

**Application Number** 20/00861/REM

**Proposal** Reserved matters approval for the demolition of existing bungalow and construction of 3 new houses pursuant to outline planning permission ref. 20/00325/OUT.

**Site** 19 Early Bank, Stalybridge, SK15 2RU

**Applicant** Mr R Dewsnap

**Recommendation** Approval, subject to conditions

**Reason for Report** One of the objectors to the application has requested to address the Speakers Panel meeting.

## **1.0 APPLICATION DESCRIPTION**

1.1 The applicant seeks approval for the reserved matters (access, appearance, layout, scale and landscaping) for a development of 3 dwellings, following the granting of outline planning permission for residential development on the site in July 2020.

1.2 The proposal has been amended during the course of the application. The pair of semi-detached dwellings proposed in the eastern portion of the plot have been significantly reduced in height, with the loss of the accommodation originally proposed within the roofspace. Those properties have also been pulled further off the common boundary with the neighbouring property at no.17 Early Bank, increasing the separation distance to the corresponding western gable of that neighbouring property to just over 5 metres.

## **2.0 SITE & SURROUNDINGS**

2.1 The application relates to the site of an existing dwelling and its curtilage at the south western end of Early Bank, a residential street located to the west of Mottram Road in Stalybridge. The existing property is located in the north eastern corner of the plot, with access taken from the highway which runs parallel with the northern boundary of the site. The dwelling is slightly taller than single storey as it has accommodation in the roofspace. There is a neighbouring property (17 Early Bank) positioned within close proximity of the eastern boundary of the site.

2.2 The property at 21 Early Bank is located to the north west of the site. Properties at the northern end of Acresbrook are located to the south east of the site, with mature tree planting situated within the intervening distance. Land levels in the north eastern part of the plot, where the existing dwelling is located, are relatively flat. Levels fall away steeply in a westerly direction and also fall down towards Acresbrook to the south of the site.

## **3.0 RELEVANT PLANNING POLICIES**

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

Unallocated, within the settlement of Stalybridge

### **3.2 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

- 1.6: Securing Urban Regeneration
- 1.10: Protecting and Enhancing the Natural Environment
- 1.12: Ensuring an Accessible, Safe and Healthy Environment

### 3.3 **Part 2 Policies**

- C1: Townscape and Urban Form
- H2: Unallocated Sites (for housing)
- H4: Type, size and affordability of dwellings
- H5: Open Space Provision
- H6: Education and Community Facilities
- H7: Mixed Use and Density.
- H10: Detailed Design of Housing Developments
- MW11: Contaminated Land
- MW12: Control of Pollution
- MW14 Air Quality
- N2: Locally Designated Nature Conservation Sites
- N3: Nature Conservation Factors
- N4 Trees and Woodland
- N5: Trees Within Development Sites
- N7: Protected Species
- OL7: Potential of Water Areas
- OL10: Landscape Quality and Character
- T1: Highway Improvement and Traffic Management.
- T10: Parking
- T11: Travel Plans.
- U3: Water Services for Developments
- U4 Flood Prevention
- U5 Energy Efficiency

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

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

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

- 3.6 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.

### 3.7 **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

#### **4.0 PUBLICITY CARRIED OUT**

- 4.1 Neighbour notification letters were issued and a notice displayed adjacent to the site for 21 days, 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.

#### **5.0 RESPONSES FROM CONSULTEES**

- 5.1 Local Highway Authority – no objections to the proposals subject to the imposition of conditions including details of secured cycle storage provision, the laying out of the car parking spaces prior to the occupation of the dwellings and the submission and approval of a Construction Environment Management Plan for the construction phase of the development.
- 5.2 Greater Manchester Ecology Unit (GMEU) – no objections to the proposed landscaping scheme, which should, be secured by condition. Other relevant conditions were attached to the outline planning permission.
- 5.3 Borough Environmental Health Officer (EHO) – no objections to the proposals, with an intrusive investigation into potential sources of contamination on the site attached as a condition of the outline planning permission.
- 5.4 Borough Tree Officer – no objections to the proposals. The landscape plan includes tree, shrub and hedge planting that are appropriate to the development and the implementation of this scheme shall be secured by condition.
- 5.5 Borough Contaminated Land Officer – no objections to the proposals, with appropriate conditions having been attached to the outline planning permission.
- 5.6 Lead Local Flood Authority (LLFA) – consider that further information in relation to the means of draining surface water from the site should be submitted prior to the determination of the application.
- 5.7 United Utilities - no objections to the proposals subject to the imposition of conditions requiring the submission and approval of a sustainable surface water drainage strategy prior to the commencement of development and stipulating that surface and foul water should be drained from the site via separate mechanisms.

