

## PLANNING APPLICATION REPORT

**Case Officer:** Amy Sanders

**Parish:** Salcombe **Ward:** Salcombe and Thurlestone

**Application No:** 4024/21/FUL

**Agent/Applicant:**

Mr Michael Stopher - Stopher Design Partnership Ltd  
 Unit 4 Kings Market  
 Fore Street  
 Kingsbridge  
 TQ7 1PR

**Applicant:**

Mr & Mrs P Lawrence  
 C/O Agent  
 TQ7 1PR

**Site Address:** Sunny Ridge, Herbert Road, Salcombe, TQ8 8HN



**Development:** Replacement dwelling

**Reason item is being put before Committee**

Officer’s recommendation of approval is contrary to that of the Town Council, and there has been LORs objecting to the proposal.

Councillor Ward Members wish to bring to Committee for the following reason/s:

- The size and massing of the proposal is out of place with the development site and the surrounding street scene along Herbert Road.
- The proposal will be oppressive to neighbouring properties.
- Inappropriate level of glazing on rear elevation.
- External staircase inappropriate.

**Recommendation:**

Approval subject to conditions

**Conditions:**

1. Standard time condition
2. Development built in accordance with plans
3. External cladding shall be of natural timber
4. Flush fitting roof lights to be installed
5. Built in accordance with drainage scheme
6. Removal of Permitted Development Rights
7. No external lighting to be installed without prior agreement by the LPA
8. No side elevation windows to be installed
9. Garage to be used solely as ancillary to the main dwelling known as Sunny Ridge and for purposes of storage/keeping of motor vehicles
10. Development to follow the Construction Management Plan submitted in the DAS
11. Retention of off-street parking
12. Follow the recommendations of the Ecological Report by Green Lane Ecology
13. Development to be built in compliance with Policy Dev 32
14. Electric vehicle charging point to be installed, and no less than 7kw

**Pre-commencement conditions:**

Agreed by Agent via email correspondence on 4<sup>th</sup> February 2022.

15. Sample of stone material to be provided prior to start of the development
16. Landscaping scheme provided prior to above slab level works

**Key issues for consideration:**

The main considerations in determining this application are the principle of development, design, scale and appearance, development impacts upon the AONB, landscape and visual impacts, drainage, highways, and that of ecology.

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**Site Description:**

Sunny Ridge is located to the far eastern end of Herbert Road, adjoining with St Dunstons Road, on the edge of the centre of Salcombe. The site is approximately 974m<sup>2</sup> in size, with a detached dwelling house, detached garage, driveway, and rear and front gardens. The existing 1 ½ storey house is of a construction date of mid-20<sup>th</sup> Century. The property has a gable ended design towards the street. It has a tall bungalow appearance, with red tiles on the roof, and gable apex wall and rendered walls. There have been various additions to the property over the years, including a rear conservatory extension. There are residential properties either side of the site, and along the opposite the side of Herbert Road. The development site is within a built up residential area of Salcombe.

The site is located within the South Devon AONB. It is located within the Landscape Character of 7. Main Towns and Villages.

**The Proposal:**

This application seeks full planning permission to demolish the existing dwelling at Sunny Ridge, and replace with the erection of a new dwelling house at the site.

The proposed dwelling will be of a two storey height, and be in the same position as the existing dwelling, albeit slightly larger to the rear of the property. The new building will present to the street on relatively the same building line at the front as the current house and garage. The proposed integral garage will be behind the building line of the existing garage. The proposed front elevation of the main property will be 0.7 metres in front of the existing main building line of the front elevation. The rear elevation is designed to be in line with neighbouring properties, and will extend approximately 1.8 metres beyond the original rear elevation of the existing property. The height of the ridge line of the roof will be 11.7 metres which is the same height as the overall ridge height of the existing property, and will be a low roof of 2 storey scale. An integral garage is proposed with two further side by side parking spaces on the driveway, and a turning space. The proposed ground floor footprint is 190.2 m<sup>2</sup> and first floor footprint 168.75m<sup>2</sup>.

