

Application Number 21/00006/FUL

Proposal	The erection of 1 No. residential dwellings on land south of John Street, Heyrod.
Site	Land off John Street, Heyrod, Tameside
Applicant	Mr M Rigby
Recommendation	Approve Planning Permission
Reason for Report	The application has been advertised as departure from the development plan (Green Belt).

1.0 APPLICATION DESCRIPTION

- 1.1 The applicant seeks full planning permission for the erection of a single detached dwelling. The development would involve the clearance of existing single storey building in lieu of the construction of the property.
- 1.2 The property would be split level with access taken from John Street. The ground floor would drop to a lower ground floor, the total floor area would be 265sqm with a volume of 1122m³. The accommodation would be laid out as follows:

Ground Floor: - Entrance Hall, 3 x bedrooms and garage;
Lower Ground Floor: - Kitchen, Living / Dining and Hall.
- 1.3 The design would take a contemporary form with a reference to an agricultural building. The building would be designed to PassivHaus principles to reduce energy usage. The building would have a feature glazing and enclosed balcony on the southern elevation to maximise natural light and views.
- 1.4 The materials would include natural stone and timber cladding to the elevations with aluminium openings. The roof would include slate as well as a sedum/green roof. The driveway off John Street would be treated with a permeable resin bound material and external boundaries would be defined by post and wire fencing with native hedgerows planted alongside. A large portion of the southern area of the land would be planted with wildflower and native trees.
- 1.5 A case of 'Very Special Circumstances' has been represented with the application this references the sites planning history, sustainable design, environmental improvements and positive impact upon Green Belt openness and landscape character.
- 1.6 The application has been accompanied with the following documents;
 - Full plans package and visual montages;
 - Design and Access Statement;
 - Planning Statement;
 - Desk Top Site Investigation; and,
 - Biodiversity report.

2.0 SITE & SURROUNDINGS

- 2.1 The site is located on the southern side of John Street within Heyrod and is within the Tameside Green belt boundary. The site supports several buildings, which appear to have

last served as an agricultural/small holding use. It has a gated entrance off John Street, to the east there is a recently constructed residential property, the south borders agricultural/rural land and there is a smallholding across the eastern boundary. On the opposite side of John Street there are a number of detached properties of varying styles. John Street is adopted up to the sites gated entrance.

- 2.2 The site covers an area of approximately 0.4ha, it is elevated with levels falling to the south. The general appearance is one of disrepair and neglect and this in turn reflects negatively upon the local environment. There is an extant planning permission for a detached dwelling at the site.

3.0 PLANNING HISTORY

- 3.1 02/00105/OUT – Erection of 1 No. bungalow – Refused 01 May 2002
- 3.2 14/00954/FUL – Construction of one dwelling house – Approved 26 January 2015 (permission is extant)
- 3.3 20/00007/PREAPP – Formal pre app response advised on the planning merits of a revised design for the site. Comments have influenced the planning submission.

4.0 RELEVANT PLANNING POLICIES

4.1 Tameside Unitary Development Plan (UDP) Allocation: Green Belt

4.2 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

4.3 Part 2 Policies

- OL1 Protection of the Green Belt
- OL2 Existing Buildings in the Green Belt
- H10: Detailed Design and Housing Developments
- C1: Townscape and Urban Form
- T1: Highway Improvement and Traffic Management
- T7: Cycling
- T10: Parking
- OL10: Landscape Quality and Character
- N4: Trees and Woodland.
- N5: Trees Within Development Sites.
- N7: Protected Species
- MW11: Contaminated Land
- MW12: Control of pollution
- MW14: Air Quality
- U1: Utilities Infrastructure
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

4.4 Other Policies

Greater Manchester Spatial Framework - Publication Draft October 2018;

The Greater Manchester Combined Authority (GMCA) has consulted on the draft Greater Manchester Spatial Framework Draft 2019 ("GMSF") which shows possible land use allocations and decision making policies across the region up to 2038. The document is a material consideration but the weight afforded to it is limited by the fact it is at an early stage in its preparation which is subject to unresolved objections

Residential Design Supplementary Planning Document; and,
Trees and Landscaping on Development Sites SPD adopted in March 2007.

4.5 National Planning Policy Framework (NPPF)

Chapter 5 – Delivering a sufficient Supply of homes
Chapter 8 – Promoting healthy and Safe Communities
Chapter 11 – Making effective use of land
Chapter 12 – Achieving well-designed places
Chapter 13 – Protecting Green Belt Land
Chapter 15 – Conserving and enhancing the natural environment
Chapter 16 – Conserving and enhancing the historic environment

4.6 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.

