

DELEGATED REPORT

Report by Helen Pressley	Date of report: 07/03/2025	Ref: 71263/FUL
Registration: 16/01/2025	LDfC: 17/02/2025	Expiry Date: 13/03/2025
Site Visit: 24/02/2025	Site Notice: N/A	Press Date: N/A
Objections: 0	Con Area:	Adv Type: N/A
Reason for Delay: N/A		EIA: NA
		Dec Level: DEL
		Stat Class: MIDW

Proposal: Demolition of existing bungalow and erection of replacement detached dwelling and garage with new rear patio and external works

Location: 4 Butt Hill Road, Prestwich, Manchester, M25 9NJ

Description

The application relates to a detached bungalow located off Butt Hill Road. The premises has gardens to the front and rear, with the rear backing onto Hilton Lane. A driveway is also located to the front of the property accessed from Butt Hill Road. The site has a natural decline in levels from front to rear.

Planning permission has been previously approved for householder extensions to the property.

Planning permission is sought for the demolition of the existing dwelling and for the construction of a two storey detached dwelling, with a driveway to the front accessed from Butt Hill Road. A single storey detached garage is also proposed.

Relevant Planning History

70332 - Demolition of existing conservatory and development of bungalow to provide first floor living accommodation in roof space including raising of ridge height of roof / roof extension; dormer window at side; velux rooflights to both sides and front; single storey infill extension at front; part garage conversion; installation of solar panels and external alterations - Approve with Conditions 14/02/2024

Publicity

Letters sent to neighbouring properties 24/01/2025.

No representations received.

Statutory/Non-Statutory Consultations

Prestwich Village Neighbourhood Forum - No response

Traffic Section - Conditions requested in relation to the submission of a CTMP and implementation of the parking, access and bin storage arrangements.

Borough Engineer - Drainage Section - No response

The Coal Authority We have reviewed the site location plan provided and can confirm that the site falls within the Coal Authority's defined Development Low Risk Area. On this basis we have no specific comments to make.

Environmental Health - Contaminated Land The application has been supported by a Desk Study and Preliminary Risk Assessment, Earth Environmental & Geotechnical Ltd,

Report No. A6372/24/BDS, dated November 2024. This provides a satisfactory assessment of the application site and an appropriate preliminary risk assessment has been undertaken. The report concludes that there is low risk of contamination at the site and as such recommends no further works. A conditions are requested in relation to unforeseen contamination and imported soil.

United Utilities (Water and waste) - No response

Greater Manchester Fire Service - No response

Greater Manchester Ecology Unit - Condition requested in relation to precautionary working methods for mammals and bats, and for the integration of bat/bird boxes. Informative also requested in relation to bats.

Pre-start Conditions - Agent has agreed with pre-start conditions

Development Plan and Policies

EN1/2	Townscape and Built Design
EN6/3	Features of Ecological Value
EN7/2	Noise Pollution
EN7/5	Waste Water Management
EN8/2	Woodland and Tree Planting
H1/2	Further Housing Development
H2/1	The Form of New Residential Development
H2/2	The Layout of New Residential Development
HT2/4	Car Parking and New Development
JP-H1	Scale of New Housing Development
JP-H3	Type, Size and Design of New Housing
JP-H4	Density of New Housing
JP-G8	A Net Enhancement of Biodiversity and Geodiversity
JP-P1	Sustainable Places
JP-C2	Digital Connectivity
JP-C5	Streets For All
JP-C6	Walking and Cycling
JP-S2	Carbon and Energy
JP-S4	Flood Risk and the Water Environment
JP-S1	Sustainable Development
JP-S5	Clean Air
SPD6	Supplementary Planning Document 6: Alterations & Extensions
SPD11	Parking Standards in Bury
NPPF	National Planning Policy Framework

Issues and Analysis

The following report includes analysis of the merits of the application against the relevant policies of both the National Planning Policy Framework (NPPF), the adopted Places for Everyone Joint Development Plan Document (PfE) and the saved policies within the adopted Bury Unitary Development Plan (UDP), together with other relevant material planning considerations.