The proposed front elevation, will feature two forward facing gable ended designs at either side of the property, with a flat roof front porch feature, using a mixture of render and stone detailing. On the rear elevation will also be two gable ends, with a stone featured chimney and rear balcony with 1.8 metre high privacy screens. There will also be a lower terraced area providing access to the rear garden. The flat roof section at the rear of the property, will feature solar panels, although these will be disguised due to the slope of the roof.

#### **Consultations:**

- County Highways Authority: No highway implications.
- Drainage Specialist:  
Based on the information provided we would support the current proposal.
- Town/Parish Council: **Objection**

Objection as although the application stated that the footprint and the proximity to the boundary would be the same, the mass and scale of the proposed dwelling was much larger. This would have a significant impact on the neighbouring property Strathmore as instead of a gently sloping roof, they would be faced with a solid wall twice the height of the existing garage just 2-3 feet from their property. This was unneighbourly and would impact on the light amenity of Strathmore.

#### **Representations:**

##### **Representations from Residents**

Comments have been received and cover the following points:

3 letters of support for the proposal. Commenting on the improved design, high quality appearance and materials, size does not dominate the plot and there is acceptable levels of parking.

2 letters of objection. Commenting on the negative impact upon the street scene by way of unacceptable bulk and massing to the property, enlargement of the footprint, enlarged rear terrace, change of living spaces cause noise and light pollution, proposal is tripling in size and disproportionate to the plot, height will impact the neighbouring property.

## Relevant Planning History

Planning Application Ref: 5272/2003/OKE

Description: Addition of conservatory to side elevation.

Decision Date: 07 January 2004

Approval

## ANALYSIS

### Principle of Development/Sustainability:

Strategic Objective 1 of the JLP sets the overarching principles for meeting and distributing development and other needs within the Plan Area. The objective 'provides for levels of development in the towns and larger rural villages sufficient to enable them to continue as important local service centres for the surrounding areas', and seeks to 'minimise[s] development in sensitive locations where the high quality natural environments could be harmed, and positively protects, conserves, enhances and celebrates the Plan Area's high quality natural and historic environments'.

At the heart of the spatial strategy of the JLP is the need to use sustainable development as the framework for growth and change. Policy SPT1 guides development that is planned for and managed in accordance with the principles of sustainable development, including the effective use of land through optimising previously developed sites, and respecting local distinctiveness and sense of place. Policy SPT2 guides how development and growth will take place in the Plan Area.

Policy SPT2.1 notes that development should:

*'Have reasonable access to a vibrant mixed use centre, which meets daily community needs for local services such as neighbourhood shops, health and wellbeing services and community facilities, and includes where appropriate dual uses of facilities in community hubs.'*

Also relevant to this application, is Policy SPT2.6: which requires development that is:

*'well served by public transport, walking and cycling opportunities.'*

And Policy SPT2.9: 'have the appropriate level of facilities to meet the identified needs of the local community'.

The site relates to an already developed site, with an existing dwelling existing at the site, so the proposal is considered to comply with parts 1, 6 and 9 of Policy SPT2.

The site is located within Salcombe, which is classed as a smaller town and key village in the JLP under Policy TTV1. Within Salcombe, a proportionate amount of new growth is appropriate.

In respect of the principle policy tests in the NPPF, this application is not considered to constitute "major development" in the context of paragraph 177, due to the one-for-one replacement nature of the proposals, and the context of built form within an area characterised by residential development within Salcombe. Therefore, there is no in principle policy objection with the replacement of the existing dwelling. The site relates to an already developed site, with an existing dwelling.

Policy Dev 8 of the JLP, notes that the 'LPAs will seek to deliver a wide choice of high quality homes which widen opportunities for home ownership, meet needs for social and rented housing, and create sustainable, inclusive and mixed communities'. The proposal will not see an increase in bedrooms so the proposal is not considered to imbalance the overall housing mix of Salcombe as a whole.

### **Climate Emergency**

The application has been supported by an Energy Statement. This shows that the proposal complies with the development checklist of Policy Dev 32. Dev 32 is a Policy which aims to reduce carbon emissions, increase energy security, including through the deployment of decentralised energy, minimise resource use and ensure new developments mitigate and are adapted to climate change.