5.0 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 and the Council's adopted Statement of Community Involvement. In response there have been 3 letters of support received.

6.0 RESPONSES FROM CONSULTEES

6.1 Environmental Health Officer (EHO) - No objections to the proposals.

6.2 Contaminated Land – No objections, identify that there could be ground sourced contamination but this can be addressed through screening/planning condition.

6.3 LLFA – No objections no history of flooding or culverts record within the site. Further information required on approval relevant to detailed design of drainage.

6.4 Highways – No objections raised to the access arrangements. Walking and Cycling – No public rights of way are affected by the development. Cycle Storage requested along with conditions to safeguard access requirements. Structures A slope stability risk assessment may be required, that will require details of ground conditions from a geotechnical investigation. Where new or existing walls on or adjacent to the Highway are to be relied upon for the development, an AIP may be required to justify the new or original supporting structures. Further information required on approval.

- 6.5 United Utilities – No objections, reviewed the submitted drainage strategy which is deemed to be acceptable in principle. Recommend that if planning permission is granted the drainage strategy is conditioned.

7.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED

- No objections to the proposals of the planning application;
- Comment that the dwelling would blend with surrounding properties;
- Design looks appropriate to a rural setting;
- Site has had multiple ownerships;
- Very impressed with the design which is in keeping with the surrounding area;
- Encourage its development which will improve the appearance of the site.

8.0 ANALYSIS

- 8.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that planning applications be determined in accordance with the Development Plan unless material considerations indicate otherwise.

- 8.2 The National Planning Policy Framework (NPPF) is also an important consideration. The NPPF states that a presumption in favour of sustainable development should be at the heart of every application decision. For planning application decision taking this means:-

- approving development proposals that accord with the development plan without delay; and
- where the development plan is absent, silent or relevant policies are out of date, granting planning permission unless:-
 - any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the Framework taken as a whole; or
 - specific policies in the Framework indicate development should be restricted.

9.0 PRINCIPLE

- 9.1 The site is located within the Green Belt boundary, the principle of residential development has been previously established and it remains that planning consent 14/00954/FUL is extant. Condition precedents had been discharged on this consent and works including some demolition and excavation of foundations has taken place. The LPA does not dispute this and the previous consent represents an established 'fall-back' option.

- 9.2 Notwithstanding the planning history the proposals are materially different to that of the previous consent and this warrants consideration against the test of relevant Green Belt policy. It is established that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances (Paragraph 143 of the NPPF), the applicant has acknowledged this and has presented their case within the supporting statement.

- 9.3 Policy OL1 and OL2 of the Tameside Unitary Development Plan relate to development inside the Green Belt, re-use of buildings and land which preserve the openness of the Green Belt and which do not conflict with the purposes of including land within it. The policies only extend to the replacement of existing dwellings for residential use and makes no reference to previously developed land. Therefore whilst there is a degree of consistency between the Development Plan and the Framework for the purposes of the assessment greater weight is afforded to the guidance within section 13 of the NPPF.

- 9.4 Paragraph 144 of the NPPF says 'when considering any planning application, Local Planning Authorities should ensure that substantial weight is given to any harm in the Green Belt and that 'very special circumstances' will not exist unless the potential harm to the Green Belt by reason of inappropriateness, and any other harm, is clearly outweighed by other circumstances'.
- 9.5 Paragraph 145 of the NPPF lists the exceptions to otherwise inappropriate development in the Green Belt. Sub-Paragraph (g) includes; limited infilling or the partial or complete redevelopment of previously developed land, whether redundant or in continuing use (excluding temporary buildings), which would:
- not have a greater impact on the openness of the Green Belt than the existing development; or
 - not cause substantial harm to the openness of the Green Belt, where the development would re-use previously developed land and contribute to meeting an identified affordable housing need within the area of the local planning authority.

In recognition of the property being larger than the building it would replace, in addition to that of the extant planning permission for the purposes of decision it is not considered that paragraph 145 (g) applies. As identified by the applicant the acceptance of the scheme should be determined by its very special circumstances.

