

Delegated Report Sheet

Application Number: 18/00757/FUL

Proposal: Erection of a pair of semi-detached dwellings with associated garages and gardens

Location: Eastlands
Lancaster New Road
Cabus
Preston
Lancashire
PR3 1AD

Applicant: Wellbank And Singleton

Correspondence Address: c/o M L Planning Ltd
5 Bobbin Mill Cottages
Stubbins Lane
Claughton On Brock
Preston
PR3 0PL

Case Officer's Report:

1.0 SITE DESCRIPTION AND LOCATION

Site Notice Date: 20 September 2018

Press Notice Date: N/A

1.1 The application site relates to land within the curtilage of a detached bungalow situated on the west side of the A6 opposite Forton Wood Turning. Eastlands set back approx 6 metres from the road and has a section of open frontage on the northern side incorporating vehicular access and an area of parking. The western boundary of the parking area is a tall leylandi hedge, behind which is a gravelled area used for open parking/storage. To the west of this area are a timber buildings, possibly previously hen cabins. The land drops away into the site. There are trees along the north western section of the boundary which is a post and wire fence with scrub/overgrown self-seeded plants and a pond to the south west side of the site just over the boundary.

To the north is a strip of open land before the property Westfield, and to the south of Eastlands, an extended two storey dwelling, the former Police House.

2.0 THE PROPOSAL

2.1 The application, as revised, is for the erection of a pair of semi-detached houses with garages on the land primarily on the north side of Eastlands and would be in place of the existing timber buildings.

2.2 The houses would have an approx. width of 14.2 metres, a total depth of 11.3 metres, have an eaves height of 4.6 metres and a ridge height of 6.7 metres at its highest point. The proposal would appear as a traditional farmhouse with a stepped two storey extension. One dwelling with a forward facing front porch and the other with a side facing front porch therefore

disguising that they are a pair of dwellings from the front. The dwellings would have varying roof levels and would have two storey rearward projections. They would be constructed in a mix/contrast of red brick and render with stone detailing and a slate roof.

2.3 The proposal includes the provision of garages. The southern dwelling would have a free standing detached double garage, 6m by 6m with a dual pitched roof 2.4 m rising to 4.2 m located at the rear. The other dwelling would have a free-standing garage located at the side of the property, adjacent the northern boundary and would be 3.2 m wide, 6 m deep, with a dual pitched roof 2.4 m rising to 4.2 m. Additionally, it is also proposed to construct a single garage to serve Eastlands, to be sited approx. 7 metres to the rear of the property. It would also be 6 m by 3.2 m, with an eaves height of 2.4 m and a dual pitched roof of 4.2 m. The garages would be finished in a matching render with matching slate roofs.

3.0 RELEVANT PLANNING HISTORY

3.1 09/00820/FUL - New detached storage building. Approved

3.2 93/00054 - Change of use of poultry shed to animal feed store. Approved

3.3 90/00519 - Extension to rear of dwelling. Approved

4.0 PLANNING POLICY

4.1 ADOPTED WYRE BOROUGH LOCAL PLAN 1999 (SAVED POLICIES)

Policy SP2 - Strategic Location for Development

Policy SP13 - Development in the Countryside

Policy SP14 - Standards of design and amenity

Policy ENV13 - Development and Flood Risk

Policy ENV15 - Surface Water run-off

4.2 EMERGING WYRE LOCAL PLAN

4.2.1 The Council is in the process of preparing a new Wyre Local Plan. Following public consultation on the 'Publication' draft Wyre Local Plan (2011 -2031), the Council submitted the draft Local Plan with minor amendments to the Government for examination on the 23rd January 2018. The Inspector appointed to carry out the examination held a series of hearing sessions in May into the Local Plan, which included consideration of proposed modifications submitted by the Council prior to and during the hearing sessions. The Inspector issued a Post Hearing Advice note to the Council in July which provides a clear direction on key issues arising from the examination and further main modifications that are required to make the Wyre Local Plan sound. The Council published its initial response to the Inspector's note on the 30th July 2018, which sets out how it will be making the necessary amendments required by the Inspector. The proposed Main Modifications (MM) to the 'Publication' draft Wyre Local Plan were considered by Full Council on 6th September and approved for public consultation for six weeks, commencing on the 12th September. Although the draft Local Plan as proposed to be modified does not have the full weight of an adopted Local Plan, it has reached an advanced post hearing stage in the local plan process and is supported by a comprehensive and robust evidence base. Development plan policies contained within the draft Local Plan as proposed to be amended in response to the Inspector's Post Hearing Advice will therefore be given increased weight in determining planning applications depending on the particular circumstances of the case and the extent of any unresolved issues.