The floors, walls and the roof will be highly insulated, and the windows will be triple glazed. The orientation of the building will allow for natural sun to heat the property. The proposal includes the use of an air source heat pump, and solar panels will be installed on the roof. These are illustrated on the proposed plans '2101-03B' and '2101-05A'. There will be ventilation and heat recovery methods put in place to provide fresh air. Where possible, the existing fabric of the building, will be recycled and/or reused. There will be space provided for the installation of an electric vehicle hook up. A condition will be issued to ensure that an electric vehicle hook up is installed with a minimum of 7kw.

With the above considerations, the proposal is considered to comply with Dev 32. A condition will be issued to ensure compliance.

### **Design:**

Policy Dev 20 requires development to have a 'proper regard to the pattern of local development and the wider development context and surroundings in terms of style, local distinctiveness, siting, layout, orientation, visual impact, views, scale, massing, height, density, materials, detailing, historic value, landscaping and character, and the demands for movement to and from nearby locations'. The Policy also states that development should achieve 'a good quality sense of place and character through good utilisation of existing assets such as quality buildings, heritage assets, trees and landscape features and attention to the design details of the scheme'.

The existing properties which are featured along Herbert Road, and within the context of the site, are of a mixture of vernacular styles, ages and designs. There have been some more modern additions to the street scene, through approved replacement dwelling schemes. The existing property at Sunny Ridge is not considered to be of architectural merit, or respond to a specific style of dwelling featured along this road, or within Salcombe itself.

The proposed design of the replacement dwelling has considered the street scene and the wider surroundings of the development site because the proposed design of the dwelling corresponds to the scale and size of surrounding properties and the context of the site. The proposed dwelling does not exceed the overall ridge height of the existing dwelling. Furthermore, as illustrated on the proposed elevation drawing no. 2101.04 A, the proposed ridge height is in keeping with the height of the adjacent neighbouring properties, and will not greatly exceed the height of the neighbouring properties. The proposal extends the built form beyond the existing built form line of the front elevation by less than 1 metre. The proposal

does not extend beyond the rear elevations of the adjacent neighbouring properties. In this way, the layout, siting and proposed massing of the proposal is considered acceptable.

It is noted that the proposal will be adding bulk to the façade of the front and rear elevation, by way of the property being two storey in height. This will result in larger elevations than the existing dwelling. This is considered to be acceptable and able to be accommodated at the site, without it appearing as over development, because of the proposed position of the dwelling within the existing built form of the site. The introduction of the flat roof element, especially on the front, is considered to break up the visual mass and bulk of the building.

The proposed building will alter the street scene from the existing, but this is not considered to be of detriment, and the proposed design, through use of suitable and complimentary materials, and the high quality design of the proposed scheme, which takes note from surrounding properties by incorporating a pitched slate roof, will enhance the street scene.

The proposed materials are considered to be complimentary of the surrounding residential development, utilising a pitched slate roof and rendered walls. A sample of the stone work proposed on features of the external walls will be requested, should any grant of permission be permitted on site, in order to assess the suitability of the material, and to ensure it does not have an adverse impact on the visual amenity of the locality. A condition will also be attached to ensure that natural timber cladding is used. The architect has provided supporting evidence with examples of cladding in the local area, to evidence that this type of timber cladding is seen within the locality of the development site, and along Herbert Road in particular, and that the proposed use of this cladding will respond to the local vernacular, and will not be introducing a new style or design to the area.

Concern about the amount of glazing that is proposed on the rear elevation was expressed by Ward Members, but in the context of the wider site, and the settlement area, the level of glazing is not considered to be of detriment to the overall design and appearance. The impact of the glazing will also not be as significant once the dwelling is constructed, owing to the fact that the upper and lower floors on this rear elevation are staggered. The level of glazing on the rear elevation has also been reduced in the latest amended plans. This will now see a similar level of glazing to the rear elevation of the existing dwelling.

The proposal complies with the standards prescribed in Policy Dev 10.5, for outdoor amenity space.

Officers consider that the building will sit comfortably within its context, and is acceptable in design and appearance, complying with the relevant local plan policies, including Policy Dev20.