#### **6.0 SUMMARY OF THIRD PARTY RESPONSES RECEIVED**

- 6.1 Representations in objection to the application have been received from 8 neighbouring properties (across 2 rounds of consultation) raising the following concerns (summarised):
- Concerns regarding the impact of additional dwellings on drainage capacity in the locality;
  - Concerns regarding additional demand for car parking on Early Bank and the associated highway safety consequences, given that this is a narrow road;
  - Concerns regarding the detrimental impact of the construction phase on the amenity of neighbouring residents and highway safety;

- The proposed development would result in the loss of trees and degrade the biodiversity value of the land;
- Concerns regarding the impact of the proposals on the residential amenity of neighbouring properties (including private garden space) in terms of overshadowing, overlooking and loss of outlook;
- The proposals would be detrimental to the character of the area, comprising too high a density of development;
- Concerns regarding the height and scale of the development, particularly the pair of semi-detached dwellings;
- Insufficient provision has been made for car parking spaces to serve the proposed dwellings;
- Concerns regarding the siting of the detached dwelling as shown on the layout plan submitted with the planning application and the impact that this will have on the residential amenity of the neighbouring property at 21 Early Bank;
- The scale of the proposed development will be out of character with the existing street, which is made up of bungalows; and
- Trees of amenity value are already being removed from the site. The loss of these trees is detrimental to the character of the area and the biodiversity value of the site.

6.2 Councillors Dickinson, Billington and Patrick have objected to the application, highlighting the following concerns:

- The proposed development is considered to be contrary to UDP policy H10 (d). The neighbouring property at no.17 will be detrimentally affected by the proposals, facing a brick gable end from one of their habitable room windows;
- The proposed development is considered to be contrary to UDP policy H9. In principle, the proposal represents back land development and as such should fit in with the area. The fact that the semi-detached houses in the plan are three storey and are totally out of character with the whole of Early Bank and the aspect enjoyed by residents of Early Bank for many years goes against this policy;
- The proposed development is considered to be contrary to UDP policy RD5 (d). The extra measurements for three storey houses in privacy distances should be taken into consideration: 24 metres between houses and 3 metres extra for every storey in habitable room window to habitable room window up to a distance of 36 metres. The proposals appear not to comply with these requirements.

## 7.0 ANALYSIS

7.1 The principle of development was established through the granting of outline planning permission. As such, this matter cannot be revisited in the assessment of this reserved matters application. The issues to consider in the determination of this application are:

- The residential amenity of neighbouring properties;
- The character of the surrounding area;
- The impact on highway safety;
- The impact on ecology and trees; and
- The impact on flood risk and drainage;

## 8.0 RESIDENTIAL AMENITY

8.1 Concerns have been expressed by the occupants of the neighbouring property at no.17 Early Bank, which presents its western gable to the eastern boundary of the application site. The affected gable of that neighbouring property contains a habitable room window, which is the sole opening to a home office. The occupant of that neighbouring property advised that the

work to convert the room was being undertaken during the assessment of the outline planning application. As all matters were reserved at the outline stage, officers were content that an acceptable solution could be found to allow the erection of three dwellings on the site and the residential amenity of neighbouring properties adequately preserved. As such, the principle of development was considered to be acceptable. As the sole matter addressed by the outline planning application, the consequent recommendation was to approve planning permission and this was supported by the Speakers Panel.