4.2.2 Where policies in the new Wyre Local Plan are consistent with the 2012 NPPF, then the (revised) NPPF published in 2018 allows for increased weight to be given to them. Those

development plan policies with no unresolved issues will be given significant weight. Alongside these, the policies in the 2018 NPPF are material considerations which should also be taken into account for the purposes of decision taking.

4.2.3 The following policies contained within the draft Local Plan are of most relevance:

- SP1 - Development Strategy
- SP2 - Sustainable Development
- SP4 Countryside Areas
- CDMP1 - Environmental Protection
- CDMP2 - Flood Risk & Surface Water Management
- CDMP3 - Design
- CDMP6 - Accessibility & Transport

4.2.4 The draft Local Plan is prepared on the basis of the comprehensive housing evidence. This includes the Strategic Housing Market Assessment (including the 2017 Addendum 3) which confirms that the figure of 479 dwellings remains a robust and appropriate objectively assessed need (OAN) figure. However the evidence supporting the Local Plan shows that the full OAN cannot be delivered. In making the necessary amendments as required by the Inspector in his Post Hearing Advice note, the local planning authority has determined in its initial response (published 30th July 2018) to the Inspector's report that a Local Plan housing requirement of 9,285 dwellings or 464 dwellings per annum would be a robust and deliverable figure within the context of constraints in the borough. Against this figure, the 5 year land supply including 20% buffer, is calculated as 5.19 years. This reflects the most up-to date housing supply position based on the 31 March 2018 figures. The local plan and specifically the examination has reached an advanced stage and significant weight should be attributed to this position which demonstrates a 5 year land supply; therefore the relevant policies for determining planning applications (in both the Adopted Local Plan and the Emerging Local Plan) are not considered to be out of date with respect to restricting land supply.

OTHER MATERIAL CONSIDERATIONS

4.3 NATIONAL PLANNING POLICY FRAMEWORK

4.3.1 The National Planning Policy Framework (NPPF) was published by the Government on the 24th July 2018. It sets out the planning policies for England and how these should be applied in the determination of planning applications and the preparation of development plans. At the heart of the NPPF is a presumption in favour of sustainable development (paragraph 11). For decision-taking, this means: approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out of date, granting permission unless : i) the application of policies in the Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposal; 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.

4.3.2 The NPPF (paragraph 73) sets out that where the adopted strategic policies i.e. the Local plan is more than five years old, the local planning authority should calculate their five year housing supply against their local housing need. The NPPF is supported by a local housing need methodology note that sets out how local planning authorities should calculate their local need. For Wyre, the current Local Plan was adopted in 1999 and in accordance with the NPPF, is considered out of date in relation to calculation for housing land supply. The standard local housing methodology for Wyre indicates a minimum annual local housing need of 317 dwellings. The transitional arrangements in the local housing need methodology note also mean that only a 5% buffer is applied, this is due to over delivery against the household

projections over the last three years. In calculating a five year housing supply, the local housing need of 281 dwellings set against the NPPF new definition of 'deliverable' and providing a 5% buffer, the Councils current five year housing supply exceeds 11 years. The position is set out in the Councils published position statement, dated 20th September 2018. This reflects the most up-to date housing supply position based on the 31 March 2018 figures.

4.3.3 Under the housing requirement in the emerging local plan that has reached an advanced stage and under the NPPF standard local housing methodology that currently applies in the absence of an adopted Local plan that is no more than five years old, the Council has a five year housing land supply. Therefore it is the Council's view that the tilted balance in favour of sustainable development (as set out in paragraph 11 of the revised NPPF) is not triggered for the purpose of deciding this application.

