

Delegated Report

Planning Ref: 23/00483/FUL
Applicant: Mrs Rebecca Rumble
Ward: Ambien



Hinckley & Bosworth
Borough Council

Site: 36 Station Road Stoke Golding Nuneaton

Proposal: Proposed new 5 bedroom house to part of the existing garden land of 36 Station Road, Stoke Golding

1. Recommendations

1.1. Grant planning permission subject to:

- Planning conditions outlined at the end of this report.

2. Planning Application Description

2.1. This application seeks full planning permission for the erection of a detached two-storey, 5-bedroom dwelling within the curtilage of 36 Station Road, Stoke Golding.

2.2. The proposal seeks to erect a detached dwelling facing west and accessed from the private driveway to no.36 Station Road. It would have a rectangular plan form, dual pitched roof and be a one and half storey in scale with eyebrow dormers to the front elevation and gabled dormers to the rear. The architectural detailing includes a gable end chimney stack, cottage style windows with canted brick cills, an oak framed porch and date stone. The facing walls would predominantly have an off-white rendered finish, brick base, chimney stack and window cills, and the roof would have a slate covering. Some trees within the site are proposed to be removed due to the siting of the dwelling, with existing trees and shrubs around the southern and eastern boundaries of the plot retained.

2.3. Following the initial submission and a meeting with the agent and applicant, the LPA requested amendments to the design of the dwelling to address concerns over the design and visual impact of the proposal as well as the amenity impact upon neighbouring dwellings. These concerns were overcome following the submission of revised proposals.

3. Description of the Site and Surrounding Area

3.1. The application site is located on the western edge of Stoke Golding, within its identified settlement boundary. The application site is a small parcel of land within the south east corner of the residential curtilage of 36 Station Road. 36 Station Road is a large detached dormer bungalow style dwelling, set well back from Station Road (c. 100m) with an extensive curtilage. The property is bounded by mature trees and hedgerows. Access to the site is via a private driveway adjoining Station Road.

3.2. The curtilage of 36 Station Road is adjacent to residential development and countryside. To the south west are dwellings fronting Station Road in a linear form. To the east and south is residential development at a depth to the rear of Station Road. To the north and west are agricultural fields.

3.3. The site is on land designated as conservation area and adjacent to a designated boundary of the Bosworth Battlefield.

- 3.4. The topography of the area is varied and undulating. The site is relatively flat but the land falls away to the west and north of 36 Station Road. The land slopes down to the Ashby de la Zouch Canal which is located approximately 250m to the west and 300m to the north of the application site. Along the north west bank of the canal is a public footpath.

4. Relevant Planning History

15/00618/OUT	Erection of single dwelling (outline - access only)	Refused	15.12.2015
16/00014/PP	Erection of single dwelling (outline - access only)	Dismissed	08.06.2016
16/00641/OUT	Erection of 1x dwelling (outline - all matters reserved)	Approved	08.09.2016
19/00900/OUT	Erection of one dwelling (outline - all matters reserved)	Approved	08.10.2019
22/00589/OUT	Erection of one dwelling (outline - all matters reserved)	Approved	22.09.2022

5. Publicity

- 5.1. The application has been publicised by sending out letters to local residents. A site notice was also posted within the vicinity of the site.
- 5.2. 4 objections received following the initial proposal, making the following comments:
- Additional traffic causing noise and disturbance
 - Proximity of the proposed dwelling to 11 and 13 Crown Hill Close
 - Insufficient space to provide a new access
 - Insufficient screening between proposed dwelling and neighbours
 - Overbearing impact and loss of light
 - Loss of privacy
 - Site is too small – design would be contrived
- 5.3. 1 objection received following the revised proposal from one of the above households, making the following comments:
- Additional traffic causing noise and disturbance

6. Consultation

- 6.1. Stoke Golding Parish Council - Neutral: No vision impact assessment done. Refer to Neighbourhood Plan policy SG10 Local important view C from Ashby Canal near marina looking toward Stoke Golding (Ivy House Farm).
- 6.2. No objections have been received from:

- HBBC Environmental Health
 - HBBC Conservation Officer
 - HBBC Drainage
 - HBBC Waste
 - LCC Highways
- 6.3. LCC Archaeology were not consulted but recommended a pre-commencement condition for the outline previously approved applications. This has been recommended as a condition.