- 8.2 The scheme proposed in this reserved matters application originally included semi-detached units with accommodation within the roofspace. This resulted in units with a ridge height that would be substantially taller than the ridge height of no. 17. The units were also proposed to be significantly closer to the common boundary than the eastern elevation of the existing dwelling that occupies the application site (separated from the boundary by the single storey attached garage).
- 8.3 Officers shared the concerns of the neighbouring residents in relation to the impact of the original submission on the residential amenity of no. 17 Early Bank. The scheme has been amended to increase the depth of the proposed semi-detached units and remove the accommodation with the roof space. These amendments have allowed the ridge height of the buildings to reduce to a point level with the ridge height of no. 17 Early Bank. The proposed dwellings have also been pulled off the common boundary so that a separation distance of marginally over 5 metres would be retained between the corresponding elevations.
- 8.4 The Residential Design Guide SPD (RDG) requires 14 metres to be retained between corresponding elevations where one is blank and one contains a habitable room window. This reduces to 10 metres between single storey elevations and that is considered to be the most appropriate measurement to apply to this application, as the affected window within the gable of the neighbouring property is at the upper floor level and would directly face the upper section of the corresponding elevation of the proposed development.
- 8.5 At just over 5 meters, the separation distance to be retained in this relationship by the amended scheme would clearly fall some way below that required by the RDG.
- 8.6 However in assessing the impact of the proposed scheme, regard needs to be had to the current situation on site. At present, the habitable room window in the western elevation of no. 17 directly faces an unobscured window within the corresponding gable of the dwelling that currently stands on the application site. The current situation is therefore that windows allowing direct overlooking across the common boundary (with only a slight change in land levels) are approximately 5.6 metres apart. Where such relationships exist, the RDG requires a separation distance of 21 metres to be retained.
- 8.7 The proposed semi-detached dwellings are located south west of no. 17 and therefore an increase in the height of the proposed units over the existing dwelling at 19 Early Bank would result in some additional overshadowing over and above the current position. However, given the relationship, this would affect only the later part of the day and would not materially affect the openings on the rear elevation or the majority of the garden area of that neighbouring property.
- 8.8 Following the reduction in the ridge height of the scheme to a point level with no. 17, it is considered that the additional impact is considered not to be sufficiently harmful to the residential amenity of the occupants of no. 17 to warrant refusal of the application. This conclusion is reached due to the limited harm that would arise over and above the impact of the existing relationship between the buildings in terms of overshadowing.
- 8.9 The occupants of that neighbouring property have raised concerns regarding the additional depth of the semi-detached properties in the amended scheme. The amended scheme has

also reduced the ridge height and the pitched roof of the rear element would hip away from the common boundary with that neighbouring property, ensuring that this element would have less impact in terms of overshadowing than the gabled front section of the proposed building. It is acknowledged that the depth of the proposal would have a greater impact in terms of overshadowing to the affected gable window of the neighbouring property than the existing situation. However, this impact is considered to be reduced by the fact that the additional overshadowing would only result in material impact for a limited number of daylight hours and that the length of the rearward projection of the proposed units would not result in harmful overshadowing of habitable room windows on the rear elevation of that property (no infringement of the 45 or 60 degree rules would occur).

- 8.10 The impact of the rear projection on the rear garden area of no. 17 would be reduced by the extent of the separation distance to be retained to the common boundary. There would be some loss of light to the north-western corner of the garden but this would only be in the later part of the day and would not affect the vast majority of the private amenity space of that neighbouring property and the impact would be reduced by the aforementioned hipped roof design.
- 8.11 The limited harm arising from overshadowing to the window on the western gable of no. 17 and the impact on the occupants of that neighbouring property does need to be considered in the balance with the overlooking situation described in paragraph 8.6 above. The separation distance between the existing property on the application site and the corresponding gable of no. 17 is in excess of 15 metres short of the requirements of the RDG quoted above. The proposed relationship would be approximately 5 metres short of the relevant part of the guidance.
- 8.12 The possibility of direct overlooking between the corresponding elevations can also be completely removed under the proposed scheme, through a condition requiring the windows in the eastern gable elevation of the semi-detached units to be obscurely glazed and fixed shut below a height at which overlooking could occur. This condition is considered to be reasonable given that none of the affected openings within the proposal are primary habitable room windows.
- 8.13 Given the significant improvement in relation to overlooking between the existing and proposed situations and the limited nature of the harm arising from additional overshadowing, it is considered that the amended scheme would not result in an adverse impact on the outlook from the window on the gable of no. 17 that faces the application site.
- 8.14 Following the above assessment, it is considered that, on balance, the amended proposals would not result in harmful overshadowing of or overlooking into no. 17 Early Bank, within the context of the current position on site.
- 8.15 The scheme proposes a detached 2 storey dwelling in the western portion of the plot, adjacent to the common boundary with the neighbouring property at no 21 Early Bank. The proposed relationship between the northern (front) elevation of the proposed dwelling and the eastern elevation of that neighbouring property would be sufficiently oblique to prevent any unreasonable overlooking across the common boundary. There are no openings in the southern gable elevation of no.21, ensuring no opportunities for unreasonable overlooking from the proposed development in that regard.
- 8.16 The oblique relationship to be retained would also prevent unreasonable overshadowing of that neighbouring property, with the detached garage proposed adjacent to the blank gable elevation of no. 21 Early Bank. The separation distance to be retained between the front elevation of no.21 and the western gable of the pair of semi-detached units would prevent unreasonable overshadowing and the windows in that elevation of the scheme can be obscurely glazed by condition to prevent any unreasonable overlooking. On that basis, it is