4.3.4 The following sections / policies set out within the NPPF are relevant to the determination of this application:

Chapter 2 - Achieving sustainable development

Chapter 4 - Decision-making

Chapter 5 - Delivering a sufficient supply of homes

Chapter 6 - Building a strong, competitive economy

Chapter 8 - Promoting healthy and safe communities

Chapter 9 - Promoting sustainable transport

Chapter 12 - Achieving well-designed places

Chapter 15 - Conserving and enhancing the natural environment

4.4 WYRE SUPPLEMENTARY PLANNING GUIDANCE

4.4.1 Supplementary Planning Document 4 - Housing Layouts

5.0 CONSULTATION RESPONSES

5.1 Cabus P.C. - No objections.

No objections to revised plans.

5.2 L.C.C. Highways - No objections regarding the proposed erection of 2no. detached dwellings with associated garages and gardens and are of the opinion that the proposed development will not have a significant impact on highway safety, capacity or amenity in the immediate vicinity of the site. Require proven sight lines of 2m x 160m to be provided in both directions from the centre of the new site access onto Lancaster New Road.

5.3 W.B.C. Drainage - No objection in principle. Full surface water drainage plans to be submitted for approval prior to commencement of any construction.

5.4 En. Health (Pollution) - Request standard condition requiring a desk study to be carried out to access for possible contamination.

6.0 REPRESENTATIONS

6.1 One letter of support based on the local amenities are there already in place to support a development like this eg bus stop, shops etc.

Request consideration is given to boundary fencing that is suitable eg hedge or tall fence.

Request drainage plan so that the extra properties do not drain across neighbouring property.

7.0 CONTACT WITH APPLICANT/AGENT

7.1 Agent advised that the proposed two dwellings would be out of character with that in the area characterised by single dwellings on well spaced plots. The proposal would have a more cramped appearance being out of character. Agent offered a design solution where property had the appearance of a large detached house, but it was actually two houses. Time extension given to provide revised plans and re-notify consultees. Confirmation of sightlines provided. Agreement to pre-commencement conditions given.

8.0 ISSUES

8.1 Principle of development and Policy compliance - The application site is located in a countryside area and not in a settlement as defined in Wyre Borough Council's Adopted Local Plan. Policy SP13 seeks to restrict development in countryside areas to that which are deemed appropriate which includes infill development of a single plot within an established built up frontage of not less than 5 dwellings. As this proposal is for two dwellings on a single plot with at least 5 properties set within wide plots fronting the A6 to the south forming a established built up frontage, the development is policy compliant. Additionally the majority of the site is occupied by timber buildings. Therefore the site can be considered to be brownfield.

8.1.2 Policy SP2 of the Emerging Local Plan sets out that new development should be sustainable and contribute to the continuation or creation of sustainable communities in terms of location and accessibility. Sustainability is also a requirement of the National Planning Policy Framework. In assessing this, the nearest settlement is Scorton approximately 0.8 mile in distance from the site and a filling station with general store is opposite the site. A regular bus service runs north - south along the A6 and in front of the site. Whilst the site is located in a countryside area as designated the adopted Wyre Borough Local Plan, and similarly within the emerging local plan, the development of this site for residential purposes is considered acceptable in principle and as it would constitute sustainable development in line with Policy SP2 of the Emerging local Plan and also the provisions set out within the NPPF. Other matters relating to the development proposal, including visual impact, are considered below.

8.2 Visual Impact / Design / Impact on the streetscene - The application site is located in open countryside. However, due to its close proximity to adjacent properties it is not considered visually isolated. There are neighbouring properties and a filling station with general store opposite, and the nearest settlement is Scorton approximately 0.8 mile in distance from the site. In respect of local plan policy SP13, the policy allows for the development of 'infill' sites, subject to criteria. The development of this site is deemed to be of a size to allow for the erection of a dwelling, within a plot size of site not dis-similar to the size of other sites along this section of the A6 without a detrimental visual impact on the character of the area.