7. Policy

7.1. Core Strategy (2009)

- Policy 7: Key Rural Centres
- Policy 11: Key Rural Centres Stand Alone

7.2. Site Allocations and Development Management Policies DPD (2016)

- Policy DM1: Presumption in Favour of Sustainable Development
- Policy DM6: Enhancement of Biodiversity and Geological Interest
- Policy DM10: Development and Design
- Policy DM11: Protecting and Enhancing the Historic Environment
- Policy DM12: Heritage Assets
- Policy DM13: Preserving the Borough's Archaeology
- Policy DM17: Highways and Transportation
- Policy DM18: Vehicle Parking Standards

7.3. Stoke Golding Neighbourhood Plan (2020-2039)

- Policy SG3: Infill Housing Development
- Policy SG10: Locally Important Views
- Policy SG11: Ecology and Biodiversity
- Policy SG12: Trees and Hedgerows
- Policy SG15: Design

7.4. National Planning Policies and Guidance

- National Planning Policy Framework (NPPF) (2019)
- Planning Practice Guidance (PPG)

8. Appraisal

8.1. Key Issues

- Assessment against strategic planning policies
- Design and impact upon the character of the area
- Impact upon the significance of heritage assets
- Impact upon neighbouring residential amenity
- Impact upon highway safety
- Other matters

Assessment against strategic planning policies

- 8.2. Paragraph 11 of the National Planning Policy Framework (NPPF) and Policy DM1 of the Site Allocation and Development Management Policies Development Plan

Document (SADMP) set out a presumption in favour of sustainable development, and states that development proposals that accord with the development plan should be approved unless other material considerations indicate otherwise. The development plan in this instance consists of the adopted Core Strategy (2009), The Stoke Golding Neighbourhood Plan (2021) and the Site Allocations and Development Management Policies DPD (2016).

- 8.3. The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the adopted SADMP. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough. Stoke Golding is identified as a Key Rural Centre in the adopted Core Strategy; Policy 7 seeks to support Stoke Golding as a sustainable location for development within its settlement boundary. The application site is within the settlement boundary of Stoke Golding and therefore residential development on the site is supported by Policy 7. Policy 11 of the Core Strategy allocates a minimum of 60 dwellings within the settlement boundary of Stoke Golding.
- 8.4. However, Policy 11 of the Core Strategy along with all others in the development plan is considered out of date. It focuses on delivery of a lower housing figure than most recently calculated using the standard method as set out by the MHCLG, which the council is unable to demonstrate a five-year housing land supply from. Therefore, the application should be determined against Paragraph 11(d) of the NPPF, whereby permission should be granted unless adverse impacts would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.
- 8.5. The application site is located within the settlement boundary of Stoke Golding, which has good access to facilities, services, employment, and sustainable modes of transport. Furthermore, the principle of development has been established by the previous outline permissions for a dwelling on this site. Thus, the principle of residential development is generally accepted in the proposed location, subject to satisfying all other relevant policies and material planning considerations. Notwithstanding the development plan's housing policies being out of date, the remaining policies in the Site Allocations and Development Policies DPD, The Stoke Golding Neighbourhood Plan (Policy SG3), and the Core Strategy are attributed significant weight as they are consistent with the NPPF.

Design and impact upon the character of the area

- 8.6. The design criteria of Policy SG15 of the 'made' SGNP requires development, (amongst other matters) to: (1) be in keeping with the scale, form and character of its surroundings, (8) ensure buildings are designed and positioned to enhance streets and spaces, and (10) ensure parking is integrated so that it does not dominate the street. Policy DM10 of the adopted SADMP requires new development to complement or enhance the character of the surrounding area with regard to scale, layout, mass, design, materials and architectural features and for building material to respect existing/neighbouring buildings and the local area generally. The Council's adopted Good Design Guide provides further advice in respect of the siting and design of house extensions.
- 8.7. The site is predominantly characterised by its current use as residential curtilage or garden land and is considered in the immediate context with neighbouring No. 36 rather than the surrounding dwellings on Crown Hill Close which back on to the site from the south and east. Whilst the area is characterised by a mix of design, sizes and styles of dwellings, the immediate and most important relationship in terms of

design and character is with neighbouring no. 36. The proposed design would be one and a half storeys in height (7.6m ridge height, 4.1m eaves height) on a rectangular plan form, dual pitched roof featuring locally distinctive eyebrow dormers to the front elevation and gabled dormers to the rear. The architectural detailing includes cottage style windows with brick cills, an oak framed porch and date stone. The facing walls would predominantly have an off-white rendered finish, other than for a brick base, chimney stack and window cills, and slate roof tiles.

