

Delegated Report

Planning Ref: 24/00188/FUL
Applicant: Mr Jonathan Fish
Ward: Ratby Bagworth And Thornton



Hinckley & Bosworth
Borough Council

Site: 2 Merrylees Road Thornton Coalville

Proposal: Erection of a five-bedroom detached dwelling

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 planning application seeks full planning permission for the provision of a five-bedroom detached dwelling in the residential garden area associated with, and to the northwest of, 2 Merrylees Road, Thornton. As part of this development three existing sheds and a greenhouse are removed from the north of the site as well as an artificial pond to the rear of the site.
- 2.2. The property externally measures 12m in width by 11.3m in depth, which creates a total footprint of 119sqm. The scheme features a pitched roof that has a ridge height of 8.5m and an eaves height of 5.1m. The proposal also utilises a front-ended gable protrusion on the front of the property that has a ridge height of 7.1m. The scheme also includes a mono-pitched open porch on its front elevation.
- 2.3. The development is constructed with an Ibstock Ivanhoe Cottage Blend brick finish and concrete grey roof tiles. A partial pure white K Rend silicone render finish alongside vertical composite cladding panels in Ecoscape Silver Birch is utilised on the front protrusion of the property. These exact materials are subject to availability, but the scheme shall utilise similar finishes in accordance with the Proposed Elevations Plan where these material finishes aren't available.
- 2.4. Feather edge timber fencing is also utilised as boundary treatment between the scheme and the host dwelling and a 2.2m buffer is provided along the northwestern boundary of the site to protect the existing mature vegetation.
- 2.5. Following concerns raised by the Planning Officer, the property has been relocated 3m further forward, which means that the scheme's front elevation is now 1m in front of the rear elevation of the neighbouring property.

3. Description of the Site and the Surrounding Area

- 3.1. The 1,188sqm application site is within the identified settlement boundary of Thornton, which is within Charnwood Forest and the National Forest. Thornton is classified as a Key Rural Centre within the National Forest within the adopted Core Strategy (2009). The application site is currently utilised as a private garden amenity area associated with 2 Merrylees Road, Thornton.
- 3.2. 2 Merrylees Road is a two-storey detached dwelling that is constructed in a red brick finish. The application site is wholly residential in character and is surrounded by residential development. Tall mature vegetation lines the northwestern boundary of the site.

- 3.3. The development is accessed via a private drive that serves the host dwelling from Main Street, which is an adopted and classified 'C' road that is subject to a 30mph speed limit. The access to the site is just north of Merrylees Road's confluence with Main Street, and the junction from these two roads with Reservoir Road.
- 3.4. Merrylees Road is also an adopted and classified 'C' road that is subject to a 30mph speed limit, whereas Reservoir Road is an adopted but unclassified road that is subject to a 30mph speed limit.
- 3.5. Due to the variety of styles and designs within the street scene, there is no unique or discernible character to the surrounding area including the adjacent public highways, Main Street, Merrylees Road, or Highfields.
- 3.6. Pre-application advice for this development was sought by the Applicant (23/10198/PREHMO), and the Local Planning Authority advised that the development of a five-bedroom property within this application site was likely to be acceptable subject to the assessment of its impact upon the residential amenity of neighbouring properties and the future occupants of the scheme, and details regarding the scheme's use of materials, landscaping, and the proposal's site access.

4. Relevant Planning History

- 4.1 N/A.

5. Publicity

- 5.1 The application has been publicised by sending out letters to local residents.

- 5.2 Two objections have been received for the following reasons:
- Concerns regarding the assurance of the retention of trees.
 - Loss of privacy and overlooking impacts.

One of the objections has requested a legal confirmation that all trees backing onto their property will be retained in perpetuity.

The Case Officer notes that the requested legal agreement is beyond the powers of the Local Planning Authority.

- 5.3 No further responses have been received.

6. Consultation

- 6.1 There have been no objections from the following consultants:
- Hinckley & Bosworth Borough Council (HBBC)'s Drainage Officer
 - HBBC's Environmental Services' Pollution Officer
 - HBBC's Waste Management Officer (subject to conditions)
 - Leicestershire County Council (LCC)'s Ecology Unit (subject to conditions)
- 6.2 The Local Highway Authority referred to standing advice.
- 6.3 The Coal Authority and the National Forest Company made no comments on the scheme.
- 6.4 The Friends of Charnwood Forest and Bagworth & Thornton Parish Council did not respond to the planning application.