The policies of the UDP that have been used to assess this application are considered to be in accordance with the NPPF and as such are material planning considerations. For simplicity, just the UDP and PfE Policies will be referred to in the report, unless there is a particular matter to highlight arising from the NPPF where it would otherwise be specifically mentioned.

Equality Act 2010: All planning applications are considered in light of the Equality Act

2010 and associated Public Sector Equality Duty, where the Council is required to have due regard for:

The elimination of discrimination, harassment and victimisation;

The advancement of equality of opportunity between persons who share a relevant protected characteristic and person who do not share it;

The fostering of good relations between persons who share a relevant protected characteristic and person who do not share it; which applies to people from the protected equality groups.

Human Rights: All planning applications are considered against the provisions of the Human Rights Act 1998.

Under Article 6 the applicants (and those third parties who have made representations) have the right to a fair hearing and to this end full consideration will be given to their comments.

Article 8 and Protocol 1 of the First Article confer a right to respect private and family life and a right to the protection of property, ie peaceful enjoyment of one's possessions which could include a person's home, and other land and business assets.

In taking account of the Council policy as set out in the Bury Unitary Development Plan 1997 and all material planning considerations, it is concluded on balance that the rights conferred upon the applicant/ objectors/ residents/ other interested party by Article 8 and Article 1 of the First Protocol may be interfered with, since such interference is in accordance with the law and is justified in the public interest. Any restriction of these rights posed by refusal/ approval of the application is legitimate since it is proportionate to the wider benefits of such a decision, is based upon the merits of the proposal, and falls within the margin of discretion afforded to the Council under the Town & Country Planning Acts.

The Crime and Disorder Act 1998 imposes (without prejudice to any other obligation imposed on it) a duty upon the Council to exercise its functions and have due regard to the likely effect of the exercise of its functions on, and the need to do all that it reasonably can to prevent crime and disorder in its area. In so doing and on making planning decisions under the Town and Country Planning Acts, the material Planning considerations shall have due regard to the provisions of the Crime and Disorder Act 1998 and its implications in the exercise of its functions.

Principle (Residential)

The National Planning Policy Framework (NPPF) is a material planning consideration in planning decisions, and emphasises the Government's objective of significantly boosting the supply of homes. The Framework states that local planning authorities should identify and update annually a supply of specific deliverable sites to provide a minimum of five years' worth of housing, with either a 5% buffer to ensure choice and competition in the market for land, or a 20% buffer where there has been significant under delivery of housing over the previous three years. As set out in NPPF paragraph 78, the supply of housing must be assessed against the housing requirement set out in adopted strategic policies where these are less than five years old.

The joint Places for Everyone Plan was adopted with effect from 21 March 2024 and sets the up-to-date housing requirement for Bury against which the deliverable supply of housing land must be assessed. PfE Policy JP-H1 sets the following stepped targets for Bury:

- 246 homes per year from 2022-2025;
- 452 homes per year from 2025-2030; then
- 520 homes per year from 2030-2039.

Bury's Strategic Housing Land Availability Assessment sets out the latest housing supply position, which is made up of sites that have an extant planning permission and sites that

have potential to obtain planning permission in the future. This shows that there are a number of sites within the Borough with the potential to deliver a significant amount of housing. However, not all of these sites will contribute to the deliverable land supply calculations as many sites will take longer than five years to come forward and be fully developed. The joint Places for Everyone Plan allocates significant strategic sites for housing within Bury and will accelerate housing delivery within the Borough to meet housing needs.

Following the adoption of Places for Everyone, the Council is able to demonstrate a deliverable 5 year supply of housing land with a 20% buffer (as currently required in Bury due to past under delivery) when assessed against the adopted PfE housing requirement.

The National Planning Policy Framework also sets out the Housing Delivery Test (HDT), which is an assessment of net additional dwellings provided over the previous three years against the homes required. Where the test indicates that the delivery of housing was substantially below (less than 75%) the housing requirement over the previous years, this needs to be taken into account in the decision-taking process. The latest results published by the Government (the 2023 measurement published on 12 December 2024) show that Bury has a HDT result of less than 75%, and therefore, this needs to be treated as a material factor when determining applications for residential development.