8.2.1 Given this assessment, it is considered that the establishment of two detached dwellings, as originally submitted, would involve an increase in density and built form, along with reduced spacing between properties, which would present a squashed, cramped and more urban appearance when viewed against the neighbouring properties either side, which in turn would not relate well to the visual character of the surrounding area and along this section of the A6. Consequently, the agent has revised the proposal to that of a pair of semi-detached houses, which visually would have the appearance of a single dwelling. This scheme, as revised, is considered to be visually more appropriate, and therefore would be acceptable in this location.

8.2.2 The height and scale of the proposed dwellings would not be out of scale with the properties in the area, notwithstanding that Eastlands is a bungalow, as there would be sufficient separation between the existing and proposed properties. Whilst the proposal would set the semi-detached houses further back than Eastlands, there is no defined building line as such. The proposal provides for adequate outdoor amenity space for property, including Eastlands, and therefore the layout as now proposed is considered appropriate. The resultant

design, and use of traditional materials, is considered to meet the requirements of adopted policy SP14 and the emerging local plan policy CDMP3.

8.3 Impact on the residential Amenity - There is a field access to the north 10 metres wide before the boundary to Westfield to the north, so the amenity of existing and proposed is not considered to be compromised in this direction. To the south, Eastlands, this property has windows in its north facing elevation. To minimise any impact on the amenity of these windows, the proposed dwelling are set back affording a view over the frontage of the proposed dwellings. A side first floor window serves a bathroom and is to be obscure glazed. A joint driveway 4 metres in width, widening with garden strips to 6.75 metres would separate properties. These two factors of the scheme are considered sufficient to protect the residential amenity of Eastlands in respect of light and privacy. To the rear (west), the site is bounded by trees, growth and a post and wire fence and open fields. Opposite the site are commercial properties including a garage complex, consequently there it is unlikely there would be any residential amenity issues in this direction.

8.31 In respect of amenity for future occupiers of the proposed development, the site is in close proximity to the A6. Whilst the dwellings would be set slightly further back than Eastlands, on a similar building line to other properties, these properties are of some age. The council's En. Health officer has previously identified that the occupnants of dwellings in close proximity to the main A6 road could be subject to a significant adverse impact on the health and quality of life due to high noise levels from traffic. Consequently a condition requiring that certain noise levels are not exceeded, by incorpoating noise reduction measures where necessary, in to the dwellings and around the rear amenity area should be applied to any consent to ensure a satisfactory level of amenity for its future occupiers.

8.4 Impact on Highway / Parking - The proposal would use the existing access. Lancashire County Council Highways have been consulted on the application and have no objections. Sightlines of 2m by 160 metres have been identified on a location plan to show that the highway engineers requirements can be met. These fall within the existing highway limits. The engineer requests the imposition of a condition about wheel washing facilities during construction. The proposal includes the provision of sufficient parking and turning facilities, and the size of the proposed garages meets current standards. A condition on any consent for the proposal would ensure the retention of ensure adequate parking / turning area being provided and retained. Therefore in highway terms the proposal is considered to be acceptable.

8.5 Flood Risk - The site is in Flood Zone 1, therefore there are no flood risk concerns and therefore the Sequential/Exceptions Tests are not relevant to apply in this instance. There are no objections from the drainage engineer subject to drainage details being submitted.

8.6 Ecology - The application is supported by an Ecological Appraisal as there is a pond to the south west of the site and trees along the boundary. The report states that within the existing buildings there was no evidence of use by bats, and that it is unlikely that bat species would rely on the site for feeding or roosting. In respect of birds, there is potential for, and evidence of past use of, the buildings on site by nesting birds. Several old bird nests of both small passerines and hirundines were identified in the buildings, though no active nest sites were found at the time of the survey. The trees and hedgerow did not appear to support birds. The site was investigates for other protected species and given the pond adjacent the site. It was found that the pond had below average potential suitability for use by great crested newts and that the development area had low value to amphibians as it was open and exposed. In respect of reptiles, whilst the site offered poor low value in respect of habitat, there are two records of slow worms within 2km of this site, therefore as a precautionary measure, mitigation, would be appropriate in respect of construction activities so as to ensure reasonable avoidance measures are taken to avoid the killing or injury of these species. No other protected species were found to be at risk. Given the

findings of the report, it is considered appropriate to condition the identified mitigation measures recommended by the report on any consent for the proposal.