- 9.6 Assessing the impact on openness of the Green Belt is not a simple matter of comparing the existing measured volumes of the existing and proposed buildings on site as many factors are relevant. The visual impact of development on the Green Belt has been held (in *Turner vs SSCLG [2016]*) to be an implicit part of the concept of openness. The question is whether the proposed development would have a greater impact on openness than the extant planning approval and associated development on the site. This is essentially a matter of planning judgement based upon the relevant facts and available evidence.
- 9.7 In the circumstances the planning fall-back of the extant consent is a viable position and this is largely what the case for very special circumstances is framed against. The planning judgement to be made is largely one relevant to the merits of the design, and the overall landscape impact. The applicant identifies that the Very Special Circumstances demonstrated on the previous application apply equally to the current proposals, in this regard weight was attached to the following;
- The open character of the land will be retained as the building will be largely underground;
 - The development would be constructed in locally sourced sustainable materials for building;
 - The development will be sustainable and is designed to minimise energy consumption;
 - The development will result in the demolition of a number of unsightly prominent outbuildings already on the site and therefore the openness and character of the green belt will be improved.
- 9.8 The design merits of the proposal will be assessed later within the report. In terms of general principles, the building would have a larger volume (approx. 230m³) to that of the extant approval. Notwithstanding this, it is not considered that the impact would be any greater. It remains that the site is an infill plot, which is flanked by development to the east and west as well as properties on John Street to the north. The proposals would not project into open countryside above the parameters established on the previous approval, the siting is such that it would respect existing building lines framing John Street in a manner which should be treated as residential infill. The design exploits the sites levels with the majority of the building being located at a lower level, the overall eaves and ridge height would be directly comparable to the extant consent. It is considered that the proposals would not have an adverse impact on the openness of the Green Belt over and above the existing situation.

However, it would be prudent to control the demise of the domestic curtilage to that indicated on the amended site plan, and also to remove PD rights relevant to extensions and outbuildings.

9.9 On the basis of the above assessment, officers consider that the proposal does not have any greater impact on the openness of the Green Belt than the existing development. Consideration must also be given to the 5 purposes of including land within the Green Belt in paragraph 134 of the NPPF, as required by paragraph 145 of the NPPF. Taking each point in turn;

- The residential development as proposed would be restricted to the site itself with no potential to lead to 'unrestricted sprawl';
- The proposal would not lead to the merging of one town with another;
- It would not jeopardise the safeguarding of the countryside in that the site is physically contained within the landscape;
- The site is not considered to contribute to the setting or special character of a historic town; and,
- The proposals would secure environmental improvements to an otherwise derelict and neglected area of land.

9.10 As such it is considered that the proposals would not be harmful to the openness of the Green Belt and they not be contrary to the purposes of including land within the Green Belt and are thus compliant with paragraph 134 and 145 of the NPPF. In terms of 'other harm' (para 144) there are no impacts attributed to the development above those established on the extant approval. Material considerations will be addressed within the remainder of the report. As such it is considered that the harm to the openness of the Green Belt together with 'any other harm' would be limited to an extent that the development can be considered appropriate development in the Green Belt.

10.0 DESIGN AND CHARACTER

10.1 The impact of the proposed development must be considered within the context of the extant approval. The proposals represent a bespoke and highly innovative design solution which seeks to exploit the sites topography whilst reducing the environmental impact. The design would be contemporary in form, the building proportions reference an agricultural building and the use of natural materials, including a sedum roof responds positively to the local vernacular.

10.2 As per the previous approval the development would see the removal of the existing, and somewhat prominent, outbuildings on the site. The loss of these structures along with general improvements would be received positively and this would improve appearance of the local environment.

10.3 The building would frame John street and be sited in an 'L' shape manner creating a courtyard frontage to the highway. The majority of the construction would be at lower ground level making the building part subterranean. When viewed from public vantage points the proportions would therefore be akin to a bungalow when viewed from the highway. There is a hierarchy to the construction with the 'offshoot' eastern wing assuming a subservient appearance to that of the main body of the building. Landscaping would complement the dwelling and allow it to blend into the landscape, the curtilage would be defined to a reasonable area, the southern sloping area would be enhanced with the planting of native species and wild meadow flowers.

10.4 The house would be highly sustainable and designed using PassivHaus principles with regard to air tightness, the thermal performance of the building envelope and the building's orientation. The use of an innovative 'ICF' (insulated concrete formwork) build system along

with high quality glazing will help reduce energy consumption from the dwelling. In addition, it is proposed that the house would have an integrated system for grey water harvesting. Renewable energy is to be provided through a photovoltaic roof panel array to generate supplementary energy and an air source heat pump would address additional heating requirements.

- 10.5 UDP policy C1 and the guidance within the adopted Residential Design Guide SPD promote development that is designed and landscaped to the highest contemporary standard, paying high regard to the built and/or natural environment, within which it is sited. Likewise, policy H10 requires that the design and build standards of new residential development should be high quality. The criteria of these policies would be met, a highly sustainable design would be achieved which would secure environmental improvements and have a positive local legacy.

