carried out in accordance with the approved plans

- 3 No work shall start on the construction of the buildings hereby approved until details of floor slab levels of each new building, relative to each existing building on the boundary of the application site have been submitted to and approved in writing by the Local Planning Authority. Thereafter the new buildings shall be constructed at the approved floor slab levels.

Reason - To protect the amenity of neighbouring properties and to ensure that the proposed development does not have an adverse effect on the character and appearance of the area.

- 4 No work above floor plate level shall be carried out until samples of all external materials proposed to be used on facing materials, windows, doors, roof and architectural detailing have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: To ensure that materials are in keeping with the surrounding area and to provide for high quality design.

- 5 No development shall commence until a detailed design of the swale as stated on approved drainage plan 0200 P01 has been submitted to and approved in writing by the Local Planning Authority. The submitted details shall be carried out as per the other details confirmed within Drainage Design 0200 P01, SUDS Maintenance Guide 5371-CONS-ICS-XX-RP-C-07.002 and Drainage Statement 5371-CONS-ICS-XX-RP-C-03.001. The scheme for the surface water drainage shall be implemented in accordance with the approved details and timetable and shall be fully operational before the development is first put into use/occupied.

Reason: To ensure the development is provided with a satisfactory means of drainage and thereby reducing the risk of flooding. It is important that these details are agreed prior to the commencement of development as any works on site could have implications for drainage, flood risk and water quality in the locality.

- 6 No building hereby permitted shall be occupied until details of the design, implementation, maintenance and management of foul water drainage works have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out, and the drainage maintained/managed, in accordance with the approved details.

Reason: To ensure development would not result in unacceptable risk of pollution or harm to the environment.

- 7 No work above floor plate level shall be carried out until there has been submitted to and approved by the Local Planning Authority in writing, a comprehensive scheme of landscaping which shall include details of all hard-surfacing materials, proposed planting and proposed boundary treatments to secure the residential curtilage. The development shall be implemented in accordance with the approved details.

Reason: In the interests of visual amenity.

- 8 All planting, seeding, or turfing in the approved details of landscaping for the residential development shall be carried out in the first planting and seeding season following the occupation of the respective building(s) or completion of the respective developments, whichever is the sooner. 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 Local Planning Authority gives written consent to any variation.

Reason: In the interests of visual amenity.

- 9 Details of any new external lighting in connection with this development shall, prior to its installation, be first submitted to and approved in writing by the Local Planning Authority. The details shall be in the form of a Lighting Strategy Scheme, detailing the location and specification of the lighting supported by contouring plans demonstrating any light spill into adjacent habitats. This plan should be completed in conjunction with advice from the project ecologist. The development shall be implemented in accordance with the approved details.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and wider area

- 10 During the construction phase (including preparatory groundworks), no machinery shall be operated, no process shall be carried out and no deliveries shall be taken at or dispatched from the site outside the following times: Monday-Friday 8.00 am-6.00pm, Saturday 8.00 am-1.00 pm nor at any time on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of adjacent properties.

- 11 The development hereby approved shall not be occupied until visibility splays are provided from a point 0.6m above carriageway level at the centre of the access to the application site and 2.4 metres back from the near side edge of the adjoining carriageway, (measured perpendicularly), for a distance of 120 metres to the west and 83.4 metres to the east measured along the nearside edge of the adjoining carriageway. These splays shall thereafter be permanently kept free of all obstructions to visibility over 0.6m in height above carriageway level.

Reason: In the interests of highway safety.

- 12 Prior to the first use/occupation of the development hereby approved, bird nesting sites/boxes and artificial bat roosting sites/boxes shall be installed in accordance with details that have first been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the development contributes to the conservation and enhancement of biodiversity within the site and the wider area

- 13 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no extensions/dormer windows shall be constructed without the express permission of the Local Planning Authority.

Reason: In the interests of visual amenity and neighbouring residential amenity

12. Informatives

- 1 In accordance with the requirements of the NPPF the Local Planning Authority has sought to determine the application in a positive and proactive manner by offering pre-application advice, publishing guidance to assist the applicant, and publishing the to the Council's website relevant information received during the consideration of the application thus enabling the applicant to be kept informed as to how the case was proceeding.

2 The Local Highway Authority has no objection to the above subject to the applicant obtaining a section 184 licence. The construction of a new access will require the extension of a verge and/or footway crossing from the carriageway under the Highways Act 1980 - Section 184 and the Applicant is required to obtain the permission of Gloucestershire Highways on 08000 514 514 or highways@gloucestershire.gov.uk before commencing any works on the highway. Full Details can be found at www.gloucestershire.gov.uk .

3 It is expected that contractors are registered with the Considerate Constructors scheme and comply with the code of conduct in full, but particularly reference is made to “respecting the community” this says:

Constructors should give utmost consideration to their impact on neighbours and the Public

- Informing, respecting and showing courtesy to those affected by the work;
- Minimising the impact of deliveries, parking and work on the public highway;
- Contributing to and supporting the local community and economy; and
- Working to create a positive and enduring impression, and promoting the Code.

The CEMP should clearly identify how the principal contractor will engage with the local community; this should be tailored to local circumstances. Contractors should also confirm how they will manage any local concerns and complaints and provide an agreed Service Level Agreement for responding to said issues.

Contractors should ensure that courtesy boards are provided, and information shared with the local community relating to the timing of operations and contact details for the site coordinator in the event of any difficulties. This does not offer any relief to obligations under existing Legislation.