
APPLICATION DETAILS

Application No:	16/5373/FUL
Location:	Land Adjacent 4 Evergreen Way Middlesbrough TS8 9ZD
Proposal:	Erection of 1no dwelling with associated access, parking and boundary treatments
Applicant:	Mr Daniel Plummer
Agent:	None
Ward:	Marton West
Recommendation:	Approved with Conditions

SUMMARY

The application before Members is a full planning application seeking the erection of a single storey dwelling with associated works on land adjacent to 4 Evergreen Way. The application site is located in an established residential area.

Planning permission was previously refused for a bungalow on the site although overturned on appeal and the principle of development of the site has therefore been established. The approved scheme remains to be an extant consent. This current proposal varies from that approved on appeal in terms of its size, position and appearance.

Officers had concerns with the initial revised scheme due to its external appearance and it being out of keeping with the streetscene and wider housing estate. Revised drawings have been submitted to address these concerns.

The main considerations of the application relate to the scale, the design and finishing materials of the dwelling, the potential impacts on the residential amenities of neighbouring properties and the integration with the surrounding properties.

Being of a limited height, smaller in scale than all surrounding properties, and the properties to the rear being at a raised position, it is considered that the proposal is acceptable and in line with the relevant local and national policies. The recommendation of officers is to approve subject to conditions.

SITE AND SURROUNDINGS AND PROPOSED WORKS

The application site is an irregular plot of land located to the rear of 4 Evergreen Way, Marton.

This plot of land was originally intended to site an electrical substation as part of the residential developments at Evergreen Way and Chesterfield Drive. Ultimately, however, the substation was not required by the development and, as a result, the land earmarked for its siting has been incorporated into the curtilage of 4 Evergreen Way.

The application site is to the north of Nos. 38, 39 and 40 Shandon Park, to the east of Nos. 5 and 6 Evergreen Way, to the south of and across the highway from No. 38 Evergreen Way, and to the west of the detached garage of the host property.

The proposed bungalow has a footprint that measures 11 metres (in width) by 6 metres (in depth). The bungalow incorporates a dual-pitched roof with an eaves height of 3.0 metres and an overall height to the ridge of 5.6 metres.

Vehicular access to the new bungalow would be from Evergreen Way. To the side of the bungalow is a 2.6 metre wide driveway, which is 10 metres in length. A new dropped kerb would be installed to facilitate access. The driveway would be constructed from tarmac.

The proposed materials to be used in the elevations of the bungalow would be a mixture of render and timber cladding. The roof tiles would be to match those on the surrounding estate.

PLANNING HISTORY

M/FP/1059/14/P - Erection of 1no dwelling with associated access, parking and boundary treatments. Refused.

22nd September 2015 - Appeal Allowed.

PLANNING POLICY

In accordance with Section 38(6) of the Planning and Compulsory Purchase Act 2004, Local Planning Authorities must determine applications for planning permission in accordance with the Development Plan(s) for the area, unless material considerations indicate otherwise. Section 143 of the Localism Act requires the Local Planning Authority to take local finance considerations into account. Section 70(2) of the Town and Country Planning Act 1990 (as amended) requires Local Planning Authorities, in dealing with an application for planning permission, to have regard to:

- a) The provisions of the development plan, so far as material to the application;*
- b) Any local finance considerations, so far as material to the application; and*
- c) Any other material considerations.*

The following documents together comprise the Development Plan for Middlesbrough;

Middlesbrough Local Plan;

- *Housing Local Plan (2014);*
- *Core Strategy DPD (2008, policies which have not been superseded/deleted only);*
- *Regeneration DPD (2009, policies which have not been superseded/deleted only);*
- *Tees Valley Joint Minerals and Waste Core Strategy DPD (2011);*
- *Tees Valley Joint Minerals and Waste Policies & Sites DPD (2011);*
- *Middlesbrough Local Plan (1999, Saved Policies only); and*
- *Marton West Neighbourhood Plan (2016, applicable in Marton West Ward only).*