11.0 DESIGN AND RESIDENTIAL AMENITY

- 11.1 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 that of existing properties.
- 11.2 The height of the proposed new house is designed to complement the neighbouring buildings, the ridge height would be 1m lower than the eaves of the neighbouring house at 58 John Street. The separation distance coupled with the segregation by the highway would ensure that there would be no loss of outlook or privacy to existing residents.
- 11.3 The occupants of the dwelling would be served with a good level of amenity. The dwelling would measure approximately 265sqm and provide well-proportioned high quality internal accommodation within recommended guidelines. The internal space would be complemented by landscaped grounds and panoramic southern views.

12.0 HIGHWAY SAFETY

- 12.1 The LHA have reviewed the proposals and raised no objections. Vehicular access to the site will be gained via the existing access from John Street. The proposed access arrangements are adequate for the development and will not have an adverse impact on highway safety as confirmed within the consultation response with highways.
- 12.2 There would be ample in-curtilage parking in addition to the provision of a double garage which would provide secure cycle storage. Adequate visibility splays in both directions along John Street would be provided and the layout allows sufficient turning space to allow vehicles to always exit in a forward gear.
- 12.3 A condition is proposed to address the detail of any retaining structures and their influence upon John Street.
- 12.4 Traffic movements to and from the site would be acceptable in terms of local capacity. The site is reasonably accessible with bus services provided from Wakefield Road.

13.0 TREES & ECOLOGY

- 13.1 The site has no tree cover and the overall ecological value is limited. The associated ecological considerations are all positive. The biodiversity value of the site would be

enhanced through the addition of an extensive planting strategy to include hedgerows, native trees and wildflower. The addition of a sedum roof will benefit water management and also provide welcomed habitat for flora and fauna. The provision of soft landscaping measures along with bird and bat boxes presents a modest opportunity to secure biodiversity enhancements as per the requirements of policy N7 and para 170 NPPF.

14.0 GROUND CONDITIONS

14.1 The EPU have reviewed the preliminary ground investigation report and raised no concerns in their consultation response. As per previous consent, there are no reasons why the site cannot be developed for residential purposes. As a precautionary measure it is recommended that further ground investigations are undertaken and that these are secured by condition.

15.0 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 and LLFA has raised no objections to the proposals within the submitted drainage strategy and recommend that this should be conditioned. Surface water would be managed positively onsite through grey water harvesting, addition of a sedum roof and attenuation pond. Levels at the site fall to the south and the proposals would not have any influence upon neighbouring properties.

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.

15.3 The scale of the development falls below the threshold of requiring any section 106 contributions.

16.0 CONCLUSION

16.1 The sites planning history is afforded significant weight in the assessment of the application. The established extant planning consent dictates that the principle of residential development is established. It remains that is considered to be appropriate development in the Green Belt as the scheme constitutes the redevelopment of a developed site in a manner that would not have an additional impact on the openness or landscape character of the Green Belt.

16.2 The design has been approached in a manner, which understands the local context. The materials, height, mass and form of the property would sit comfortably within the site and provide a welcome addition to the local housing stock. The design of a sufficient quality and would meet the highest sustainable credentials, this would form an exemplar development which would have a positive environmental impact. The design is an improvement on that which has previously been granted planning permission.

16.3 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. The proposal therefore complies with the prevailing policies of the Development Plan as a whole and the advice in the NPPF; accordingly Section 38(6) requires that the application be granted.

RECOMMENDATION

Grant planning permission:-

- 1) The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: In order to comply with the provision of Section 91 of the Town and Country Planning Act 1990.

- 2) The development hereby approved shall be carried out strictly in accordance with the plans and specifications as approved unless required by any other conditions in this permission.

Existing Site Plans 1:1250 (Red Line Boundary)
Proposed Elevations Dec 2020 1 of 2
Proposed Elevations Dec 2020 2 of 2
Approved Elevations with approved Scheme Dec 2020
Proposed Elevations with Context Dec 2020
Proposed Ground Floor Plan Dec 2020
Proposed Lower Ground Floor Plan Dec 2020
Proposed Landscape Plan Dec 2020
Proposed Massing from John Street Dec 2020
Proposed Massing from Valley Dec 2020
Proposed Roof Plan Dec 2020
Proposed Site Plan with Approved scheme Dec 2020
Proposed Site Plan Dec 2020 Rev A 15/02/2021

Reports:

Design and Access Statement Dec 2020
Planning Statement 4 January 2021
Preliminary Geoenvironmental Assessment ref 9339G-WML-00-XX-RP-G-0001 April 2020

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 3) Prior to commencement of construction work on the site an Approval in Principle must be obtained for the proposed retaining wall shown on the approved plan and submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details, prior to the first occupation of any of the dwellings and shall be retained as such thereafter.