Therefore, paragraph 11(d) of the National Planning Policy Framework states that where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, planning permission should be granted unless:

- i. The application of policies in the Framework that protect areas, or assets of particular importance, provide a strong 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 the Framework, having particular regard to key policies for directing development to sustainable locations, making effective use of land, securing well-designed places and providing affordable homes, individually or in combination.

As a result of the latest published HDT result the 'tilted balance' applies and planning permission should be granted unless the above points Para 11(d) i or ii apply.

NPPF paragraph 80 requires the latest published HDT results to be used. However, the Government is currently operating to a delayed publication timetable for the HDT, and although the latest published results for 2023 are below 75%, based on the current HDT rulebook Bury's result for 2024 will be above 75% and the tilted balance will no longer be triggered by the housing delivery test result.

The site is located within an established urban area, and would constitute a replacement of an existing dwelling. As such the proposal is considered to be acceptable in principle.

Layout and Design

PfE Policy JP-H4 - Requires new housing development to be delivered at a density appropriate to the location, reflecting the relative accessibility of the site by walking, cycling and public transport and the need to achieve efficient use of land and high quality design. Policy JP-H4 sets out minimum densities that should be considered. Therefore in accordance with Policy JP-H4 regard should be had to a minimum net residential density of 50 dwellings per hectare at this site. The application form states that the site is 0.0638 hectares, which based on a total of 1 dwellings would result in a density of 15 dwellings per hectare. In this instance the proposal is a replacement dwelling, which would reflect the densities of the surrounding residential properties and would not be dissimilar in scale to the previously approved extended property. The proposal is therefore considered to be acceptable.

UDP Policies H2/1 and H2/2 provide the assessment criteria for detailed matters relating to height, appearance, density and character, aspects and finishing materials for new residential developments. Policy EN1/2 seeks to ensure that development proposals would not have a detrimental effect on the visual amenity and character of a particular area. PfE Policy JP-P1 seeks to create a city region that consists of a series of beautiful, healthy and varied places. High quality design is fundamental to achieving this. PfE Policy JP-H3 seeks to provide an appropriate mix of dwelling types and sizes reflecting local plan policies and having regard to relevant local evidence. Development across the plan area should seek to incorporate a range of dwelling types and sizes, including for self-build.

Butt Hill Road is on an incline, with the ridge of the existing property lower than the two adjacent properties (No. 6 and No. 2) The ridge of the proposed property would be higher than No. 2, but lower than No. 6, mirroring that natural incline of the road to the front. The introduction of a two storey property, to replace a bungalow is therefore considered to be acceptable in terms of scale.

The proposed dwelling is contemporary in design with an asymmetric, projecting half gable element to the front. The proposed first floor windows mirror the pitch of the proposed roof to front an eave creating a picture style window. The proposed windows are considered to be suitably aligned. The application seeks to utilise white render, timber cladding panels and dark grey windows. There is no one style of dwelling within this particular street scene and therefore it is considered that the proposed design and material palette would not be incongruous within the locality.

The proposed garage would have a pitched, gable roof and would replace an existing, larger pitched roof garage. The garage would not project forward of the principal elevation of the dwelling. As such the proposed garage is considered to be acceptable.

PfE Policy JP-H3 also states that all new dwelling must:

1. Comply with the nationally described space standards (NDSS); and
2. Be built to the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations unless specific site conditions make this impracticable.

The dwelling would be a 3 bed, 6 person, 3 storey dwelling. The proposal would have a GIA of 210 square metres which would exceed minimum standards. Each of the proposed bedrooms would exceed the minimum floor areas, and widths for double occupancy rooms. A first floor store of 3 square metres is also proposed exceeding the minimum requirements for built in storage. The proposal would therefore comply with NDSS.

M4(2) compliance can be secured by condition.

Amenity

UDP Policy H1/2 states that the council will have regard to various factors when assessing a proposal for residential development, including whether the proposal is within the urban area, the availability of infrastructure and the suitability of the site, with regard to amenity, the nature of the local environment and the surrounding land uses. There are no adopted aspect standards for new build residential properties however, Supplementary Planning Document 6 provides guidance on aspect standards between residential properties and as such, would be a reasonable guide in this case.