The overarching principle of the National Planning Policy Framework (NPPF) is to support sustainable development, and that it should go ahead without delay. It defines the role of planning in achieving economically, socially and environmentally sustainable development and recognises that each are mutually dependent. The NPPF requires local planning authorities to approach development management decisions positively, utilising twelve 'core planning principles', which can be summarised as follows:

- *Being plan led;*
- *Enhancing and improving areas;*
- *Proactively drive and support sustainable economic development to deliver homes, business, industry and infrastructure and a thriving local economy;*
- *Always seek a high quality of design and good standard of amenity for existing and future occupants;*
- *Take account the different roles of areas, promoting the vitality of the main urban areas whilst recognising the intrinsic character of the countryside;*
- *Support the transition to a low carbon future, taking full account of flood risk, resources and renewables;*
- *Contribute to conserving and enhancing the natural environment;*
- *Encourage the effective use of land;*
- *Promote mixed use developments;*
- *Conserve heritage assets in a manner appropriate to their significance;*
- *Actively manage patterns of growth making fullest use public transport, walking and cycling and focus significant development in sustainable locations; and*
- *Take account of local strategies to support health, social and cultural well-being and deliver community and cultural facilities to meet local needs.*

The planning policies and key areas of guidance that are relevant to the consideration of the application are:

DC1 - General Development
 CS4 - Sustainable Development
 CS5 - Design
 H11 - Housing Strategy
 MWNP - Marton West Neighbourhood Plan
 UDSPD - Urban Design SPD

The detailed policy context and guidance for each policy is viewable within the relevant Local Plan documents, which can be accessed at the following web address.
<https://www.middlesbrough.gov.uk/planning-and-housing/planning/planning-policy>

CONSULTATION AND PUBLICITY RESPONSES

Neighbouring properties and statutory consultees have been notified of the proposed development and the following responses have been received. At time of writing, the application was in receipt of 5 letters of objection, 10 letters of support and 1 other with no objections.

Objectors

No. 38 Evergreen Way - Objects to the proposed dwelling.

- The proximity of the proposed property is too close. It is 11 metres from our living room window to the front border of the proposed property. Generally, throughout the remainder of this new estate, this distance would typically be in the region of 18m or more.
- Contrary to the 'Design and Access Statement' submitted, two of the primary windows of the proposed property (main living area, and bedroom 1), will directly overlook our main living room; this we believe would have an effect of "living in a goldfish bowl".
- Contrary to the 'Design and Access Statement' submitted, the land is described as 'fallow', this is a deliberate attempt to mislead a decision, the fact is, that it is the rear garden of the main property, although the owners do not choose to keep it in a reasonable state does not constitute a good reason to build a property on it.
- The drop kerb for the driveway will encourage pedestrians to cross the road at this point, there are two issues with this, firstly placing pedestrians in a vulnerable position with the traffic, and secondly, encouraging pedestrians to walk directly towards our study and living room windows.
- The material of construction is proposed to be of some form of timber cladding, with grey aluminium windows. This is absolutely out of context with all of the properties within this area, and could be described possibly as an 'eyesore' within this new development.
- Our property will be devalued due the unusual close proximity, and also the unusual construction of the proposed property compared to the standard on the remainder of the estate.
- If there was a reasonable requirement for a property to be built in this position, the developers would almost certainly have built one themselves.

No. 38 Shandon Park - Objects to the proposed dwelling.

- It is contrary to the proposal in the original site design plans
- Increased density of properties on Evergreen Way. I.e. over-development of the site since this proposal involves turning what is now a garden area (and initially was largely an open and landscaped area) into a residential property.
- Reduction in my privacy resulting from the proximity of the proposed property
- Noise and disturbance resulting from its use
- A possible restriction to the garage and drive access of the yet-to-be-constructed Plots 5 & 6 (currently these plots are occupied by the site construction units)
- Adverse effect on the residential amenity of my property (including but not limited to the installation of solar panels on the southern facing aspect of the roof)
- This land was originally purchased to be used as a garden extension by the applicant
- The construction manner of this proposal is completely contrary to all other properties on this and adjacent properties. It will be significantly outstanding in appearance being outwardly of wooden construction whereas all other properties are of brick construction with slate roofs.