Reason: in the interests of ground stability in accordance with paragraph 179 of the NPPF.

- 4) Prior to the occupation of the proposed development two cars parking spaces shall be provided within the site boundary to the full satisfaction of the L.P.A. These car-parking spaces shall be maintained and kept available for use at all times.

Reason: In the interest of highway safety, in accordance with UDP Policy T1: Highway Improvement and Traffic Management.

- 5) A clear view shall be provided from the site access where it meets the footway / roadway in John Street. Its area shall measure 2.4 metres along the edge of the site access and 2 metres along the (footway/roadway). It must be kept clear of anything higher than 600mm above the access, on land which you control.

Reason: In the interest of highway safety, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 6) No development shall commence until such time as a Construction Environment Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall address:-

- Measures to stop deposition of mud on the highway;
- Contractor and construction worker car parking to allow for unobstructed access along John St;
- Turning facilities during the remediation and construction phases or measures to allow vehicles to reverse down John Street;
- Details of on-site storage facilities; and
- Restriction of delivery times

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

Reason: In the interest of highway safety to reduce disturbance, in accordance with UDP PolicyT1: Highway Improvement and Traffic Management.

- 7) Upon completion of any approved remediation scheme(s), and prior to use/occupation, a contaminated land verification / completion report demonstrating that the soils at the site are suitable for use and all remedial works and measures have been fully implemented shall be submitted to, and approved in writing by, the LPA. The report shall also include full details of the arrangements for any long term monitoring and maintenance as identified in the approved verification plan. The long term monitoring and maintenance shall be undertaken as approved. If, during development, contamination not previously identified is encountered, then no further development (unless otherwise agreed in writing with the Local Planning Authority (LPA)), shall be undertaken at the site until a remediation strategy detailing how this contamination will be appropriately addressed and the remedial works verified has been submitted to, and approved in writing by the LPA. The remediation strategy shall be fully implemented and verified as approved. The discharge of this planning condition will be given in writing by the LPA on completion of the development and once all information specified within this condition and any other requested information has been provided to the satisfaction of the LPA and occupation of the development shall not commence until this time unless otherwise agreed in writing by the LPA.

Reason: To ensure any unacceptable risks posed by contamination are appropriately addressed and the site is suitable for its proposed use in accordance with paragraph 178 of the National Planning Policy Framework.

- 8) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No. 2) (England) Order 2015 (or any Order revoking or re-enacting that Order with or without modification), no enlargement, improvement or other alteration of the dwelling which would otherwise be permitted by Part 1 of Schedule 2 to that Order shall be carried out without the prior written consent of the Local Planning Authority, and no garages or other outbuildings shall be erected.

Reason: To safeguard the character and openness of the Green belt to in accordance with UDPO policy OL1 Protection of the Green Belt.

- 9) 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 (this applies equally to the refurbishment of the Ambleside Parade). Such details shall include the type, colour and texture of the materials. Development shall be carried out in accordance with the approved details.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form

- 10) 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.

Reason: To protect the amenities of occupants of nearby properties/dwelling houses in accordance with UDP policies 1.12 and E6.

- 11) With exception of site clearance works and site preparation no development shall commence on the construction of the new dwelling hereby approved until 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. In the event of surface water draining to the public surface water sewer, the pass forward flow rate to the public sewer must be restricted to 10 l/s.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To ensure proper drainage of the area, in accordance with UDP policy U3 Water Services for Developments and Section 14 NPPF.

- 12) Notwithstanding any description of boundary treatments and materials listed in the application or detailed on the approved plans, no works shall be undertaken until full details have been provided in writing to the Local Planning Authority. The details shall include specification of all materials, cross-sections and elevation drawing. The approved details shall be implemented in accordance with a timetable to be agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.

- 13) The demise of the residential curtilage to the approved dwelling shall reflect that indicated on drawing reference 'proposed Site Plan rev A' received 16 February 2021. Full landscaping details for the garden area and adjoining land, including all hard and soft landscaping works, shall be submitted for approval in writing to the Local Planning Authority. The approved landscaping details shall be implemented prior to the first occupation of the dwelling or within a timescale to be agreed in writing with local planning authority.

Reason: In the interests of the visual amenities of the locality, in accordance with policies H10: Detailed Design of Housing Developments, OL10: Landscape Quality and Character and C1: Townscape and Urban Form.