Ecology

- 6.5 The County Council's Ecology Department confirmed that, as the proposed development takes place entirely within the existing garden, no ecological surveys will be required. Whilst an ornamental pond is removed as part of this application there is a lack of nearby Great Crested Newt records and the pond is of poor suitability for the protected species. As such, surveys would not be proportionate. However, the Ecology Department have requested a biodiversity enhancement scheme to be secured via planning condition.
- 6.6 The Applicant provided a biodiversity enhancement scheme on 16 April 2024. As a result, LCC Ecology confirmed on 30 April 2024 that the requested bat and bird boxes highlighted within the Proposed Site Plan were in suitable positions on the new building and a planning condition should secure adherence to these plans and the retention of these boxes in perpetuity.

Waste

- 6.7 The Council's Waste Management Officer requested a planning condition that secures the adequate provision of storage and collection of refuse and recycling containers.
- 6.8 The Applicant provided a revised Proposed Site Plan that detailed the provision of storage and collection for refuse and recycling containers within the site on 16 April 2024.
- 6.9 No further responses have been received.

7. Policy

- 7.1 Core Strategy (2009):
- Policy 7: Key Rural Centres
 - Policy 10: Key Rural Centres within the National Forest
 - Policy 21: National Forest
 - Policy 22: Charnwood Forest
- 7.2 Site Allocations and Development Management Policies Development Plan Document (SADMP) (2016):
- Policy DM1: Presumption in Favour of Sustainable Development
 - Policy DM6: Enhancement of Biodiversity and Geological Interest
 - Policy DM10: Development and Design
 - Policy DM17: Highways and Transportation
 - Policy DM18: Vehicle Parking Standards
- 7.3 National Planning Policies and Guidance:
- National Planning Policy Framework (NPPF) (December 2023)
 - Planning Practice Guidance (PPG)
 - National Design Guide (2019)
- 7.4 Other Relevant Guidance:
- Good Design Guide (2020)
 - Leicestershire Highway Design Guide (LHDG) (2022)
 - Technical Housing Standards – Nationally Described Space Standards (2015)

8. Appraisal

8.1. The key issues in respect of this application are therefore:

- Principle of development
- Housing land supply
- Design and impact upon the character of the area
- Impact upon residential amenity
- Impact upon parking provision and highway safety

Principle of Development

8.2 Paragraph 2 of the National Planning Policy Framework (NPPF) identifies that planning law requires that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise. The NPPF is a material planning consideration in planning decisions.

8.3 Paragraph 7 of the NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. The three overarching objectives of sustainable development (economic, social, and environmental) are detailed within Paragraph 8 of the NPPF. Therefore, in accordance with Paragraph 11 of the NPPF, planning decisions should apply a presumption in favour of sustainable development.

8.4 However, Paragraph 12 of the NPPF confirms that the presumption in favour of sustainable development does not change the statutory status of the Development Plan as the starting point for decision making. Where planning applications conflict with an up-to-date plan, development permission should not usually be granted unless other material considerations indicate otherwise.

8.5 The current Development Plan consists of the adopted Core Strategy and the adopted Site Allocations and Development Management Policies Development Plan Document (SADMP). The spatial distribution of growth across the Borough during the plan period 2006-2026 is set out in the Core Strategy. This identifies and provides allocations for housing and other development in a hierarchy of settlements within the Borough.

8.6 Both the Core Strategy and the SADMP are over 5 years old and were adopted prior to the publication of the current NPPF. Paragraph 33 of the NPPF states that policies in local plans and spatial development strategies should be reviewed to assess whether they need updating at least once every five years and should then be updated as necessary.

8.7 Nevertheless, in accordance with Paragraph 225 of the NPPF, existing policies should not be considered out-of-date simply because they were adopted or made prior to the publication of the NPPF. Due weight should be given to existing policies according to their degree of consistency with the NPPF. Ultimately, the closer the policies in the plan are to the policies in the NPPF, the greater weight they may be given. Therefore, this report sets out the relevant adopted Core Strategy and SADMP policies and refers to the NPPF and notes any inconsistencies between them.

8.8 The development is located within the identified settlement boundary of the Key Rural Centre, Thornton. Therefore, the scheme is acceptable in principle, subject to the assessment of all other material considerations. Other material considerations are set out within the next sections of the report.