### **Landscape Visual Impact and development impacts on the AONB**

The application site is located within the South Devon AONB (JLP policy DEV25 Nationally Protected Landscapes). The location is within the defined settlement boundary of Salcombe, as defined in the Salcombe Neighbourhood Plan (Figure 1B Settlement Boundary for Salcombe Parish). Consideration of the landscape, townscape and seascape character and scenic and visual quality of the development is covered by JLP Policy DEV23 Landscape Character.

JLP policies DEV23 and DEV25 require development proposals to conserve and enhance the character, scenic quality and natural beauty of the AONB. Policy SALC Env 1 'Impact on the South Devon Area of Outstanding Natural Beauty (AONB)' of the adopted Salcombe

Neighbourhood Plan (SNP) requires development to successfully demonstrate that they maintain the intrinsic character of the landscapes, townscape and seascape. This proposal is considered to be in keeping with the scale and form of the existing dwelling, and neighbouring dwellings. By way of use of sympathetic materials, the dwelling would not interrupt or dramatically change the view and visual quality of the locality. The proposal is considered to better respond to the local distinctiveness through the use of materials more in keeping with some of the local vernacular.

The proposal will conserve and enhance the views of the area and not be of detriment to existing site features such as trees and hedgerows. Due to the location of the site, nestled amongst residential development, and in a developed part of Salcombe, the replacement of a dwelling at this site, is not considered to be harmful to the AONB. The dwelling is not captured within any key viewpoints noted in the Salcombe Neighbourhood Plan Policy ENV6.

A landscaping scheme will be requested to be submitted and approved at the site, in order to maintain and enhance the setting.

Also, Policy Dev 25 of the JLP which specifically relates to designated areas, requires development, among other things, to:

‘ii. Be designed to prevent the addition of incongruous features, and where appropriate take the opportunity to remove or ameliorate existing incongruous features.

iii. Be located and designed to respect scenic quality and maintain an area’s distinctive sense of place, or reinforce local distinctiveness.

iv. Be designed to prevent impacts of light pollution from artificial light on intrinsically dark landscapes and nature conservation interests.

v. Be located and designed to prevent the erosion of relative tranquillity and, where possible use opportunities to enhance areas in which tranquillity has been eroded....’

The proposal is not considered to add any incongruous features to the application site. The proposed built form will remain within largely the same footprint as the existing building. The material palette chosen at the site is considered to maintain the area’s scenic quality, because it will reinforce some of the local vernacular such as rendered walls and slate roof. The proposed level of glazing, although is considered to be on the large side, in the context of the site, and owing to the position of the site within the residential developed area, is considered acceptable. The proposal is also surrounded by residential development of a similar size and density, so will not appear out of character of this developed residential area.

As such, with the above considerations, the proposal is considered to be compliant with the relevant policies of the JLP, including Dev 25.

### **Drainage**

The Drainage Specialist has been consulted on the scheme and has no objections to the proposal, because full drainage details for a Suds compatible scheme have been provided. This comment is subject to the addition of a condition, requiring the development to be built in accordance with the provided drainage plan. With the use of this condition, the proposal is not considered to increase flood risk, and is considered to manage water appropriately on site.

### **Highways**

The proposed site plan shows that off-road parking will remain at the site, the driveway will be slightly extended, and the entrance to the site made wider. The width of the access to the site is within the guidance of Highways standing advice, being over 3 metres. There is enough space for a vehicle to turn off of the road, and within the curtilage of the site, in order for the vehicle to enter the main highway in forward gear. Highways Officers have been consulted on the application and have advised that there are no highways implications as a result of the proposal. The proposal is therefore considered to comply with relevant local plan policies and Highways Standing Advice.

### **Neighbour Amenity:**

A site visit has been conducted in order to assess potential impacts on the existing amenity enjoyed by surrounding residential properties. Some letters of objection have been received, expressing concerns over the residential amenity impacts for neighbouring properties.