For clarity the following aspect standards would be applicable:

- 20 metres between directly facing habitable room windows;
- 13 metres between an existing habitable room window and a proposed two storey blank wall
- 6.5 metres between an existing habitable room window and a proposed single storey blank wall
- 7 metres between a proposed first floor habitable room window and a directly facing boundary with a neighbouring property.

There is a difference in levels of approximately 1.8 metres between the proposed ground floor/patio and the rear boundary of the site. As this is not a full storey in height, and there is a highway immediately adjacent to the rear boundary additional distances have not been added to aspect standards. Similarly there is a difference in height of approximately 0.7 metres between the front boundary, and the front habitable room windows. As this is not a full storey, again additional distances have not been added to aspect standards.

A distance of approximately 12 metres can be provided between the first floor rear bedroom window and the directly facing boundary exceeding the aspects set out above. The proposed dressing room is considered to be a non-habitable room and therefore aspects have not been applied.

A minimum distance of approximately 12 metres can be provided between the ground floor windows and the directly facing rear boundary exceeding aspect standards. A minimum distance of approximately 8 metres can be provided between the raised patio area and the directly facing rear boundary exceeding aspect standards.

A distance of approximately 10 metres can be provided between the first floor front bedroom window and the directly facing front boundary. A distance of approximately 10.8 metres can be provided between the first floor master bedroom window and the directly facing front boundary.

A minimum of approximately 27 metres can be provided between the front first floor and ground floor windows and the directly facing property, which is separated from the site by a highway, front gardens and parking areas.

The proposed side ground floor windows relate to a larder, utility and WC which are all considered to be non-habitable rooms. Similarly the ensuite, shower and store windows at first floor are all non-habitable rooms. As such aspects have not been applied.

The proposed plans indicate that the existing fencing would be retained along the side boundary. This would retain a minimum of 1.7 metre screen along the boundary with No.6 and a minimum of a 1.7 m screen along the boundary with No. 2. The area of patio adjacent to No. 2 would be retained largely as existing with the paving extended towards the boundary to provide a bin storage area. As such it is considered that the proposed raised patio would not have a detrimental impact on this property. The patio area adjacent to the boundary with No. 6 would replace an existing conservatory extension that has glazing facing towards the side boundary. As it is likely that the patio area would be in less use, than a conservatory extension it is considered that the proposed patio would not cause any additional undue loss of privacy to the neighbouring property.

The proposal seeks to install an air source heat pump to the rear of the existing garage. The main consideration in relation to this installation will be in relation to the noise created. As such UDP Policy EN7/2 - Noise Pollution is required to be considered for this application. This policy states that the Council will not permit development which could lead to an unacceptable noise nuisance to nearby occupiers and or/amenity users or development close to a permanent source of noise. The installation of an air source heat pump on domestic premises is considered to be permitted development, not needing an application for planning permission, provided limits and conditions are met. No MCS certificate has been submitted with the application. A condition will therefore be attached to the permission to ensure that the proposed air pump does not exceed the noise limits defined by permitted development rights to ensure that the proposal would not impact on the amenity of the neighbouring properties.

Highways and Access

Policy EN1/2 requires the consideration of the design and appearance of access, parking and service provision. This is further supported by Policy H2/2 that requires proposals to

demonstrate adequate car parking provision, access for both vehicles and pedestrians, and provision for public transport and the existence of any public rights of way. Policies JP-C5 and JP-C6 require streets to be well designed and managed to make a significant positive contribution to the quality of place and support high levels of walking, cycling and public transport.

In terms of parking standards UDP Policy HT2/4 requires all applications for development to make adequate provision for their car parking and servicing requirements . Supplementary Planning Document 11 provides parking standards for developments.

SPD11 would require a maximum of 2 parking spaces for a 3 bed dwelling within a high access area.

The proposal seeks to utilise the existing access to the site that comprises of a dropped kerb that runs the extent of the width of the access. Parking provision for 2no. vehicles on the drive are indicated, with a further car shown within the garage however SPD 11 confirms that parking standards do not include garages. It is considered that the provision of 2no. parking spaces at the site is acceptable and would comply with the maximum standards set out within SPD 11.