Housing Land Supply

- 8.9 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and S70(2) of the Town and Country Planning Act 1990 require that applications for planning permission must be determined in accordance with the Development Plan unless material considerations indicate otherwise.
- 8.10 Paragraph 11(d) of the NPPF states that planning decisions should apply a presumption in favour of sustainable development where there are no relevant Development Plan policies, or the policies which are most important for determining the application are out-of-date. Footnote 8 of Paragraph 11 of the NPPF highlights that housing policies are considered to be out-of-date where local planning authorities cannot demonstrate a five-year supply of deliverable housing sites.
- 8.11 Using the standard method as outlined by the Ministry of Housing, Communities & Local Government (MHCLG), Hinckley and Bosworth Borough Council are able to demonstrate 4.89 years of deliverable housing on 01 April 2022. The latest figures up to 01 April 2023 are currently being worked on and will be available in due course.
- 8.12 Given the above and the change in the housing figures required for the Borough, the 'tilted' balance in Paragraph 11(d) of the NPPF is triggered.
- 8.13 Paragraph 11 (d) of the NPPF requires planning permission to be granted unless:
- i. The application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or
 - ii. Any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in this Framework taken as a whole.
- 8.14 Section 5 of the NPPF requires planning policies and decisions to deliver a sufficient supply of homes to support the Government's objective of significantly boosting the supply of homes without unnecessary delay. The overall aim is to meet as much of the area's identified housing need as possible with an appropriate mix of housing types for the local community.
- 8.15 Paragraph 70 of the NPPF states that small and medium sized sites, such as windfall sites, can make an important contribution to meeting the housing requirements of an area. In order to promote sustainable development in rural areas, Paragraph 83 of the NPPF requires new housing to be located where it will enhance or maintain the vitality of rural communities.
- 8.16 The development is for one residential property within a rural area, and therefore Policy 15 (Affordable Housing) and Policy 16 (Housing Density, Mix and Design) of the adopted Core Strategy are not applicable for this scheme.
- 8.17 Whilst the Council is unable to deliver a five-year supply of land for housing, given the provision of one dwelling within this application site is unlikely to be a significant benefit to the housing land supply within the Borough, it is considered that limited weight should be given to the provision of the proposed dwelling.

Design and Impact upon the Character of the Area

- 8.18 Section 12 of the NPPF confirms that good design is a key aspect of sustainable development, and the creation of high quality, beautiful, and sustainable buildings and places is fundamental to what the planning and development process should achieve. Paragraph 135 of the NPPF details the six national policy requirements of development to ensure the creation of well-designed and beautiful places.
- 8.19 Paragraph 139 of the NPPF states that development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.
- 8.20 Policy DM10(c) of the SADMP states that developments will be permitted where they complement or enhance the character of the surrounding area with regard to scale, layout, density, mass, design, materials and architectural features.
- 8.21 In accordance with the Good Design Guide, where hardstanding is proposed at the front of a property, this should not constitute more than 50% of its total area.
- 8.22 The design of the development has taken influence from the approved design of 40 Main Street, Thornton from planning permission 11/00285/FUL. Whilst modern it is design; the scheme is considered to preserve and enhance the residential character of the area. Furthermore, the scheme's use of a white rendered finish is acceptable as it is prevalent in the vicinity of the application site, such as the neighbouring properties to the east along Merrylees Road. Moreover, it is considered that less than 50% of the front elevation of the development is hard surfaced in accordance with the Good Design Guide.
- 8.23 Ultimately, the development is over 50m from the public highway, which is considered to significantly reduce the scheme's impact on the character of the surrounding area.
- 8.24 Although the main bulk of the dwelling is located behind the rear elevation of the adjacent host dwelling, the scheme is in a similar siting to that of the properties along Geary Close to the north of the site. Therefore, given the limited prominence of the development from the public highway, and the limited number of dwellings along this access drive, the set back from the front elevation of the existing dwelling is considered to be acceptable in these site-specific circumstances.
- 8.25 By virtue of the distance from the highway, the design, and the size and scale of the development, the proposal respects the character of the surrounding area and is in accordance with Policy DM10 of the SADMP, and the Good Design Guide.

Impact upon Residential Amenity

- 8.26 Paragraph 135(f) of the NPPF requires planning policies and decisions to ensure that developments create places that are safe, inclusive, and accessible, which promote health and well-being, and a high standard of amenity for existing and future users.