8.7 Trees - There are no trees on site, but there are some adjacent the western/north-western boundary of the site, on neighbouring land. These trees comprise small cherry as well as mature ash and beech. Whilst these would be unaffected by the proposed development, a condition requiring protective fencing, to give a stand-off during any construction period, is considered appropriate, and as identified within the submitted Ecological Appraisal.

8.8 Contamination - The standard desk study condition has been requested by the environmental health officer in respect of contamination. So as to protect the environment and human health.

8.9 Other Issues - No other issues identified.

9.0 CONCLUSION

9.1 Having regard to the above matters, the proposal would be acceptable in principle, being in a sustainable location for the two dwellings. The proposal, as revised, has been assessed to not be visually isolated relating to existing linear development. The design of the dwelling is considered to be visually acceptable and would be built in suitable materials. There would not be unacceptable impacts on neighbouring amenity from the proposed dwellings, and the development has been found to be acceptable in terms of highway safety. All other relevant material planning considerations have been assessed to be acceptable, and subject to relevant conditions, the development should be approved.

10.0 HUMAN RIGHTS ACT IMPLICATIONS

10.1 ARTICLE 8 - Right to respect the private and family life has been considered in coming to this recommendation.

10.2 ARTICLE 1 of the First Protocol Protection of Property has been considered in coming to this recommendation.

11.0

Recommendation: Permit Conditions: -

1. The development must be begun before the expiration of three years beginning with the date of this permission.

Reason: This condition is required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall be carried out, except where modified by the conditions to this permission, in accordance with the Planning Application received by the Local Planning Authority on 6 August 2018 including the following plans/documents:

Site Location Plan

Plans and elevations DWG NO. LF/JS/3325 REV A
Sightlines plan

The development shall be retained hereafter in accordance with this detail.

Reason: For the avoidance of doubt and so that the Local Planning Authority shall be satisfied as to the details.

3. Prior to the commencement of development a desk study to investigate and produce an assessment of the risk of the potential for on-site contamination shall be undertaken and submitted to and approved in writing by the Local Planning Authority. If the desk study identifies potential contamination, a detailed site investigation shall be carried out in accordance with a written methodology, which shall first have been submitted to and approved in writing by the Local Planning Authority. If remediation measures are then considered necessary, a scheme for decontamination of the site shall be submitted to, and approved by, the Local Planning Authority in writing and the approved scheme implemented prior to the development of the site. Any changes to the approved scheme must be approved in writing by the Local Planning Authority prior to any works being undertaken

Reason: The development is for a sensitive end use and insufficient information has been submitted with the application as to the potential contamination risks of the site. The potential for contamination must therefore be addressed in order to safeguard the development in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

4. Prior to the commencement of development, a drainage scheme, which shall detail measures for the attenuation and the disposal of foul and surface waters, together with details of existing and proposed ground and finished floor levels to achieve the drainage scheme and any flood risk mitigation deemed necessary, shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme shall be in accordance with the hierarchy of drainage options outlined in the National Planning Practice Guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015), or any subsequent replacement national guidance / standards, with evidence of an assessment of the site conditions to include site investigation and test results to confirm infiltrations rates to be submitted. For the avoidance of doubt, surface water must drain separate from the foul and unless otherwise agreed in writing by the Local Planning Authority, no surface water shall discharge to the public sewerage system either directly or indirectly.

No part of the development shall be occupied or brought into first use until the drainage works and levels have been completed in accordance with the approved scheme. Thereafter the agreed scheme shall be retained, managed and maintained in accordance with the approved details.

Reason: To promote sustainable development using appropriate drainage systems, ensure a safe form of development that poses no unacceptable risk of pollution to water resources or human health, to prevent an undue increase in surface water run-off to reduce the risk of flooding and in the interests of visual and residential amenity in accordance with Policies SP14 and ENV15 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework. The condition is required to be approved prior to commencement of development to ensure that full details are provided, that have not been forthcoming with the application, to ensure a suitable form of drainage is provided in that specific area taking into consideration land conditions and proximity to existing services and to ensure that any proposed raising of levels can be assessed and that a coherent approach is taken with regard to the design of drainage and housing layout.