Ecology and Biodiversity Net Gain

Policy JP-G8 states that through local planning and associated activities a net enhancement of biodiversity resources will be sought. This is supported by Policy EN6/3 that seeks to retain, protect and enhance the natural environment and seeks to retain features of ecological or wildlife value. Paragraph 180 of the NPPF states that the planning policies and decisions should contribute to and enhance the natural and local environment. Policy EN8/2 supports and encourages new woodland and tree planting within the borough.

The application form states that the proposal is exempt from BNG as it is a self build property, the application form however also states that the proposal is for market housing. The applicant's agent has confirmed via email that the proposal is a self build, replacement dwelling and therefore a condition will be attached to secure the self-build exemption from BNG.

A Bat Report (Whistling Beetle Ecological Consultants, 2025) has been produced. The results state that no significant opportunities suitable for use by individuals or groups of bats were observed on the building's exterior, while a detailed external inspection also found no evidence of any current or historic use by bats. The roof space was inspected by the ecologist using thermal imaging and specialist UV lighting; no openings which would allow access for bats were found, and no light ingress was visible to indicate any potential access points. No evidence to show current or past occupation by bats was recorded within the loft. The building was subsequently assessed as having low bat roosting potential.

No further nocturnal bat surveys have been undertaken, though as per Section 10.1 of the report, the ecologist proposes that any work on the roof tiles and fascia boards are carried out by hand. The contractor undertaking the work must be made aware that if any bats are found on any part of the building, then work must cease immediately, and advice sought from a licensed bat worker. While the building has been assessed as having low potential, which usually requires a further survey, the proposed approach appears to be proportionate to the building's very limited potential to support roosting bats, given protected species surveys should only be requested when there is a reasonable likelihood of the species being present and impacted by a development. The measures outlined in Section 10.1 of the report should be secured via a condition, and no further surveys are required.

Notwithstanding the above informative should be used so that the applicant is aware that they must seek ecological advice should they find or suspect that the proposal will impact on protected species. The precautionary working methods for mammals proposed within Section 10.6-10.8 of the ecology report should also be adhered to and secured via a

condition.

Planning policy encourages enhancements and net gains for biodiversity to be delivered through the planning system. Wherever possible measures to enhance the site for biodiversity should be secured as part of this planning application; these could include integration of bat or bird boxes into the proposed building on site.

Carbon And Energy

JP-S2 - Carbon & Energy sets out the steps required to achieve net zero carbon emissions.

The Design and Access statement states that PV solar panels would be provided on the south elevation. The Design and Access Statement also states that the property would be a passive house, highly insulated well over the minimum Building Regs requirements including air-source heat pump. The proposal would therefore be compliant with the proposed

Digital Connectivity

JP-C2 - Digital Connectivity - this policy requires development to have full fibre to premises connections unless infeasible or unviable, with multiple-ducting.

The existing property currently has fast internet / broadband connection. This will be retained and installed into the new dwelling on completion.

Statement in accordance with Article 35(2) Town and Country Planning (Development Management Procedure) (England) (Amendment) Order 2015

The proposal complies with the development plan and would improve the economic, social and environmental conditions of the area. It therefore comprises sustainable development and the Local Planning Authority worked proactively and positively to issue the decision without delay. The Local Planning Authority has therefore implemented the requirement in Paragraph 38 of the National Planning Policy Framework.

Recommendation: Approve with Conditions

Conditions and Reasons:

- 1 The development must be begun not later than three years beginning with the date of this permission.
Reason. Required to be imposed by Section 91 Town & Country Planning Act 1990.
- 2 This decision relates to drawings numbered 202313 / OS1, 202313 / OS2, 202313 / SkDW2, 202313 / Es1 Rev A, 13116 / 001, 1105 DR-100 P1, 202313 / SkDW1 Rev C and the development shall not be carried out except in accordance with the drawings hereby approved.
Reason. For the avoidance of doubt and to ensure a satisfactory standard of design pursuant to the policies of the Bury Unitary Development Plan and Places for Everyone Joint Development Plan listed.
- 3 Details/Samples of the (materials/bricks) to be used in the external elevations, together with details of their manufacturer, type/colour and size, shall be submitted to and approved in writing by the Local Planning Authority before the development is commenced. Only the approved materials/bricks shall be used for the construction of the development.
Reason. No material samples have been submitted and are required in the interests of visual amenity and to ensure a satisfactory development pursuant to UDP Policy EN1/2 - Townscape and Built Design

- 4 The development hereby approved within any approved phase shall not be brought into use until written confirmation is provided to the Local Planning Authority that unexpected or previously unidentified contamination was not encountered during the course of development works.