A proposed floor plan has been provided by the agent, and received on the 21<sup>st</sup> December 2021, drawing number: 2101-03A, which shows the existing and proposed layout and orientation of the property Sunny Ridge and neighbouring properties. As aforementioned, and shown on the proposed floor plan, the building line of the proposed dwelling will not greatly extend forward of the existing front elevation building line. It will be brought away from the boundary line to the east of the site, between the site and the property known as 'Strathmore'. The proposal is not considered to be of detriment to the amenity of Strathmore because of the orientation of the properties. On 'Strathmore', it is an obscure glazed window serving a bathroom, which runs along the boundary line facing the development site. There is also an existing fence running along the boundary. The space between the sides of the property at Strathmore, is not likely to be used as a private outdoor seating area, or space which the resident of Strathmore would be likely to be using as outdoor amenity space, and is more of a walk way/path, and the use of this is not considered to be impacted by the proposal. Also, no windows are proposed on the side elevation of the proposed development which would face Strathmore.

In regards to the property on the other side of the site, to the west, there is not considered to be any amenity impacts owing to the orientation of windows and layout of the site.

On the rear elevation, 1.8 metre balcony privacy screens are proposed on either side, which will improve the existing amenity relationship at the rear of the property, where it is possible to see into gardens.

Owing to the steep topography at the rear of the site, and the distance between the site and the property to the rear, the proposed dwelling is not considered to effect the amenity of properties located to the rear of the development site.

In light of the above, the proposal is not considered to impact the existing amenity enjoyed for residential properties surrounding the site. The layout of the site does not allow for the proposed dwelling to allow for overlooking, or impacts of privacy, or loss of light on neighbouring properties.

### **Ecological Considerations**

A PEA and further survey were carried out by Green Lane Ecology at the site, and they did not observe any bats emerging from the property, or protected birds, so it was concluded in the report by the Ecologist, that no further surveys are required to prove their presence/likely absence.



The recommendations noted in the Ecologist report will be issued as a condition on any grant of planning permission, and as such it is reasonable to conclude that the proposed demolition will not contravene the legislation which protects bats and the conservation status of the local bat population will be maintained, alongside all protected species.

The amended plans show reference to bat boxes. In addition, a landscaping scheme will be required to show how wildlife is going to be respected at the site. This is in line with Policy SALENV2 of the SNP, which requires development to consider wildlife corridors.

## **Other Matters**

The Town Council have objected to the application. It is considered that the objection points from the Town Council have been addressed in this report. The amenity impacts of the scheme on neighbouring properties has been fully assessed in earlier sections of this report, and are evidenced on the floor plan drawing number 2101-03A.

It is considered appropriate for this site, for Permitted Development Rights, usually afforded to residential properties, to be removed from the site by way of a planning condition. This is considered appropriate in the context of the site, where the property is closely related to neighbouring residential dwellings, and of a site with constraints such as being located in a designated landscape, where incremental changes can be of detriment to the appearance and character of the local area and setting.

***This application has been considered in accordance with Section 38 of the Planning & Compulsory Purchase Act 2004.***

## **Planning Policy**

### Relevant policy framework

Section 70 of the 1990 Town and Country Planning Act requires that regard be had to the development plan, any local finance and any other material considerations. Section 38(6) of the 2004 Planning and Compensation Act requires that applications are to be determined in accordance with the development plan unless material considerations indicate otherwise. For the purposes of decision making, as of March 26th 2019, the Plymouth & South West Devon Joint Local Plan 2014 - 2034 is now part of the development plan for Plymouth City Council, South Hams District Council and West Devon Borough Council (other than parts of South Hams and West Devon within Dartmoor National Park).

On 26 March 2019 of the Plymouth & South West Devon Joint Local Plan was adopted by all three of the component authorities. Following adoption, the three authorities jointly notified the Ministry of Housing, Communities and Local Government (MHCLG)\* of their choice to monitor the Housing Requirement at the whole plan level. This is for the purposes of the Housing Delivery Test (HDT) and the 5 Year Housing Land Supply assessment. A letter from MHCLG to the Authorities was received on 13 May 2019 confirming the change.

On 13<sup>th</sup> January 2021 MHCLG published the HDT 2020 measurement. This confirmed the Plymouth, South Hams and West Devon's joint HDT measurement as 144% and the consequences are "None".