- 8.27 Policy DM10(a) and (b) of the SADMP states development will be permitted provided that it would not have a significant adverse effect on the privacy and amenity of nearby residents and occupiers of adjacent buildings, including matters of lighting and noise and that the amenity of occupiers would not be adversely affected by activities within the vicinity of the site.
- 8.28 The Good Design Guide requires the way buildings to relate to each other, and their orientation and separation distances, to provide and protect acceptable levels of amenity.
- 8.29 The Good Design Guide recommends that a principal window to a habitable room should ideally be no less than 8m from the blank side of a single storey neighbouring property, rising to 14m for a two-storey property.
- 8.30 In addition, the separation distance between two principal windows to habitable windows should be a minimum of 21m. However, the Good Design Guide also states that, *"An exception to this rule is in an urban location where it may be acceptable to have a reduced distance where issues of amenity and overlooking are dealt with by good design."*
- 8.31 Notwithstanding this, these separation distances are the minimum standards that are required, and every application will be assessed on its own merits depending on the individual characteristics of the site such as orientation, ground levels, window positions, garden size, and shape.
- 8.32 Ultimately, the development of one dwelling is unlikely to result in any significant adverse noise pollution impacts to the detriment of neighbouring properties.
- 8.33 The development is 3.3m from the northwestern shared site boundary with the adjacent properties along Geary's Close and 5.6m from the side elevation of the closest property on this side of the site. Given the mature vegetation between the two sites and the design of the adjacent bungalow, the scheme is not considered to result in any significant harm to the residential amenity of the neighbouring property at Geary's Close as a result of loss of light or loss of privacy impacts, nor any overbearing or overlooking impacts.
- 8.34 The rear elevation of the property is 23.7m from the rear site boundary of the plot, which then extends to approximately 39.3m from the rear elevations of the residential properties along Highfields that share the rear boundary of the site. Therefore, it is not considered that the development results in any significant harm to the residential amenity of the neighbouring properties along Highfields.
- 8.35 In addition, the dwelling is over 28.5m southwest of the residential dwellings along Merrylees Road, and therefore it is not considered that the proposal results in any significant harm the residential amenity of neighbouring residents along Merrylees Road.
- 8.36 The development is 4.9m to the north of the host dwelling within the site and is unlikely to result in any loss of light to the existing property. Moreover, there is only one window on the side elevation of the scheme, and this can be obscure glazed via planning condition. Therefore, the development is not considered to result in any loss of privacy or overlooking impacts to 2 Merrylees Road.

- 8.37 However, the development extends 7.9m beyond the rear elevation of the host dwelling. As a result, it is likely that the two massing of this side elevation is likely to result in some overbearing impacts to the host dwelling, which may cause harm to their residential amenity. Notwithstanding this, the proposal only extends 4m beyond the rear of the conservatory, and the 7.9m protrusion is at a distance of 9.3m from the rear elevation of 2 Merrylees Road.
- 8.38 Given the above, and the large private outdoor rear amenity space available to the host dwelling, whilst this overbearing impact may result in some overbearing impacts to the existing property, it is not considered that this impact is to the extent that the development results in any significant harm to the residential amenity of the occupants of 2 Merrylees Road in these site-specific circumstances.
- 8.39 To support the residential amenity of future occupiers of the scheme, one of the aims of Section 4 (New Residential Development) within The Good Design Guide is to ensure that new residential development exceeds the internal space standards set by the Technical Housing Standards (THS) (2015) wherever possible.
- 8.40 Proposals for five-bedroom, two-storey dwellings should provide a minimum of 110sqm of internal floor space and 3.5sqm of built-in storage in accordance with the Technical Housing Standards (THS).
- 8.41 The scheme provides over 200sqm of internal floorspace, which includes 9.4sqm of in-built storage space. Therefore, the development exceeds the internal floor space and in-built storage area requirements of the THS.
- 8.42 In accordance with Paragraph 10(c) of the THS, to provide one bed space, a single bedroom should have a floor area of at least 7.5sqm, and a width of at least 2.15m. In order to provide two bed spaces, a double or twin bedroom should have a floor area of at least 11.5m, and a width of 2.75m for the master bedroom, and a width of 2.55m for every other bedroom in accordance with Paragraphs 10(d) and (e) of the THS.
- 8.43 Each bedroom meets the minimum requirements for a bedroom in accordance with the THS.
- 8.44 To comply with the Good Design Guide, five-bedroom houses must also provide a minimum of 80sqm of private outdoor amenity space with a minimum length of 7m.
- 8.45 The development provides a private outdoor amenity space that exceeds the requirements of the Good Design Guide.
- 8.46 By virtue of these factors, the proposal is not considered to result in any significant harm to the residential amenity of the neighbouring properties or the future occupants of the scheme in accordance with Policy DM10 of the SADMP and the Good Design Guide.