- 8.8. In terms of visual impact, the proposed dwelling would not be visible from public vantage points due to its siting behind Crown Hill Close and approximately 70m north of Station Road down a private driveway. The Parish Council made reference to Policy SG10 (Locally Important Views) in their comments and identified view 'C' from Ashby Canal near the marina looking towards Stoke Golding (Ivy House Farm). Even in winter months when vegetation screening is minimised, the distance separation between the site and this viewpoint is in excess of 300m, and if glimpses were possible, it would be viewed in the context of wider residential development.
- 8.9. The scale and massing of the dwelling is considered to be in keeping with the neighbouring dormer bungalow, showing consideration for the gradual 'stepping up' in scale from 36 Station Road to the north to the larger dwellings on Crown Hill Close. The proposed dwelling is not considered to dwarf the existing dwelling following amendments to reduce the ridge height and width of the dwelling. Although the intensification of development on the site would detract from its current openness to some degree, the proposed design helps to limit any significant harm to the character of the street scene, and the proposal is considered to make efficient use of what is a large and open plot.
- 8.10. When assessing the proposal against the relevant Policies of the SGNP, it is considered that the proposal would be in keeping with the scale, form and character of the surrounding area, retaining the existing hedgerows and trees where possible, and creating a development which is locally inspired, not appearing incongruous or out of keeping with the surrounding area and wider village.
- 8.11. In summary, it is considered that the proposed scheme would meet the design criteria requirements of Policy SG15 of the 'made' SGNP, Policy DM10 of the adopted SADMP and the general principles of the adopted Good Design Guide.

Impact upon the significance of heritage assets

- 8.12. Policies DM11 and DM12 of the SADMP seek to protect and enhance the historic environment. Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires local planning authorities to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area. Policy SG14 of the SGNP designates local value heritage assets, which includes no. 40 Station Road located to the south west of the proposed dwelling.
- 8.13. The proposed dwelling is not located within the battlefield boundary so there would be no direct physical impact upon battlefield archaeology due to its siting. Outline consent has been granted for the principle of a dwelling on the site within the immediate setting of the battlefield, with one of the consenting factors being that an appreciation of the clear boundary to the registered battlefield could be maintained by developing the site.

- 8.14. Whilst the application site is undeveloped it has the character of residential curtilage. This is the defining characteristic of the site, rather than it being considered part of the undeveloped battlefield landscape. Due to the relatively low height of the proposed dwelling, its appropriate design, form, and construction materials it would reflect the character and appearance of no.36 Station Road and built form within the wider conservation area as well as being a respectful presence within the battlefield's setting. Details of the materials to be used on all external elevations will be secured via a planning condition prior to development above foundation level.
- 8.15. Owing to the separation distance, retained trees, siting and scale of the proposed dwelling it would not harm the setting of the no. 40 Station Road in accordance with policy SG14 of the SGNP.
- 8.16. It is considered that the trees within the site contribute to the amenity of the area and compensatory planting should offset this loss. It is noted that a close boarded fence to both sides of the front elevation is proposed to divide the rear garden areas from the site frontage. Although the site is not visible from the Station Road street scene, brick walls are the traditional boundary treatment for the realm between public and private areas (as identified within the SGCAA) and there is a strong preference for their use over incongruous fencing with concrete posts. All details of proposed hard and soft landscaping and boundary treatments are to be secured by condition.
- 8.17. In summary, the scale, form, and siting of the proposed dwelling respects the character and appearance of the Stoke Golding Conservation Area and it would be a neutral presence within the immediate setting of the registered Battle of Bosworth Field. Consequently, the proposal would preserve the significance of these two designated heritage assets, so it complies with Policies DM11 and DM12 the SADMP, Policy SG14 of the SGNP, section 16 of the NPPF, and Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