Therefore a 5% buffer is applied for the purposes of calculating a 5 year land supply at a whole plan level. When applying the 5% buffer, the combined authorities can demonstrate a 5-year land supply of 5.8 years at end March 2021 (the 2021 Monitoring Point). This is set out in the

Plymouth, South Hams & West Devon Local Planning Authorities' Housing Position Statement 2021 (published 12th November 2021).

[\*now known as Department for Levelling Up, Housing and Communities]

The relevant development plan policies are set out below:

**The Plymouth & South West Devon Joint Local Plan was adopted by South Hams District Council on March 21st 2019 and West Devon Borough Council on March 26th 2019.**

SPT1 Delivering sustainable development  
SPT2 Sustainable linked neighbourhoods and sustainable rural communities  
SPT10 Balanced transport strategy for growth and healthy and sustainable communities  
SPT12 Strategic approach to the natural environment  
SPT13 Strategic infrastructure measures to deliver the spatial strategy  
SPT14 European Protected Sites – mitigation of recreational impacts from development  
TTV1 Prioritising growth through a hierarchy of sustainable settlements  
TTV2 Delivering sustainable development in the Thriving Towns and Villages Policy Area  
DEV1 Protecting health and amenity  
DEV2 Air, water, soil, noise, land and light  
DEV10 Delivering high quality housing  
DEV20 Place shaping and the quality of the built environment  
DEV23 Landscape character  
DEV25 Nationally protected landscapes  
DEV26 Protecting and enhancing biodiversity and geological conservation  
DEV28 Trees, woodlands and hedgerows  
DEV29 Specific provisions relating to transport  
DEV31 Waste management  
DEV32 Delivering low carbon development  
DEV33 Renewable and low carbon energy (including heat)  
DEV35 Managing flood risk and Water Quality Impacts

### **Neighbourhood Plan**

The Salcombe Neighbourhood Development Plan is adopted.

Policy SALC Env 1 requires development proposals to consider the impacts of development upon the AONB. Policy SALC Env 6 notes locally important views.

Other material considerations include the policies of the National Planning Policy Framework (NPPF) including but not limited to paragraphs 195 and 130, and guidance in Planning Practice Guidance (PPG). Additionally, the following planning documents are also material considerations in the determination of the application: South Devon AONB Management Plan 2019-2034.

### **Considerations under Human Rights Act 1998 and Equalities Act 2010**

The provisions of the Human Rights Act 1998 and Equalities Act 2010 have been taken into account in reaching the recommendation contained in this report.

### **Proposed list of conditions:**

1. The development to which this permission relates must be begun not later than the expiration of three years beginning with the date on which this permission is granted.

Reason: To comply with 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 approved shall in all respects accord strictly with drawing numbers:

- 2101-03B. Proposed floor plans
- 2101-04A. Proposed elevation plans
- 2101-05A. Proposed roof plans

Received on 22<sup>nd</sup> February 2022

And drawing numbers:

- 2101-01A. Site location plan

Received on 9<sup>th</sup> November 2021.

Reason: To ensure that the proposed development is carried out in accordance with the drawings forming part of the application to which this approval relates.

3. The cladding hereby approved shall be natural timber. This cladding shall not be stained, colour washed, or otherwise treated in a manner which would obscure the natural finish.

Reason: In the interests of the character and appearance of the building and the local vernacular.

4. The proposed roof light(s) shall be fitted so as to be flush with the existing roof profile.

Reason: To protect the appearance and character of the area and building.

5. The drainage scheme shall be installed in strict accordance with the approved plans and the report titled 'Storm Percolation and Soakaway Design', written and prepared by JMC Drain Consultants, dated January 2022, and maintained and retained in accordance with the agreed details for the life of the development, unless agreed in writing by the Local Planning Authority.

Reason: To ensure surface water runoff does not increase to the detriment of the public highway or other local properties as a result of the development.

6. Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) Order, 2015 (and any Order revoking and re-enacting this Order), no development of the types described in the following Classes of Schedule 2 shall be undertaken without the express consent in writing of the Local Planning Authority other than those expressly authorised by this permission: -

- (a) Part 1, Class A (extensions and alterations)
- (b) Part 1, Class AA (enlargement of a dwellinghouse by construction of additional storeys)
- (c) Part 1, Classes B and C (roof addition or alteration)
- (d) Part 1, Class D (porch)
- (i) Part 2, Class A (means of enclosure)

Reason: To enable the Local Planning Authority to exercise control over development which could materially harm the character and visual amenities of the development and locality.