If, during development, unexpected contamination is found to be present on the site, no further works shall be carried out at the affected location until the following are submitted to the Local Planning Authority for approval:

- I. Risk Assessment (GQRA or DQRA);
- II. Remediation Strategy & Verification Plan;

If remediation is required, it shall be carried out in accordance with the approved Remediation Strategy. Upon completion of remediation works, a Verification Report shall be submitted for approval. The Verification Report must include information validating all remediation works carried out; details of imported materials (source/quantity/suitability); details of exported materials; and details of any unexpected contamination.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 5 Any soil or soil forming materials to be brought to site for use in garden areas, soft landscaping, filling and level raising shall be tested for contamination and suitability for use.

Proposals for contamination testing including testing schedules, sampling frequencies and allowable contaminant concentrations (as determined by appropriate risk assessment) and source material information shall be submitted to the Local Planning Authority for approval prior to any soil or soil forming materials being brought onto site.

The approved contamination testing shall then be carried out and validity evidence (soil descriptions, laboratory certificates, photographs etc.) submitted to Local Planning Authority for approval prior to the development being brought into use.

Reason. To prevent unacceptable risk to Human Health and Controlled Waters and to prevent pollution of the environment in accordance with the aims and Paragraphs 187(f), 196 and 197 of the National Planning Policy Framework (December 2024).

- 6 Prior to occupation the applicant shall provide:

- 1 no. electric vehicle (EV) charging point (minimum 7kW*).

Certification and photographic evidence of the installation of the agreed electric vehicle charge points shall be submitted to Local Planning Authority for approval prior to the development being brought into use. The infrastructure shall be maintained and operational in perpetuity.

*Mode 3, 7kW (32A) single phase, or 22kW (32A) three phase, and for 50kW Mode 4 rapid charging may be required. British Standard BS EN 61851-1:2019 to be used. Further information regarding minimum standards can be found at <https://www.gov.uk/transport/low-emission-and-electric-vehicles>.

Reason. To encourage the uptake of ultra-low emission vehicles and ensure the development is sustainable and to safeguard residential amenity, public health and quality of life with respect to Local Air Quality, in accordance with paragraphs 112e, 117e, 187e and 199 of the National Planning Policy Framework (December 2024) and Places for Everyone Policy JP-S5 (Clean Air).

- 7 No development shall commence unless and until a 'Construction Traffic Management Plan' (CTMP), has been submitted to and approved by the Local Planning Authority and shall confirm/provide the following:

1. Photographic dilapidation survey of the footways and carriageways abutting the site in the event that subsequent remedial works are required following demolition of the existing dwelling, construction of the development and as a result of any statutory undertakers connections.
2. Access point for demolition/construction traffic from the adopted highway and all associated temporary works to facilitate vehicular access to the site.
3. Proposed site hoardings (if proposed) clear of the adopted highway.
4. Hours of operation and number of vehicle movements.
5. A scheme of appropriate warning/construction traffic speed signage in the vicinity of the site and its access.
6. Arrangements for the turning and manoeuvring of vehicles within the curtilage of the site, including any requisite phasing of the development to accommodate this.
7. Parking on site (or on land under the applicant's control) of operatives' and demolition/construction vehicles together with storage on site of demolition/construction materials, including any requisite phasing of the development to accommodate this.
8. Measures to ensure that all mud and other loose materials are not spread onto the adjacent adopted highways as a result of the groundworks operations or carried on the wheels and chassis of any vehicles leaving the site and measures to minimise dust nuisance caused by the operations.

The approved plan shall be adhered to throughout the demolition/construction period and the measures shall be retained and facilities used for the intended purpose for the duration of the demolition and construction periods. The areas identified shall not be used for any other purposes other than the turning/parking of vehicles and storage of demolition/construction materials. All highway remedial works identified as a result of the dilapidation survey shall be implemented prior to the development hereby approved being occupied.