No. 40 Shandon Park (landowner) - Objects to the proposed dwelling.

- The development is in direct conflict with what the developers had originally proposed for the site, especially the area just behind my property.
- The proposal is too close to my property and will impede on the privacy of 40 Shandon Park.

Councillor Chris Hobson - Object to the application as the site is too small.

- The proposed development is against the Marton West Neighbourhood Plan.
- The site is not big enough for a dwelling. Gentoo would have built one on the site.

Gentoo Limited - Objects to the proposed dwelling.

- The proposed development contravenes the overall design concept and design strategy which was carefully applied to the Stonefolds development.
- The dwelling is completely out of character of the street scene.
- The location of this additional residence is extremely close to adjacent properties.
- The dwelling is compressed to an area of land never intended for a dwelling and will have a major adverse effect on the privacy and outlook of neighbouring homes.

Supporters

The application received ten separate letters of support. To summarise these representations, those in support generally felt that the proposed bungalow would be an improvement to the streetscene, and improve the appearance of the site.

- No. 5 Chesterfield Drive - Supports the application.
- No. 3 Evergreen Way - Supports the application.
- No. 7 Evergreen Way - Supports the application.
- No. 21 Rushmere - Supports the application.
- No. 40 Shandon Park (occupier) - Supports the application.
- No. 16 Chesterfield Drive - Supports the application.
- No. 35 Evergreen Way - Supports the application.
- No. 37 Chesterfield Drive - Supports the application.
- No. 6 Evergreen Way - Supports the application.
- No. 2 Evergreen Way - Supports the application.

Other representations

No. 6 Evergreen Way - No objections.

Technical consultees

MBC Highways - No objections.

MBC Drainage - No objections.

MBC Planning Policy - No objections.

MBC Waste Policy - No objections.

Secured By Design - recommend that the applicant actively seeks to build to SBD standards.

MBC Environmental Protection - No objections.

Northumbrian Water - No comments to make.

Northern Gas Networks - No objections.

Public Responses

Number of original neighbour consultations	20
Total numbers of comments received	16
Total number of objections	5
Total number of support	10
Total number of representations	1

PLANNING CONSIDERATION AND ASSESSMENT

1. The relevant policies in the Development Plan regarding this application are Policy DC1 (General Development), CS4 (Sustainable Development), CS5 (Design) of the Core Strategy (adopted 2008), H11 (Housing Strategy) of the Housing Local Plan DPD (adopted 2014) and MW3 (Small Unallocated Sites), MW6 (Design) and MW10 (Parking) of the Marton West Neighbourhood Plan (adopted 2016). In general terms, these policies seek to achieve high quality development, which minimise the impact on neighbouring occupiers.
2. The main issues to consider with the application are the use of the land for residential development, the effect of the proposal on the character and appearance of the local area, and the living conditions of the occupiers of neighbouring properties in terms of privacy and outlook.

Use of Land in Principle

3. The application site is identified on the adopted LDF Proposals map as a 'Proposed Housing Site'. In 2012, planning permission was granted for 79 dwellings (reference number M/FP/0367/12/P) and work on the development has recently completed. The immediate housing estate of Evergreen Way and Chesterfield Drive and the wider surrounding area are now firmly established as residential.
4. As well as planning permission being granted for 79 dwellings, the Planning Inspectorate allowed an appeal in 2015 for a bungalow on the application site. This appeal decision further establishes the application site for residential use. In light of these two decisions, it is the planning view that the principle of residential development on this site is acceptable.

Marton West Neighbourhood Plan

5. In November 2016, the Council formally adopted the Marton West Neighbourhood Plan. It is noted that the Planning Inspector's decision to allow a previous planning permission for the bungalow predates the neighbourhood plan. Clearly, the current application must now be considered against the neighbourhood plan, which is a material consideration.

Character and Appearance of the Area

6. Policy DC1 criterion (b) requires the visual appearance and layout of a development and its relationship with the surrounding area in terms of scale, design and materials to be of a high quality. Policy CS5 requires all development proposals to demonstrate high quality of design in terms of layout, form and contribution to the character and appearance of the area. Criterion (c) requires development to be well integrated with the immediate and wider context. MW3 also requires all proposals on small unallocated sites to be of a scale, density and pattern appropriate to the existing streetscene, and not to result in a loss of amenity space.

7. Paragraph 53 of the NPPF states that local policies should be drawn up to resist inappropriate development within residential gardens, which would cause harm to the local area. It is noted that the parcel of land was not originally intended to form part of the residential curtilage of No. 4 Evergreen Way. Moreover, since its acquisition, the site has remained fenced off from the main rear garden of No. 4 Evergreen Way and is not landscaped to form garden space. Criterion h of policy CS4 makes reference to 'making the most efficient use of land, with priority being given to development on previously developed land, in particular vacant and derelict sites and buildings'. It is the planning view that the proposals would make an efficient use of land, in accordance with the policy and would be a sustainable development.
8. The proposed bungalow would occupy approximately 30% of the overall plot size (66 square metre footprint of the 230 square metres plot size), which is a similar ratio to the bungalows within the surrounding estate. In light of this, the proposed development is considered to comprise an acceptable building to plot size ratio and would provide a sufficient area of private amenity space for future occupiers. The scale of the proposed bungalow would not be considered excessive in its plot or appear cramped.
9. MW6 (b) requires all new development to sit comfortably with the gardens of adjacent properties, and (c) to reflect the rhythm and proportion of the streetscene. With respect of the above analysis, the new bungalow is considered to sit comfortably within the existing estate and with the adjacent properties. Although the proposed dwelling would be on a smaller plot to other houses in the area, it would still reflect the medium-high density of the surrounding properties as well as the rhythm of the street.
10. Officers had concerns with the initial scheme, with particular regard to the external finish of the bungalow, as it was unclear from the submitted drawings what the finishing materials for the development would be. From the submitted plans, the appearance was of a bungalow with an external finish that is largely timber. Such a finish would have been in stark contrast to the existing estate and it was the planning view that this would have been detrimental to the streetscene, as the proposed external appearance neither reflected any of neighbouring dwellinghouses nor reinforced local distinctiveness.
11. In considering design of dwellings, paragraph 60 of the NPPF emphasises the need for originality in architecture and development forms and states that planning decisions should not stifle innovative styles or impose particular tastes. Revised drawings have been submitted, which confirmed that the materials to be used in the external finish of the bungalow would be part-render and part-timber cladding for the side elevations, and a roof tile to match the existing roofscapes of the surrounding houses. It is the planning view that the use of these materials would not be harmful to the visual amenities of the area. The matching roof tiles would allow the bungalow to reflect the existing properties in the local area, whilst the render and timber cladding would give the bungalow its own individuality without being a complete contrast with existing properties and, therefore, not detracting from or adversely affecting the local area.
12. In light of the above analysis, it is the planning view that the proposal would not harm the character and appearance of the area and would comply with the criterion b of DC1, which seeks to ensure that the visual appearance and layout of the development and its relationship with the surrounding environment will be of a high quality. The development would also be considered to accord with criterion c of CS5 which seeks to secure a high standard of design for all development. MW3 is also respected as the development is of a scale that is appropriate to the existing

characteristics. Importantly, also, the design of the bungalow would conform to the requirements of the NPPF in these regards.

Living Conditions of the Occupiers of Neighbouring Properties

13. Local Policy requires the effect of the development on the amenity of neighbours to be minimal. Policy CS5 requires all development proposals to demonstrate high quality of design in terms of layout, form and contribution to the character and appearance of the area. Criterion (c) requires development to be well integrated with the immediate and wider context.
14. The parcel of land is to the north of Nos. 38, 39 and 40 Shandon Park, to the east of Nos. 5 and 6 Evergreen Way, and to the south of and across the highway from No. 38 Evergreen Way.
15. In terms of the relationship with the properties to the rear on Shandon Park, the potential for overlooking and loss of privacy is considered to be minimised by the fact the proposal is for a single storey dwelling and with all windows with viewing aspects being at ground floor level. The 2.0 metre high fence along the rear boundary will prevent overlooking opportunities and safeguards residential amenities. In addition, the roof slopes away from the gardens of the properties to the rear on Shandon Park, with the highest part of the roof being set back from the boundary line. Taking into account the local topography, with the application site being on lower ground than the properties on Shandon Park, as well as the garden sizes of No. 39 and 40 Shandon Park, it is the planning view that the proposal would not have a harmful effect on the living conditions of the occupiers on Shandon Park.
16. To the west of the application site are the properties of Nos. 5 and 6 Evergreen Way. At present, these properties have a forward-facing aspect onto a 2.0 metre high fence. The proposed gable end would be 3.5 metres behind this fence, with a separation distance of approximately 15.5 metres to the front elevation of No. 5 Evergreen Way. This is in excess of the 14 metres required by the Urban Design SPD. Given this arrangement, it is considered that there would be no harmful effect on the living conditions of the occupiers of Nos. 5 and 6 Evergreen Way. It is worth noting that neither property has expressed an objection or any other representation to the application.
17. To the north of the site, across the highway, is the property of No. 38 Evergreen Way. An objection has been received from this property to the proposed development, primarily on the grounds that the bungalow would be too close to their property and the direct overlooking of their main living space. Although the separation distance to the proposed bungalow would not reflect those on the rest of the Evergreen Way/Chesterfield Drive (which can be between 17 and 25 metres), the separation distance is over the required 14 metres. The applicant has also planned the layout of the bungalow specifically to minimise the potential overlooking on No. 38 Evergreen Way. The only windows that would directly face onto No. 38 Evergreen Way would be 'bedroom 1' and 'bathroom 1'; the front window of the 'living/kitchen' area would be set at an oblique angle to the main living space of No. 38 Evergreen Way. In light of these matters, there are considered to be no notable impacts on the residential amenities at this property.
18. It is concluded that the proposals would not have a harmful effect on the living conditions of any neighbouring residents and are considered to comply with the relevant Urban Design criteria. The layout of the development and its relationship with the surrounding area is considered to be good, as the development achieves the minimum separation distances, as outlined in the Council's adopted Design Guide, to safeguard the amenities of nearby residents.

Comparison with Approved Scheme

19. It is noted that although an appeal decision was allowed in 2015 for a bungalow on this site, the bungalow sought in this application is larger than the bungalow that has been granted permission. The bungalow hereby sought would have a height to the eaves of 3.0 metres and a total height of 5.6 metres, as well as an overall footprint of 66 square metres. The previously approved bungalow had a height to eaves of 2.5 metres and a total height of 4.5 metres, as well as a footprint of 58.6 square metres.
20. Evidently, the proposed scheme is 0.5 metres higher to the eaves, 1.1 metres higher overall and has increased by 7.2 square metres. Notwithstanding this height and footprint increase, the proposal is still considered to be acceptable. The additional height difference is not considered to infringe upon the residential amenities of any nearby resident and the separation distances to nearby houses remains in excess of the minimum standards laid down in the Urban Design SPD.

Highways Matters

21. Criterion d of DC1 requires there to be no impacts on highway safety, and MW10 states that adequate off road parking provision shall be provided within new developments.
22. One objector has raised concerns that the installation of a dropped kerb would influence where people decide to cross the road, as they consider this would place pedestrians in a vulnerable position to passing traffic. However, the purpose of any dropped kerb is not to direct pedestrians, and in any event, it is not possible to control where people decide to cross the road. With this in mind, the proposals would be considered to adhere to criterion d of DC1.
23. In terms of the in curtilage parking arrangements, the plans show the provision of a driveway between the bungalow and the detached garage of No. 4 Evergreen Way, which measures 2.6 metres in width and 10 metres in depth. This would enable two vehicles to park within the curtilage of the site and would be in accordance with the Highways Design Guide as well as MW10 of the Marton West Neighbourhood Plan.

Local Housing Provision

24. The application site is located within the South Middlesbrough strategic sub-area for the purpose of Policy H11. Within this area, the Policy seeks housing that will meet aspirational needs, create a sustainable and balanced mix and be of a high quality and density appropriate to the location.
25. The housing within Evergreen Way and Chesterfield Drive consists of a mixture of two-storey and single storey dwellings and between two and five bedrooms. It would be the planning view that the proposed bungalow would add to this variety and mix of dwellings, as required by H11. Moreover, and as assessed above, it is the planning view that the design of the bungalow is of a high quality, it would complement the surrounds and would not impinge on the density of the locality. On the whole, the development is considered to be in accordance with the requirements of CS5 and H11.

Overall Conclusions

26. In conclusion, it has been assessed that the proposed development of a bungalow on land adjacent to 4 Evergreen Way would not have an adverse impact on the residential amenities of the occupiers of neighbouring properties and would sit

comfortably within the general context of the existing housing estate. Although the site is smaller than others in the area, it has been analysed that the development would not be cramped and provide sufficient private amenity space for future occupiers, whilst not compromising the amenities of occupiers in the surrounding properties.

27. Concerns were raised with the design and finishing materials of the original bungalow but following the submission of revised drawings with additional detail, it is considered that the proposals would have an external appearance that is of a high quality.
28. The proposed bungalow is, therefore, considered to be in accordance with local policies DC1, CS4, CS5 of the Core Strategy, H11 of the Housing Local Plan, MW3, MW6 and MW10 of the Marton West Neighbourhood Plan, and the national guidance of the NPPF. The application is recommended for conditional approval.

RECOMMENDATIONS AND CONDITIONS

Approved with Conditions

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

Reason: The time limit condition is imposed in order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990.
2. Approved Plans
The development hereby approved shall be carried out in accordance with the following approved plans:

Site Plan - P100 Revision 7
Existing Ground Floor Plan - P101 Revision 7
Proposed Plans - P102 Revision 7
Proposed Elevations - P103 Revision 7

Reason: To ensure a satisfactory form of development and for the avoidance of doubt.
3. Samples of Materials
No development shall commence until details and samples of the materials to be used in the construction of the dwelling hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details/samples.

Reason: To ensure an appropriate finishing appearance to the dwelling in the interests of the amenities of the local area.
4. Temporary Car Parking for Operatives
Before the construction of the dwelling house hereby permitted commences, a plan showing the location of temporary car parking to accommodate operatives and construction vehicles during the development of the site and measures to protect any existing footpaths and verges shall be submitted to and approved in writing by the

Local Planning Authority and implemented upon commencement of construction and thereafter such parking is to be removed on completion of the works.

Reason: In the interests of amenity and highway safety.

5. Sustainable Drainage Systems

Before the construction of the development hereby approved commences, a scheme for a Sustainable Drainage System (SDS) which shall sustainably drain surface water, minimise pollution and manage the impact on water quality, shall be submitted to and approved in writing by the Local Planning Authority and thereafter fully implemented in line with the agreed programme of work. A scheme for the management and maintenance of the SDS shall be submitted to and approved by the Local Planning Authority and the system shall be managed and maintained thereafter in accordance with the scheme to the satisfaction of the Local Planning Authority.

Reason: In the interests of a sustainable development.

6. Surface Water Condition

A plan showing the surface water drainage that has been designed to prevent this water from flowing onto the highway to the detriment of all highway users must be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of amenity and highway safety.

7. Removal of Permitted Development Rights

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), the dwelling house hereby approved shall not be extended or materially altered in external appearance nor shall any ancillary buildings be erected within the curtilage of the dwelling house without planning permission being obtained from the Local Planning Authority.

Reason: To protect the amenities of the occupiers of the neighbouring properties.

REASON FOR APPROVAL

The application is satisfactory in that the erection of 1 no. dwelling and associated access, parking and boundary treatment accords with the principles of the National Planning Policy Framework and the local policy requirements within the Council's Development Plan (Policies DC1, CS4 and CS5 of the Core Strategy, H11 of the Housing Local Plan and MW3, MW6 and MW10 of the Marton West Neighbourhood Plan).

In particular, the dwelling meets the national planning policy guidance and the Local Plan policies regarding the efficient use of land, appropriate scales of development, sustainable development, and accessibility whilst proposing a development that would, on balance, be in keeping with the scale and character of the surrounding area, and would not be detrimental to the local and residential amenities of the surrounding area.

All relevant issues, including amenity and outlook, traffic generation and parking provision, have been fully considered, and are not considered to give rise to any inappropriate or undue affects.

The application is therefore considered to be an acceptable and appropriate form of development, fully in accordance with the relevant policy guidance and there are no material considerations that would indicate that the development should be refused.

INFORMATIVES

Interference or alteration of the highway requires a licence under the HA 1980. Connections to public sewers in the highway require a licence under NRSWA 1991. The applicant should contact the Highway Authority (tel: 01642 728156) before any work commences on site, allowing a minimum of 7 days notice, or 30 days in the case of a NRSWA licence, if either or both of these licences are required.

While planning permission is not required for a new/amended access onto an unclassified road the permission of the Highway Authority to carry out works in the highway is required. This application includes the formation of an access onto Evergreen Way which is unclassified. The applicant is strongly advised to contact the Highway Authority (tel: 01642 728156) prior to any work commencing on site so that this access can be discussed.
PLANNING PERMISSION FOR THIS APPLICATION DOES NOT AUTOMATICALLY INCLUDE HIGHWAY AUTHORITY PERMISSION

The applicant is reminded that building materials shall not be deposited on the highway without the specific consent of the Highway Authority.

The applicant is reminded that it is the responsibility of anybody carrying out building work to ensure that mud, debris or other deleterious material is not deposited from the site onto the highway and, if it is, it shall be cleared by that person. In the case of mud being deposited on the highway wheel washing facilities should be installed at the exit of the development.

Should the development require Street Names, Numbers and/or Post Codes the developer must contact the Councils Naming and Numbering representative on (01642) 728155

It should be ensured that, during construction, deliveries to the site do not obstruct the highway. If deliveries are to be made which may cause an obstruction then early discussion should be had with the Highway Authority on the timing of these deliveries and measures that may be required so as to mitigate the effect of the obstruction to the general public.

The applicant is strongly advised to contact the Highway Authority (tel: 01642 728156) prior to any work commencing on site in order that a pre-inspection of the highway can be undertaken and agreement reached on suitable protection to prevent damage to the highway during construction. Failure to do this may result in the Highway Authority using powers available to them to impose such restrictions they deem necessary to protect the existing highway. Any damage that does occur will be deemed the responsibility of the person undertaking the work along with the liability for reinstatement.

Under the Town & Country Planning (Fees for Applications and Deemed Applications)(Amendment)(England) Regulations 2010, the Council must charge a fee for the discharge of conditions. Information relating to current fees is available on the Planning

Portal website

(<http://www.planningportal.gov.uk/england/public/planning/applications/feecalc>. Please be aware that where there is more than one condition a multiple fee may apply.

Case Officer: Peter Wilson

Committee Date: 14th July 2017