5. (A) The residential development hereby permitted shall be designed so that noise levels at each dwelling does not exceed the following levels as assessed in accordance with British Standard 8233 (2014) and WHO guidelines (or any subsequent replacement national standards / guidance):

L_{Aeq} 55 dB 16 hours - gardens and outside living areas, daytime (07.00-23.00)

L_{Aeq} 35 dB 16 hours - indoors, daytime (07.00-23.00)

L_{Aeq} 30 dB 8 hours - indoors, night-time (23.00-07.00)

L_{AFmax} 45 dB 8 hours - indoors night-time (23.00-07.00)

L_{AFmax} 45 dB 4 hours - indoors evening (19.00-23.00)*

L_{AFmax} 60 dB 8 hours - façade level night time (23.00-07.00)

L_{AFmax} 60 dB 4 hours - façade level evening (19.00-23.00)*

Alternative levels and monitoring locations may be used subject to the prior written approval of the Local Planning Authority.

*The evening standard L_{AFmax} will only apply were the evening L_{AFmax} significantly exceeds the L_{Aeq} and the maximum levels reached are regular in occurrence, for example several times per hour.

(B) Where noise mitigation measures are required to ensure compliance with the noise levels specified above e.g. acoustic glazing, noise barrier fencing and ventilation, such mitigation details shall be submitted prior to first occupation of the development hereby permitted, demonstrating how they would mitigate noise to the approved levels together with a timetable for implementation. The approved noise mitigation measures shall be implemented in accordance with the approved timescale and shall thereafter be maintained and retained.

Reason: To ensure there is no adverse effect on the health and quality of life of future occupiers of the proposed dwellings and to avoid an unacceptable impact on residential amenity by virtue of noise in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and the National Planning Policy Framework.

6. Prior to the commencement of development, including any demolition or tree works, a Tree Protection Plan for the boundary/retained tree(s) shall be submitted to and approved in writing by the Local Planning Authority. This shall indicate the methods and positioning of tree protection measures such as ground protection (where necessary), Heras protective fencing and details of any specialist demolition or construction methods if appropriate.

The measures contained within the approved Tree Protection Plan with respect to those trees shown as being retained shall be implemented in accordance with the approved plans and particulars before any equipment, machinery or materials are brought on to the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavation be made, without the prior written consent of the Local Planning Authority.

In this condition "retained tree" means an existing tree which is to be retained in accordance with the approved plans and particulars.

Reason: In order to protect trees from damage or loss in the interests of the amenity of the area in accordance with saved policies SP14 and ENV7 of the Adopted Wyre Borough Local Plan (July 1999).

7. No development shall take place until full details of both hard and soft landscaping works, and boundary treatment details have been submitted to and approved in writing by the Local Planning Authority. These details shall include, areas of soft landscaping (including any retained trees, hedgerows and other planting and any replanted or transplanted hedgerows), hard surfaced areas and materials, planting plans specifications and schedules (including plant size, species and number/ densities), existing landscaping to be retained, and shall show how account has been taken of any underground services..

The landscaping works and boundary treatment details shall be carried out in accordance with the approved details prior to first occupation or first use of any part of the development or otherwise in accordance with a programme agreed in writing by the Local Planning Authority and shall thereafter be retained and maintained.

Any trees or shrubs planted in accordance with this condition which are removed, uprooted, destroyed, die, or become severely damaged or seriously diseased within 5 years of planting, or any trees or shrubs planted as replacements shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted, unless the Local Planning Authority gives its written consent to any variation.

Reason: To ensure the site is satisfactorily landscaped in the interests of visual amenity and ecology in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999) and to ensure compliance with the Wildlife and Countryside Act 1981 and section 11 of the National Planning Policy Framework.

8. No development above ground level shall be commenced until details of the materials to be used in the construction of the external surfaces of that dwelling (including the external walls, roof, and windows) have first been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out using the approved materials.

Reason: To safeguard the visual amenities of the locality and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999). The details are required prior to the commencement of the development because they were not submitted with the application.