Impact upon neighbouring residential amenity

- 8.18. Policy DM10 of the SADMP and Policy SG15 of the SGNP seeks to ensure that development proposals do not harm the amenity of neighbouring residential properties. The proposed dwelling would be within the curtilage of no. 36 Station Road which is to the north of the site. The site is adjoined by nos. 11, 15, 23 and 25 Crown Hill Close, along with nos.34 and 38 Station Road.
- 8.19. The application site is located 11.5m from the south (side) elevation of the no.36 Station Road. This existing side elevation features a principal window; however, it is not the only window serving this room. Therefore, although this separation distance falls slightly below 12m as advised in the adopted Good Design Guide, it is considered acceptable in this instance. To the south, there would be a separation of 12.6m to the rear elevation of neighbouring 11 Crown Hill Close, which is considered adequate. The separation distance between the proposed dwelling and neighbours to the east (23 and 25 Crown Hill Close) exceeds 21m and is therefore considered acceptable. It is therefore considered that there would be no unacceptable overbearing or loss of light impacts upon any of the neighbouring dwellings.
- 8.20. The boundaries to the east and south with properties on Crown Hill Close feature established hedgerows which provide a good level of screening. A condition has

been included to ensure that hard and soft landscaping (including boundary treatments) are approved in writing by the LPA, and this will include retaining these boundaries and replacing them if they are removed or die.

- 8.21. Objections were raised relating to additional vehicle use on the private drive and general use within the driveway and garage areas. Whilst there may be some additional noise caused by engines and car doors, this is not considered to be sufficient to cause unacceptable noise and disturbance to neighbours as it relates to only one additional dwelling.
- 8.22. The proposed garden area is considered large enough and proportionate to the size of the dwelling and would exceed the minimum garden area recommended in the Good Design Guide.
- 8.23. Considering the close nature of the dwelling to surrounding dwellings it is considered necessary to remove permitted development rights relating to extensions, alterations and outbuildings to ensure the development safeguards residential amenity in the future.
- 8.24. In summary, it is considered that by virtue of the size of the application site, a new dwelling would not have an adverse impact upon neighbouring amenity in accordance with Policy DM10 of the SADMP.

Impact upon highway safety

- 8.25. Policy DM17 of the SADMP seeks to ensure new development would not have an adverse impact upon highway safety. Policy DM18 of the SADMP seeks to ensure parking provision appropriate to the type and location of the development.
- 8.26. The proposed dwelling would be located in the south east corner of the existing residential curtilage of 36 Station Road, which is served by an access onto Station Road along a private driveway.
- 8.27. LCC Highways were consulted on the application and referred to their standing advice. It is considered that the existing access would be able to accommodate the additional trip generation associated with one additional dwelling. The proposal indicates that a minimum of 3 off-street parking spaces would be provided and there is adequate space for manoeuvring vehicles within the proposed driveway.
- 8.28. It is considered that the proposal provides a suitable level of car parking provision and would not be detrimental upon highways safety in accordance with Policies DM17 and DM18 of the SADMP.

Impact upon Biodiversity

- 8.29. Policy DM6 of the SADMP requires that development proposals must demonstrate how they conserve and enhance features of nature conservation.
- 8.30. The applicants have submitted an ecological appraisal. LCC ecology department there are no objections to the development providing that the survey recommendations and mitigation methods are implemented. Conditions are recommended to this effect and to ensure the installation of a bat roost tube and pair of swift nest bricks/tubes, subject to this the proposal therefore complies with policy DM6 of the SADMP.

Other matters

- 8.31. HBBC Waste has raised no objections to the proposed development subject to the submission of a waste and recycling storage scheme prior to commencement. As the proposal is only for one dwelling, in an established residential area whereby waste collection is provided from the kerbside, it is considered the development would adopt this same arrangement and therefore a scheme for assessment is not deemed necessary.
- 8.32. LCC Archaeology were not consulted on this application but previously recommended that a Written Scheme of Investigation should be completed prior to the commencement of development for the previously approved outline applications. It is considered reasonable and necessary that this condition is included with this application.
- 8.33. Officers requested the submission of a tree survey as part of the application due to the application proposing the removal of mature trees to enable development. The tree survey made recommendations for Tree Protection measures and the LPA has also included a condition requiring compensatory tree planting which was also recommended by the Conservation Officer.

9. Equality Implications

- 9.1. Section 149 of the Equality Act 2010 created the public sector equality duty. Section 149 states:-
 - (1) A public authority must, in the exercise of its functions, have due regard to the need to:
 - (a) eliminate discrimination, harassment, victimisation and any other conduct that is prohibited by or under this Act;
 - (b) advance equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it;
 - (c) foster good relations between persons who share a relevant protected characteristic and persons who do not share it.
- 9.2. Officers have taken this into account and given due regard to this statutory duty, and the matters specified in Section 149 of the Equality Act 2010 in the determination of this application.
- 9.3. There are no known equality implications arising directly from this development.
- 9.4. The decision has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including General Data Protection Regulations (2018) and The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

10. Conclusion

- 10.1. The proposal is for the erection of one dwelling within the settlement boundary of Stoke Golding where there is a general presumption in favour of sustainable development as set out in Policy DM1 of the adopted SADMP and the overarching principles of the NPPF.
- 10.2. By virtue of its siting, scale, and design the proposed development would respect the character and appearance of the street scene and the surrounding area and would have no adverse impact on the setting of the conservation area. By virtue of

its siting, scale, separation distances and existing screening, the proposed scheme would not result in any significant adverse impacts on the privacy or residential amenities of the occupiers of any neighbouring dwellings. The proposal would provide safe access, adequate off-street parking and turning facilities to serve the proposed dwellings, and the submitted information confirms that there would be no harm to protected trees nor any ecological harm caused by the development. The proposed scheme is therefore considered to be in accordance with the 'made' Stoke Golding Neighbourhood Plan, the relevant Policies of the adopted SADMP, the general principles of the Council's adopted Good Design Guide and the local highway authority design guidance and is therefore recommended for approval subject to conditions.

11. Recommendation

11.1. Grant outline planning permission subject to:

- Planning conditions outlined at the end of this report.

11.2. Conditions and Reasons

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

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

2. The development hereby permitted shall not be carried out otherwise than in complete accordance with the submitted application details, as follows:

- Location Plan – Drawing No. 22-62-01
- Block Plan – Drawing No. 22-62-02
- Proposed Site Plan – Job No. 22-62 Drawing No. 17E
- Proposed Elevations – Job No. 22-62, Drawing No. 16E
- Proposed Floor Plans – Job No. 22-62, Drawing No. 15E
- House 3D view and sections – Job No. 22-62, Drawing No. 13D
- Proposed elevation along existing drive – Job no. 22-62, Drawing No. 30C

Reason: To ensure a satisfactory form of development in accordance with Policies DM1 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy SG15 of the Stoke Golding Neighbourhood Plan.

3. No development above foundation level shall commence on site until representative samples of the types and colours of materials to be used on the external elevations of the dwelling hereby permitted have been deposited with and approved in writing by the local planning authority, and the scheme shall be implemented in accordance with those approved materials.

Reason: To ensure that the development has a satisfactory appearance in the interests of visual amenity in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy SG15 of the Stoke Golding Neighbourhood Plan.

4. No development shall take place until a scheme of hard and soft landscaping works, including boundary treatments, for the site, including an implementation scheme, has been submitted in writing to and approved in writing by the local planning authority.

The scheme shall be carried out in full accordance with the approved landscaping scheme. The soft landscaping scheme shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that the development has a satisfactory external appearance in accordance with Policies DM4 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Policy SG15 of the Stoke Golding Neighbourhood Plan.

5. During the construction period, none of the trees or hedges indicated to be retained shall be cut down, uprooted or destroyed, nor shall be topped or lopped other than in accordance with the approved plans, without the written approval of the Local Planning Authority. If any of the trees or hedges to be retained are removed, uprooted or destroyed or dies, a replacement shall be planted at the same place and that tree or hedge shall be of such size and species, and shall be planted at such time, as maybe specified in writing by the Local Planning Authority.

Reason: To ensure that the existing trees on the site are retained and protected in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

6. Before any development commences on the site, including site works of any description, a Tree Protection Plan prepared by a suitably qualified arboriculturist shall be submitted to and approved in writing by the local planning authority. The plan shall include protective barriers to form a secure construction exclusion zone and root protection area in accordance with British Standard 5837:2012 Trees in relation to design, any trenches for services are required within the fenced-off areas, they shall be excavated and back-filled by hand and any tree roots or clumps of roots encountered with a diameter of 25cm or more shall be left un-severed. The development shall be implemented in accordance with the approved Tree Protection Plan.

Reason: To ensure that the trees on site are to be retained and adequately protected during and after construction in the interests of the visual amenities of the area and biodiversity in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and paragraph 170 of the National Planning Policy Framework (2021).

7. Within one month of the removal of the trees as identified in the submitted Tree Survey (CBE Consulting, July 2023); details of replacement trees, including their location, shall be submitted to and approved in writing by the Local Planning Authority. The replacement trees shall be planted in accordance with the approved details in the next available planting season (October to March). The trees shall be maintained for a period of five years from the date of planting. During this period any trees or shrubs which die or are damaged, removed, or seriously diseased shall be replaced by trees or shrubs of a similar size and species to those originally planted at which time shall be specified in writing by the Local Planning Authority.

Reason: To ensure that replacement trees are planted on site in the interests of protecting the amenity of the conservation area in accordance with Policy DM11 and

DM12 of the adopted Site Allocations and Policies Development Plan Document (2016).

8. The development shall be carried out in accordance with the recommendations and mitigation measures identified in the Ecological Appraisal by C.B.E Consulting submitted on 12th July 2023. Prior to occupation of the dwelling, one bat roost tube and a pair of swift nest bricks are to be integrated into the structure of the new buildings. The locations, makes, models and photographic evidence of the boxes are to be provided to the Local Planning Authority.

Reason: To ensure the protection of protected wildlife species and their habitats in accordance with Policy DM6 of the adopted Site Allocations and Development Management Policies DPD (2016) and Policy SG11 of the Stoke Golding Neighbourhood Plan.

9. No development shall take place/commence until a written scheme of investigation (WSI) has been submitted to and approved by the local planning authority in writing. For land that is included within the WSI, no demolition/development shall take place other than in accordance with the agreed WSI, which shall include the statement of significance and research objectives, and:

- The programme and methodology of site investigation and recording and the nomination of a competent person(s) or organisation to undertake the agreed works
- The programme for post-investigation assessment and subsequent analysis, publication and dissemination and deposition of resulting material. This part of the condition shall not be discharged until these elements have been fulfilled in accordance with the programme set out in the WSI.

Reason: To allow proper investigation and recording of the site, which is potentially of archaeological and historic significance in accordance with Policies DM11, DM12 and DM13 of the adopted Site Allocations Development Management Policies Development Plan Document (2016).

10. Notwithstanding the provisions of Article 3, Schedule 2, Part 1 Classes A-E; of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), no enlargement, improvement or other alteration to the dwellings shall be carried out unless planning permission for such development has been granted by the Local Planning Authority.

Reason: To safeguard the amenities of neighbouring properties in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

11. Notwithstanding the approved plans, all windows serving bathrooms, WCs and en-suites shall be fitted with obscure glazing to a minimum level of 3 on the Pilkington Scale. The windows shall be permanently maintained as such thereafter.

Reason: To help safeguard the privacy and amenity of occupiers and neighbours in accordance with Policy DM10 of the Site Allocations and Development Management Policies Development Plan Document (2016).

Notes to Applicant

1. The approved development may require Building Regulations Approval, for further information please contact the Building Control team via e-mail at buildingcontrol@hinckley-bosworth.gov.uk or call 01455 238141.
2. Nesting birds and bats, their roosts and their access to these roosts, are protected under the Wildlife and Countryside Act 1981 and the Conservation (Natural Habitat etc) Regulation 1994. Therefore, should birds or bats be present, works should be deferred until the late summer/autumn.
3. Application forms to discharge conditions and further information can be found on the planning portal website www.planningportal.gov.uk.
4. The suitability of the ground strata for soakaway drainage should be ascertained by means of the test described in BRE Digest 365, and the results approved by the Building Control Surveyor before development is commenced. The soakaway must be constructed either as a brick or concrete-lined perforated chamber with access for maintenance, or alternatively assembled from modular surface water storage/soakaway cell systems, incorporating silt traps. Design and construction of all types of soakaway will be subject to the approval of the Building Control Surveyor.
5. Any access drives, parking and turning areas, paths and patios should be constructed in a permeable paving system, with or without attenuation storage, depending on ground strata permeability. On low-permeability sites surface water dispersal may be augmented by piped land drains, installed in the foundations of the paving, discharging to an approved outlet (See Environment Agency guidance on the permeable surfacing of front gardens).