Impact upon Parking Provision and Highway Safety

- 8.47 Section 9 of the NPPF promotes sustainable transport. Paragraph 114 of the NPPF states that planning decisions should ensure that developments provide appropriate opportunities to promote sustainable transport modes, given the type of development and its location and a safe and suitable access to the site for all users. Any proposal should ensure that any significant impacts from the development on

the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.

- 8.48 Ultimately, development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe, in accordance with Paragraph 115 of the NPPF.
- 8.49 Policy DM17 of the SADMP supports development that makes best use of public transport, provides safe walking and cycling access to facilities, does not have an adverse impact upon highway safety. All proposals for new development and changes of use should reflect the highway design standards that are set out in the most up to date guidance adopted by the relevant highway authority (currently this is the Leicestershire Highway Design Guide (LHDG)).
- 8.50 Policy DM18 of the SADMP requires developments to demonstrate an adequate level of off-street parking provision.
- 8.51 Paragraph 3.151 (Quantum) of Part 3 of the LHDG requires three off-street vehicle parking spaces for five-bedroom dwellings. Paragraph 3.165 (Dimensions) of Part 3 of the LHDG requires minimum parking sizes to be 2.4m x 5.5m, and an additional 0.5m in width is required the parking space is bounded by a wall, fence, hedge, line of trees or other similar obstructions on one side. This width increases to 1m if the parking space is bounded on both sides.
- 8.52 The development utilises an existing access onto Merrylees Road via a private road that currently only serves the existing dwelling. Ultimately, it is not considered that the provision of one dwelling is likely to significantly intensify the use of the access.
- 8.53 The development provides three appropriately sized off-street vehicle parking spaces in accordance with Paragraphs 3.151 and 3.165 of Part 3 of the LHDG.
- 8.54 By virtue of these factors, it is considered that the proposal does not create an unacceptable impact on highway safety or the road network. Therefore, the scheme is regarded as in accordance with Policies DM17 and DM18 of the SADMP, and the LHDG.

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 Taking national and local planning policies into account, and regarding all relevant material considerations, it is recommended that planning permission to be granted, subject to the imposition of appropriate conditions.

11. Recommendation

- 11.1 **Grant 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 received by the Local Planning Authority as follows:

- Existing Site Plan PL-002 (submitted: 29.02.2024)
- Proposed Elevations PL-006 (Rev A) (submitted: 16.04.2024)
- Proposed Floor Plans PL-005 (submitted: 29.02.2024)
- Proposed Site Plan PL-004 (Rev A) (submitted: 16.04.2024)
- Site Constraints Plan PL-003 (submitted: 29.02.2024)
- Site Location Plan PL-001 (submitted: 29.02.2024)

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).

3. All works are to proceed strictly in accordance with the biodiversity enhancements shown in the Proposed Site Plan (PL-004 Rev A.), and the boxes should remain in situ in perpetuity.

Reason: In order to protect the protected wildlife species and their habitats that are known to exist on site to accord with Policy DM6 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

4. The development hereby permitted shall not be occupied until such time as the parking and turning facilities have been implemented in accordance with Proposed Site Plan PL-004 (Rev A) (submitted: 16.04.2024). Thereafter the onsite parking (and turning) provision shall be kept available for such uses in perpetuity.

Reason: To ensure that adequate off-street parking provision is made to reduce the possibility of the proposed development leading to on-street parking problems locally (and to enable vehicles to enter and leave the site in a forward direction) in the interests of highway safety and in accordance with the National Planning Policy Framework (December 2023).

5. The windows on the side elevations of the property that are utilised for the en-suite bathrooms of Bedroom 1 and Bedroom 5 shall be fitted with obscure glazing to a minimum of level 3 of the Pilkington scale and non-openable. Once so provided the window(s) shall be permanently maintained as such at all times thereafter.

Reason: To safeguard the privacy and amenity of neighbouring dwellings from potential overlooking in accordance with Policy DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016).

6. The development shall be carried out in full accordance with the Tree Protection Plan within Appendix 1 and the method of works for the retention of the trees in the site detailed at Section 2.2 of the Tree Condition Report Arboricultural Impact Assessment (submitted: 29.02.2024)

Reason: To ensure that the existing trees on the site are retained and protected in accordance with Policies DM6 and DM10 of the adopted Site Allocations and Development Management Policies Development Plan Document (2016) and Paragraph 180 of the National Planning Policy Framework (December 2023).

a. **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. 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 soakaways will be subject to the approval of the Building Control Surveyor.
3. 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).