9. The development hereby approved shall not be first occupied or brought into use until the parking / turning area(s) shown on the approved site plan on DWG NO. LF/JS/3325 REV A has been laid out, surfaced and drained. The parking / turning area(s) shall not thereafter be used for any purpose other than for the parking and manoeuvring of vehicles.

Reason: To ensure that adequate off road parking is provided to serve the development in the interests of highway safety and in accordance with the provisions of Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

10. Throughout the construction period (including demolition and/or site clearance), facilities by which means the wheels of vehicles may be cleaned before leaving the development site shall be provided and shall be retained.

Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials which could create a potential hazard to road users in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

11. No dwelling hereby approved shall be first occupied until an electric vehicle recharging point has been provided for the dwelling to which it relates, and such electric vehicle recharging point shall be maintained and retained for that purpose thereafter.

Reason: To ensure the provision of appropriate on-site mitigation to compensate for the impact on air quality caused by the development in the surrounding area in accordance with Saved Policy SP14 of the Wyre Borough Local Plan, Policy CDMP6 of the Emerging Wyre Local Plan, and the National Planning Policy Framework.

12. There shall be no changes to the existing ground level on site as shown on the Plans and elevations DWG NO. LF/JS/3325 REV A plan unless proposed ground level changes are submitted and approved in writing by the Local Planning Authority prior to such change taking place. The ground levels shall be constructed and completed in accordance with the approved details.

Reason: To ensure that the development has a satisfactory visual impact on the streetscene, a satisfactory impact on neighbouring residential amenity in accordance with Policies SP14 of the Adopted Wyre Borough Local Plan (July 1999).

13. No tree felling, tree works or works to hedgerows shall take place during the optimum period for bird nesting (March to August inclusive) unless a report, undertaken by a suitably qualified person immediately prior to any clearance, has been submitted to and approved in writing by the Local Planning Authority, demonstrating that nesting / breeding birds have been shown to be absent.

Reason: To protect and prevent unnecessary disturbance of nesting birds in accordance with the provisions of the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework (March 2012).

14. The development hereby approved shall be implemented in full accordance with the Ecological Appraisal by Envirotech, report ref:4749 dated 10 July 2018 submitted with the planning application including all the mitigation measures set out in that report.

Reason: To ensure compliance with the Wildlife and Countryside Act 1981 and section 15 of the National Planning Policy Framework (March 2012).

15. Prior to the first occupation or use of the development hereby approved, the first floor window in the south elevation shall be:

- i) obscure glazed at a scale of 5 (where 1 is hardly obscured and 5 is totally obscured), and
- ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed.

The window(s) (including any subsequent repaired or replacement window) shall be maintained and retained thereafter in accordance with this detail.

Reason: To safeguard the privacy of adjoining residents and in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

16. The visibility splays shown on the approved sightlines location plan [identified as that land in front of a line drawn from a point 2m measured along the centre line of the proposed access to a point measured 160m in both directions from the continuation of the nearer edge of the carriageway of the A6 Lancaster New Road] shall be provided prior to first occupation of the development and shall not at any time thereafter be obstructed by any building, wall, fence,

hedge, tree, shrub or other device exceeding a height not greater than 1 metre above the crown level of the adjacent highway.

Reason: To ensure the safe, efficient and convenient movement of all highway users, for the free flow of traffic, in accordance with Policy SP14 of the Adopted Wyre Borough Local Plan (July 1999).

Reasons: -

Notes: -

1. The altered vehicular access, within the adopted highway fronting the property will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact the Community Services before works begin on site. Further information and advice can be found at www.lancashire.gov.uk and search for vehicle crossings and then fill in the information at "Get a vehicle crossing quotation".

The Local Planning Authority has had regard to the requirements of Article 35 of the Town and Country Planning (Development Management Procedure) (England) Order 2015 and has met the requirement of paragraph 187 of the National Planning Policy Framework to work proactively with applicants to secure developments that improve the economic, social and environmental conditions of the area by working with applicants to find solutions to any problems that have arisen in this planning application details of which are expanded upon in the officers report.

Case Officer's Signature:

Date: 14 December 2018

Senior Officer's Signature: