

**Application Number** 18/00626/FUL

<b>Proposal</b>	Erection of 2no residential dwellings including means of access and landscaping.
<b>Site</b>	Land Rear of 31 to 39, Carrhill Road, Mossley, OL5 0QT
<b>Applicant</b>	Mr Stephen Pritchard
<b>Recommendation</b>	Approve, subject to conditions
<b>Reason for report</b>	A Speakers Panel decision is required due to the call in request made by a neighbouring resident.

## **REPORT**

### **1. APPLICATION DESCRIPTION**

- 1.1 The applicant seeks full planning permission for the erection of 2 detached dwellings on the land. The properties are of a split level design and would front on to a private driveway located off Milton Street. The split level design accounts for the change in levels across the site, the properties would represent a form of dormer bungalow albeit with a stepped front entrance. The dwellings would have a raised enclosed terrace enclosed by the two properties. The proposal is to construct the dwellings from natural stone with a slate roof, Quoins to front elevations and artstone Lintols and Cills to windows and doors.

### **2. SITE AND SURROUNDINGS**

- 2.1 The application site is roughly rectangular in shape and is located at the rear of 31-41 Carrhill Road. The land is currently an unallocated greenfield site, that was historically allotment gardens, this use has since been cleared. The site slopes steeply downwards from north to south and there are retaining walls, which help stabilise the site adjacent to Milton Street. Vehicular access is off Mill Lane via Milton Street, which is to the south of the site and is also shared with St Johns Primary School. There is no direct vehicular access from Carrhill Road via Milton Street, which is to the north-east of the site. Access from here is pedestrian only.
- 2.2 The nearest houses are to the north of the site on Carrhill Road and comprise three-storey terraced houses some of which have retaining abutments within the site. Woodmeadow Court contains six detached houses and is located to the west of the site, Milton St also serves John's Church of England School which is located south of the site, the school buildings are located either side of the highway.

### **3. PLANNING HISTORY**

- 3.1 12/00678/OUT - Proposed two detached bungalows (Outline) – Refused 22/11/2012
- 3.2 13/00134/OUT - Construction of three detached bungalows (Outline) – Refused 30/05/2013. This application was subsequently allowed at appeal Ref APP/G4240/A/13/2201574 dated 15 January 2014

- 3.3 16/00980/OUT - Outline planning application (all matters reserved) for the residential development of 0.16 Ha of land – Approved 05/01/2017

#### **4. RELEVANT PLANNING POLICY**

##### **4.1 Tameside Unitary Development Plan (UDP) Allocation**

The site is not allocated and is located within the settlement of Mossley.

###### **Part 1 Policies**

- 1.3: Creating a Cleaner and Greener Environment.
- 1.4: Providing More Choice and Quality Homes.
- 1.5: Following the Principles of Sustainable Development
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

###### **Part 2 Policies**

- H2: Unallocated sites
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H7: Mixed Use and Density.
- H10: Detailed Design of Housing Developments
- OL4: Protected Green Space
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- C1: Townscape and Urban Form
- N4: Trees and Woodland.
- N5: Trees Within Development Sites.
- N7: Protected Species
- MW11: Contaminated Land.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

##### **4.2 Other Policies**

Greater Manchester Spatial Framework - Publication Draft October 2016;  
Residential Design Supplementary Planning Document; and,  
Trees and Landscaping on Development Sites SPD adopted in March 2007.

##### **4.3 National Planning Policy Framework (NPPF)**

- Section 2: Achieving sustainable development
- Section 5: Delivering a sufficient supply of homes
- Section 8: Promoting safe and healthy communities
- Section 11: Making effective use of land
- Section 12: Achieving well designed places
- Section 15: Conserving and enhancing the natural environment

##### **4.4 Planning Practice Guidance (PPG)**

This is intended to complement the NPPF and to provide a single resource for planning guidance, whilst rationalising and streamlining the material. Almost all previous planning Circulars and advice notes have been cancelled. Specific reference will be made to the PPG or other national advice in the Analysis section of the report, where appropriate.

## **5. PUBLICITY CARRIED OUT**

- 5.1 Neighbour notification letters were issued in accordance with the requirements of the Town and Country Planning (Development Management Procedure) (England) Order 2015.

## **6. RESPONSES FROM CONSULTEES**

- 6.1 Local Highway Authority – No objections to the proposals, subject to a number of conditions including improvements to the carriageway of Milton Street.
- 6.2 Borough Environmental Health Officer – No objection subject to the imposition of a condition limiting the hours of work during the construction phase of the development.
- 6.3 Borough Tree Officer – There is no significant trees or vegetation on the footprint of the site. The supplied landscape plan is appropriate to the development and should be secured by a condition.
- 6.4 Borough Contaminated Land Officer – Recommends that a standard contaminated land condition is attached to any planning approval granted for development at the site, requiring the submission and approval of an assessment into potential sources of contamination and a remediation strategy.
- 6.5 Greater Manchester Ecology Unit: No objections are raised, recommend that a conditions is applied for a walkover ecology survey to establish what biodiversity enhancements can be secured within the sites landscaping scheme.
- 6.6 Structural Engineer – Supports the recommendations of the accompanying ground reports. Site investigations should be conditioned as part of a recommendation for approval.
- 6.7 United Utilities - No objection to the proposals, subject to the imposition of conditions requiring surface and foul water to be drained from the site via separate mechanisms and the submission of a surface water drainage strategy. There is a sewer under the land which is owned by United Utilities. This sewer must not be built over and an easement will be required either side of the route of the infrastructure at ground level to allow space for maintenance.

## **7. SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 7.1 11 letters of objection have been received to the proposals which raise the following concerns (summarised):
- Disturbance during construction process, Milton Street Residents may have access problems to their cars.
  - The properties are likely to be let than owner occupied which could result in deterioration in the character of the area over time.
  - Further vehicles on Milton Street would conflict with Children using the school
  - The size of the properties are significantly larger than those within the area and would appear overdeveloped / out of character with the area.
  - The properties could be let as HIMO's
  - Permitted Development rights should be removed from the properties.
  - The previously approved bungalows would not have had such an adverse impact on the area.
  - Has a Road Safety audit been undertaken to ensure that vehicles would not conflict with the high number of pedestrians which use Milton Street.
  - The area in question is unsuitable for housing - it is on a difficult slope and there is a danger of subsidence which may affect nearby housing.

- This is an area rich in wildlife which would be destroyed, along with many trees and as it is one of the few remaining open spaces left in the area it should be preserved as such.
- The Ground Stability Assessment brings concern regarding the severity of landslip, further assessments and appraisals should be carried out such as Ground Slope Stability, Settlement Assessments to satisfy that all risks have been actioned and all protection measures are in place. Further ground investigations should be undertaken prior to determining the application.
- The landscaping outlined includes non native plants which would not help local wildlife.
- There is a footpath that seems to run through part of this site that needs to be maintained as such.
- Concerns over the level of consultation undertaken by the LPA
- The plots will be directly overlooked by surrounding properties.
- The houses will not be affordable
- The site is Greenfield the development of Brownfield Sites should be considered first as a priority.
- Parking is a problem within the area and this will add to the issues.
- The site cannot be safely developed
- There is not sufficient local infrastructure to meet the needs of more housing.

## **8. ANALYSIS**

8.1 The key issues to be assessed in the determination of this planning application are:

- 1) The principle of development
- 2) The impact on the residential amenity of neighbouring properties
- 3) The impact on the character of the site and the surrounding area
- 4) The impact on highway safety
- 5) The impact on trees and ecology
- 6) Ground Stability

## **9. PRINCIPLE OF DEVELOPMENT**

9.1 Section 38 of the Planning and Compulsory Purchase Act 2004 states that applications should be determined in accordance with the development plan unless material considerations indicate otherwise. Consideration will also be necessary to determine the appropriate weight to be afforded to the development plan following the publication of the National Planning Policy Framework. Paragraphs 212 - 217 of the NPPF set out how its policies should be implemented and the weight which should be attributed to the UDP policies.

9.2 Paragraph 213 confirms that due weight should be given to relevant policies in existing plans according to their degree of consistency with the NPPF. At the heart of the NPPF is the presumption in favour of sustainable development and Section 5 of the NPPF requires Local Planning Authorities to support the delivery of a wide choice of quality homes in sustainable locations.

9.3 The site has somewhat of a chequered planning history. Previous planning applications have been refused by the Authority but the principle of residential development has since been established when application Ref 13/00134/OUT was allowed at appeal. At present it remains that outline planning application ref 16/00980/OUT is extant, like the preceding application (13/00134/OUT) it indicated a residential development of 3 detached bungalows being undertaken at the site.

9.4 Recognising that the site benefits from an extant outline planning approval, the principle of residential development remains acceptable. There have been no material changes to the

sites conditions or circumstances and the revisions to the NPPF would also not require the principle to be reconsidered.

- 9.5 It therefore remains that residential development is a compatible land use at the site. The site is considered to be a sustainable location recognising the services, amenities and public transport options which are on-hand within the Mossley area. The proposals would make a positive contribution to housing supply in line with National Planning Guidance.

## **10. RESIDENTIAL AMENITY**

- 10.1 The Residential Design SPD identifies standards for new residential development. It is important that new residential developments achieve appropriate levels of amenity for proposed residents whilst not adversely affecting existing residents. This is mainly achieved by ensuring that developments adhere to inter-house spacing policy in terms of their position, scale and orientation in relation to existing properties.
- 10.2 Whilst the site shares boundaries to properties on Milton Street, Carrhill Road and Woodmeadow Court, its position is such that it sits in relative isolation to the surrounding housing stock. The fall in levels means that the properties would be positioned at a much lower level to those on Carrhill Road, accounting for this and the split level design the outlook of these residents would be uninterrupted and existing levels of privacy retained.
- 10.3 The position of the properties follows a building line similar to Woodmeadow Court which is located directly to the west. The nearest of the proposed dwelling would have a blank gable on its facing elevation which would be approximately 15m from the side elevation of no.3 Woodmeadow Court. The remaining properties on Milton Street are positioned at both an oblique angle and higher elevation to that of the site. Levels of outlook and privacy would therefore also not be altered from that of present levels enjoyed.
- 10.4 In terms of consideration to levels of noise and activity which could be associated with the development then this should not be readily distinguishable for residents of neighbouring properties. The split level design dictates that usable gardens would be provided to the southern elevation, the properties would enclose the raised terrace ensuring privacy to future inhabitants and that no overlooking would occur to existing residents.
- 10.5 Subject to the safeguarding of the recommended conditions it is considered that levels of amenity and overall privacy of existing residents would be acceptable.

## **11. CHARACTER OF THE SITE AND SURROUNDING AREA**

- 11.1 The proposal would involve the erection of 2 dwellings on a site area of 0.19 hectares, which equates to 10.5 dwellings per hectare. The fall in levels across the site presents a significant constraint and it would not be desirable to see numbers increased.
- 11.2 Policy H10 is clear in its expectations of achieving high quality development that enhances a locality and contributes to place making. In terms of design reference points, as alluded to previously, the site sits in relative isolation from surrounding properties.
- 11.3 A bespoke approach has been taken to the design of each of the proposed dwellings. There are subtle differences between the properties but essentially these would be split level, accommodate rooms within the roof space, and be sited in an 'L' shape centred around a raised outside terrace. The access and parking areas would be taken from the frontage with access achieved via a stepped entrance. The split level design seeks to minimise ground works and is considered an effective solution to a constrained site. As per plans indicated on previous proposals the properties would present a frontage, albeit at a

raised level, to Milton Road. The use of traditional materials would reference the local vernacular whilst the design of the properties would be viewed independently.

- 11.4 Insofar as the scale of the development then the site lends itself as a logical infill plot which can support 2 good sized family dwellings. Existing vegetation can be retained, which taken with proposed landscaping would also uplift the setting of the properties and uplift the overall appearance of the locality as a whole. The proposed levels of soft landscaping would break up front parking areas to the enhancement of the setting of the properties. The use of resin bonded driveways and natural stone for boundary treatments are acceptable subject to conditional approval.
- 11.5 Having full consideration to the design merits of the proposal and the layout of the scheme it is considered that the development would deliver an attractive residential environment which would enhance the existing area. The bespoke approach to the properties style gives them a strong independent appearance, whilst providing good quality family housing. It is therefore, considered that the proposal adheres to the objectives of UDP policies H4, H7 and H10 which stress the importance of residential development being of an appropriate design, scale, density and layout.

## **12. HIGHWAY SAFETY**

- 12.1 The site would be accessed from Milton Street; an unadopted road which also serves as access to Johns Primary School and garages belonging to Milton Street Terraces. The Roads condition is mixed, it is tarmacked for the first 100m (approx.) before then becoming an unmade surface. As such, in its present condition it would not be suitable for serving additional residential development and upgrading works will be required, this has been established on previous planning consents.
- 12.2 The proposed improvements to the carriage and footways would not only be of benefit to the future inhabitants but it would also improve the safety of existing pedestrian and vehicle users of Milton Street. The potential conflict between road users and St John's school was previously tested at appeal. The inspector determined that the proposed highway improvements, taken with existing traffic calming measures, is sufficient to mitigate against the impacts of the proposed development. Given that the proposals are now for a reduced number of properties then the associated vehicle movements would be reduced from levels previously deemed acceptable.
- 12.3 The Highways department comment that the access arrangements are suitable to protect all road users. The traffic calming measures ensure that vehicles would approach the site at low speeds. Exact details of the improvement measures will need be determined by a planning condition. Further (pre-commencement) conditions will require the submission and approval of a construction environment management plan and that the driveways are constructed from a bound material with appropriate levels of drainage.
- 12.4 The plans indicate that 2 in curtilage car parking spaces would be provided for the dwellings which accords with the guidelines of UDP policy T10. Traffic movements to and from the site would be acceptable in terms of local capacity. The Highways officer comments that these arrangements are sufficient. The accessible location means that it is well served with access to public transport, services and relevant amenities within reasonable walking distance.

### **13. TREES & ECOLOGY**

- 13.1 In relation to the impact of the development on trees, the Tree Officer has raised no objections to the proposed development. Trees present within the site are generally located towards the boundaries, they can be retained although their overall amenity value is low. Details of the species mix to be planted in a proposed landscaping scheme have been submitted and are considered to be acceptable. Compliance with these details can be secured by condition.
- 13.2 In relation to ecology, GMEU have not raised any objections to the proposals, subject to conditions being imposed on any permission granted. These conditions would limit the timing of tree/vegetation removal on the site to outside of the bird breeding season to ensure that there would be no adverse impact on protected species and a requirement that biodiversity enhancements are included as part of the development, this would be determined following a walkover survey. These conditions are considered acceptable.

### **14. GROUND CONDITIONS**

- 14.1 Levels fall across the site to the southeast, properties to the north (Carrhill Road) occupy an elevated position and have also undertaken additional retaining works. The properties would be offset from the retaining wall of the higher properties. The proposals can be viewed in the context of the Woodmeadow Court development located to the west, an infill development which addressed a similar change in levels.
- 14.2 An initial desktop study has been undertaken which recommends further ground intrusive investigations are undertaken, the finding of this will ultimately determine the engineering solution to the development. This will be addressed via a pre-commencement condition the details of which will be reviewed the Councils Structural Engineer. Development will ultimately not be able to proceed until it is demonstrated that there would be no risk to surrounding property. This approach would be consistent with previous planning decisions at the site.

### **15. OTHER MATTERS**

- 15.1 In relation to flood risk, the site is located within Flood Zone 1 and is therefore at a lower risk of flooding. In terms of drainage, United Utilities has raised no objections to the proposals, subject to a condition requiring foul and surface water to be drained from the development via separate mechanism and the submission and approval of a sustainable surface water drainage system.
- 15.2 The EHO has raised no objections to the proposals, subject to the imposition of a condition limiting the hours of works during the construction process. This is considered reasonable and can be included as part of the construction management plan conditions that is proposed.
- 15.3 Details of the bin storage arrangements to serve the development have been submitted and are deemed acceptable. A condition will be applied to ensure their implementation.
- 15.4 The Borough Contaminated Land Officer has not raised any objections to the proposals, subject to securing an intrusive ground investigation into potential sources of contamination on the site and approval of a remediation strategy (if required) by condition. Such a condition is considered to be reasonable given the undeveloped nature of the site. The Coal Authority has confirmed that the site is located in a low risk area with regard to coal

mining legacy and as such they have no objections to the proposals. An informative can be added to the decision notice advising the applicant of their responsibilities on this regard.

- 15.5 In accordance with the Written Ministerial Statement (WMS) of 28 November 2014, no tariff based contributions are to be sought in relation to affordable housing, open space or education provision, as the proposal would not exceed 10 dwellings. The WMS is a material planning consideration, forming part of the Planning Practice Guidance. Given the need to boost the supply of housing in sustainable locations, as required by Section 5 of the NPPF, it is considered that financial contributions are not necessary to make the scheme acceptable in planning terms.
- 15.6 In relation to comments made by objectors these are not considered to raise issues above those considered on the previous planning approval at the site.

## **16. CONCLUSION**

- 16.1 The site has an extant planning approval for its development for residential purposes. The proposals are considered to be in the spirit of the previous consent. The redevelopment for residential purposes would be readily compatible with the residential nature of adjoining uses, would make use of largely underutilised site within an established urban area and would add to contribute to the Boroughs housing in a period of under supply.
- 16.2 Taking into account the relevant development plan policies and other material considerations, subject to the identified mitigation measures, it is not considered that there are any significant and demonstrable adverse impacts that would outweigh the benefits associated with the granting of planning permission.
- 16.3 There are no objections from any of the statutory consultees and the proposals are considered to accord with the relevant national and local planning policies quoted above.

## **17. RECOMMENDATION**

Grant planning permission subject to the following conditions:

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with the following approved plans/details:
  - 1:1250 site location plan
  - Proposed Plans & Elevations Dwg no.s 5435 S P1A, P2A, P3A, P4A, P5A, P6A, P7A, P8A, P9A, P10A
  - Landscape Details Dwg no.s 5435L
3. No development, other than site clearance and site compound set up, shall commence until such time as the following information has been submitted in writing and written permission at each stage has been granted by the Local Planning Authority.
  - i) A preliminary risk assessment to determine the potential for the site to be contaminated shall be undertaken and approved by the Local Planning Authority. Prior to any physical site investigation, a methodology shall be approved by the Local Planning Authority. This shall include an assessment to determine the nature and extent of any contamination affecting the site and the potential for off-site migration.



ii) Where necessary a scheme of remediation to remove any unacceptable risk to human health, buildings and the environment (including controlled waters) shall be approved by the Local Planning Authority prior to implementation.

iii) Any additional or unforeseen contamination encountered during development shall be notified to the Local Planning Authority as soon as practicably possible and a remedial scheme to deal with this approved by the Local Planning Authority.

iv) Upon completion of any approved remediation schemes, and prior to occupation, a completion report demonstrating that the scheme has been appropriately implemented and the site is suitable for its intended end use shall be approved in writing by the Local Planning Authority.

The discharge of this planning condition will be given in writing by the Local Planning Authority on completion of the development and once all information specified within this condition and other requested information have been provided to the satisfaction of the Local Planning Authority and occupation/use of the development shall not commence until this time, unless otherwise agreed by the Local Planning Authority.

4. As per the recommendations of the submitted Phase 1 Desk Study REF GRM Development Solutions Ref P8353 Prior to commencement of development a ground intrusive investigation and risk assessment to assess the nature of the sites ground conditions shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The report of the findings must include:

(i) a survey of the ground conditions and geotechnical characteristics;

(ii) an assessment of the potential risks to:

- property (existing or proposed)
- adjoining land,
- groundwaters and surface waters,

(iii) an appraisal of slope stability, engineering options, and details of the preferred option(s).

This must be conducted in accordance with BS10175:2011 and BS5930:215 and comprise of either window sampling or trial potting to confirm the sites ground conditions.

The development shall be carried out in accordance with the approved report including any engineering recommendations.

5. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and/or full specification of materials to be used: externally on the buildings; in the construction of all boundary walls, fences and railings; and, in the finishes to all external hard-surfaces have been submitted to, and approved in writing by, the local planning authority. Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

6. Prior to the first occupation of any of the dwellings hereby approved, details of the boundary treatments to be installed as part of the development shall be submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans of the treatments and details of the construction material and the finish to be applied. The boundary treatments for each dwelling shall be installed in accordance with the approved details prior to the first occupation of that dwelling.

7. No development shall commence until such time as a Construction Environment Management Plan has been submitted to and approved in writing by the Local Planning Authority. This shall include details of:

Wheel wash facilities for construction vehicles;

Arrangements for temporary construction access;  
Contractor and construction worker car parking;  
Turning facilities during the remediation and construction phases;  
Details of on-site storage facilities;

The development shall be carried out in accordance with the approved Construction Environmental Management Plan.

8. No construction or site clearance works shall take place until a scheme for the management of deliveries and vehicular movements associated with such works, avoiding periods when children are entering or leaving the school, has been submitted to and agreed in writing by the local planning authority.
9. During demolition/construction no work (including vehicle and plant movements, deliveries, loading and unloading) shall take place outside the hours of 07:30 and 18:00 Mondays to Fridays and 08:00 to 13:00 Saturdays. No work shall take place on Sundays and Bank Holidays.
10. The development shall not commence until details of the road works and traffic management measures necessary to secure satisfactory access to the site have been submitted to and approved in writing by the Local Authority. The approved works shall be completed to the satisfaction of the Local Planning Authority prior to the occupation of any part of the development.
11. Prior to the first occupation of any of the dwellings hereby approved, details of measures to be employed to ensure appropriate management and maintenance of the trees outside of the curtilage of any of the properties within the development shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include provision for the replacement of any tree that is damaged, diseased or dies within the next planting season. The development shall be maintained in accordance with the approved details.
12. Prior to the commencement of any development, a surface water drainage scheme, based on the hierarchy of drainage options in the National Planning Practice Guidance with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the Local Planning Authority. The surface water drainage scheme must be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards. Foul and surface water shall be drained on separate systems and in the event of surface water draining to the public surface water sewer, details of the flow rate and means of control shall be submitted. The scheme shall include details of on-going management and maintenance of the surface water drainage system to be installed. The development shall be completed in accordance with the approved details and retained and maintained as such thereafter.
13. The car parking spaces to serve the development hereby approved shall be laid out as shown on the approved proposed site plan (Drg no. 5435S P9/10), prior to the first occupation of any of the dwellings hereby approved and shall be retained free from obstruction for their intended use thereafter.
14. No tree felling or vegetation removal shall take place during the optimum period for bird nesting (March to July inclusive) unless otherwise agreed in writing with the Local Planning Authority.

15. No development above ground level shall commence until a ecological walkover survey has been conducted. The survey shall make appropriate recommendations for Biodiversity enhancement measures to be installed as part of the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The details shall include a specification of the installations and scaled plans showing their location within the development. The approved enhancement measures shall be installed in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.
16. No development shall commence until tree protection measures to meet the requirements of BS5837:2012 have been installed around all of the trees on the site to be retained (including the trees protected by Tree Preservation Orders within the site and adjacent to the boundaries of the land.) These measures shall remain in place throughout the duration of the demolition and construction phases of the development, in accordance with the approved details.
17. The driveways to serve each of the dwellings hereby approved shall be constructed from a bound material and on a level which prevents displacement of materials or surface water onto the highway and shall be retained as such thereafter.
18. None of the dwellings hereby approved shall be occupied until details of the bin storage arrangements to serve the development have been submitted to and approved in writing by the Local Planning Authority. The details shall include scaled plans showing the location of the bin stores and elevations of the means of enclosure and shall provide details of the construction material and colour finish. The bin storage arrangements for each shall be erected in accordance with the approved details, prior to the first occupation of that dwelling and shall be retained as such thereafter.
19. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 and subsequent amendments express planning consent shall be required for any development referred to in Schedule 2, Part 1, Class A, Class B, Class C and Class E of that Order.