7. Details of any external lighting (including security lighting) to be erected, placed, or sited within the site shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The work shall thereafter be carried out in accordance with the approved details and under no circumstances shall it cause light pollution nor shall external illumination be operated on the site other than in accordance with the approved scheme.

Reason: In the interests of the amenities of the occupiers of neighbouring residential properties

and the dark sky qualities of the AONB.

8. No side elevation openings shall be constructed on the proposed development.

Reason: In the interests of privacy and amenity impacts of adjoining residential properties, and in line with Policy Dev 1 of the JLP.

9. The proposed integral garage, hereby approved as part of the scheme, shall be used solely as ancillary to the main dwelling known as 'Sunny Ridge', for the purposes of storage ancillary to the main dwelling of Sunny Ridge and/or as storage for the private motor vehicles. The proposed integral garage shall not be separated, and not be used for commercial, business, or separate residential related purposes.

Reason: In the interests of the traffic generated to the site and the amenity of the locality, and commercial development would not be supported at this site location.

10. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an investigation and risk assessment and, where necessary, a remediation strategy and verification plan detailing how this unsuspected contamination shall be dealt with. Following completion of measures identified in the approved remediation strategy and verification plan and prior to occupation of any part of the permitted development, a verification report demonstrating completion of the works set out in the approved remediation strategy and the effectiveness of the remediation shall be submitted to and approved, in writing, by the local planning authority.

Reason: No site investigation can completely characterise a site. This condition is required to ensure that any unexpected contamination that is uncovered during remediation or other site works is dealt with appropriately.

11. The garage and/or hardstanding hereby permitted shall remain available in perpetuity for the parking of motor vehicles in association with the use of the dwelling.

Reason: To ensure that the off-street parking facilities remain available in the interests of highway safety.

12. The development hereby approved shall be carried out in accordance with the submitted Protected Species Survey by Green Lane Ecology, in September 2021.

Reason: To safeguard the welfare of a protected species of wildlife.

13. The development hereby approved shall take place in accordance with the approved details of JLP Policy Dev 32: Delivering Low Carbon Development, prior to the occupation of the dwelling/building to which they relate.

Reason: To ensure the development contributes toward delivering a low carbon future and supports the Plan Area target to halve 2005 levels of carbon emissions by 2034 and increase the use and production of decentralised energy.

14. Provision shall be made for the installation of an electric vehicle charging point within the red line outlined on plan number 2101-01A, and the electric vehicle charging point shall be a minimum of 7KW.

Reason: To ensure the development contributes toward delivering a low carbon future and supports the Plan Area target to halve 2005 levels of carbon emissions by 2034 and increase the use and production of decentralised energy.

**Precommencement Conditions** – agreed by Agent via email on 4<sup>th</sup> February 2022.

15. Prior to installation, a schedule of the stone facing material, and sample of the stone facing material, to be used in the construction of some of the external surfaces, have been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out only in accordance with the details so approved.

Reason: To enable the Local Planning Authority to consider the details of the materials and to ensure the materials compliment the local area and surrounding vernacular.

16. Notwithstanding details shown on plan 2101-06, above slab level building works shall not be implemented until a landscaping scheme has been submitted to and approved in writing by the Local Planning Authority, indicating the boundary treatment of the proposed development, and should detail management and maintenance of existing and new landscape, wildlife and open space features, reflecting recommendations of ecology reports.

The Landscape Management Plan will incorporate a Green Infrastructure Plan and will include clear enhancement, avoidance and compensation measures showing how impacts on wildlife will be avoided / minimised and how a net gain for biodiversity at the site will be achieved. The scheme submitted shall be fully implemented in the planting season following the completion of the development and the plants shall be protected, maintained and replaced as necessary for a minimum period of five years following the date of the completion of the planting.

Reason: In the interest of visual amenity in order to protect and enhance the amenities of the site and locality, and in the interests of biodiversity and environmental protection.