Reason. To maintain the integrity of the adopted highway, mitigate the impact of the demolition/construction traffic generated by the proposed development on the adjacent adopted highways, ensure adequate off street car parking provision and materials storage arrangements for the duration of the construction period and ensure that the adopted highways are kept free of deposited material from the ground works operations, in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 8 The development hereby approved shall not be first occupied unless and until the access, parking and bin storage arrangements indicated on the approved plans, incorporating the retention/replacement of the front boundary wall/treatment shown and any new areas of hardstanding constructed in a porous/permeable material and/or measures to prevent the discharge of surface water onto the adopted highway, have been implemented in full.

Reason. To ensure good highway design and maintain the integrity of the adopted highway in the interests of highway safety pursuant to Development Plan Policies EN1/2 - Townscape and Built Design, H2/2 - The Layout of New Residential Development, JP-C5 - Streets for All and JP-C6 - Walking and Cycling.

- 9 The proposed air source heat pump shall comply with MCS Planning Standards, and the volume of the air source heat pump's outdoor compressor unit (including any housing) shall not exceed 0.6 cubic metres.

Reason. No details have been submitted with the proposed application and to

protect the amenity of neighbouring occupiers pursuant to Development Plan Policy EN7/2 - Noise Pollution.

- 10 The dwelling hereby approved shall be built in accordance with the 'accessible and adaptable' standard in Part M4(2) of the Building Regulations.
Reason. To secure the satisfactory development of the site pursuant to Places for Everyone Joint Development Plan Policy JP-H3: Type, Size and Design of New Housing.
- 11 The development hereby permitted shall be constructed as a self-build dwelling within the definition of self-build and custom build housing in the 2015 Act: i.) The first occupation of the unit in the development hereby permitted shall be by a person or persons who had a primary input into the design and layout of the unit and who intends to live in the unit for at least 3 years;
ii.) The Council shall be notified of the persons who intend to take up first occupation of the unit in the development hereby permitted at least two months prior to first occupation.
Reason. The development would on the basis of the details applied for would meet the criteria for an exemption under the Environment Act 2021.
- 12 No works to trees or shrubs shall occur or demolition commence between the 1st March and 31st August in any year unless a detailed bird nest survey by a suitably experienced ecologist has been carried out immediately prior to clearance and written confirmation provided that no active bird nests are present which has been agreed in writing by the Local Planning Authority.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 13 Any works on the roof tiles and fascia boards are to be carried out by hand in accordance with the recommendations set out within the approved Bat Report including Preliminary Roost Assessment January 2025. paragraph 10.1.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework
- 14 The precautionary working methods for mammals proposed within Section 10.6-10.8 of the Bat Report including Preliminary Roost Assessment 2025 shall be implemented prior to the commencement of works on site and adhered to throughout the demolition and construction of the development.
Reason. In order to ensure that no harm is caused to a Protected Species pursuant to policies JP-G8 - A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and Section 11 of the National Planning Policy Framework
- 15 Prior to occupation of the dwelling hereby approved the applicant shall install bat and bird boxes and swift bricks.
Reason. To secure the satisfactory development of the site and ensure enhancements and net gains for biodiversity pursuant to policies JP-G8: A Net Enhancement of Biodiversity and Geodiversity and EN6/3 - Features of Ecological Value of the Development Plan and National Planning Policy Framework Section 15 - Conserving and enhancing the natural environment.
- 16 The drainage for the development hereby approved, shall be carried out in accordance with principles set out in the submitted Surface Water Management

Strategy 1105 DR-100 P1 which was prepared by FLO. Prior to occupation of the proposed development, the drainage scheme shall be completed in accordance with the approved details and retained thereafter for the lifetime of the development.

Reason. To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding. To promote sustainable development and reduce flood risk pursuant to Development Plan Policies JP-S4 - Flood Risk and the Water Environment, EN7/3 - Water Pollution and EN7/5 - Waste Water Management and chapter 14 - Meeting the challenge of climate change, flooding and coastal change of the NPPF.

<u>Case Officer</u>	<u>Date</u>	<u>Sign off Officer</u>	<u>Date</u>
HP	7/3/2025	DM	10/03/2025