considered that the proposed development would not result in unreasonable overlooking into or overshadowing of no. 21 Early Bank.

- 8.17 The proposed front building line of the semi-detached dwellings would line through with the front elevation of no. 17 Early Bank and would therefore retain a very similar separation distance to the properties on the northern side of Early Bank as exists in the current situation on site. Following the amendment to remove accommodation above first floor level and reduce the ridge height of the semi-detached units to a point level with the ridge height of no. 17, it is considered that the separation distance to be retained to the corresponding elevations of the properties on the opposite side of Early Bank would be sufficient to prevent unreasonable overshadowing of or overlooking into those neighbouring dwellings.
- 8.18 It is considered that the proposals would not be of a scale or siting that would result in an adverse impact on the residential amenity of any of the other neighbouring properties.
- 8.19 It is considered that a sufficiently oblique relationship would be retained between the proposed western gable of pair of semi-detached units and the corresponding eastern elevation of the detached unit within the scheme to preserve the residential amenity of the future occupiers of the development. The internal layouts of all of the dwellings also comply with the national minimum space standards for housing.
- 8.20 Following the above assessment, it is considered that the amended proposed development would not result in an adverse impact on the residential amenity of any of the neighbouring properties, within the context of the existing situation on site, or the residential amenity of the future occupiers of the development.

## **9.0 CHARACTER**

- 9.1 The amended scheme has resulted in the pair of semi-detached units that has a ridge height equal to no. 17 Early Bank, which is the property that this site is most closely associated with in terms of the street scene. Whilst there is a variation in the heights of buildings on the streetscene, it was considered important to ensure that the scale of the development reflected the drop in land levels in a westerly direction across the site. The original submission was considered to be overbearing in this regard, proposing accommodation above first floor level, with a commensurate impact on the ridge height of the semi-detached units.
- 9.2 Following the removal of the accommodation within the roofspace and an increase in the depth of the units, the ridge height of the pair of units has reduced below the height of the numerous 2 storey properties on this part of Early Bank. Whilst most of these are on the opposite side of the road, there are 2 storey units on the southern side of the highway, including sites close to dwellings of similar height and proportions to no. 17 Early Bank.
- 9.3 The two storey unit proposed in the western portion of the site would be of a similar scale and massing to the existing detached dwellings at the western end of Early Bank. The fact that the dwelling would be set behind the front building line of the semi-detached units within the scheme would also reduce the prominence of this element of the development on the wider street scene. Condition 12 of the outline planning permission requires the submission and approval of proposed ground levels. This detail will ensure that the detached dwelling will respond sensitively to the lower land levels in the western portion of the site.
- 9.4 In relation to concerns expressed by neighbours relating to the density of development, this was established in principle through the granting of outline planning permission. It is considered that the spacing between plots on the layout now proposed, as well as the scale and massing of the revised scheme would be commensurate with the form of existing

development on this part of Early Bank. On that basis, it is considered that the amended scheme would not result in a detrimental impact on the character of the streetscene.

## **10.0 HIGHWAY SAFETY**

- 10.1 The existing dwelling on the plot is served by two access points, one in the north eastern corner of the site (serving the garage) and one serving a carport adjoined to the western elevation of the dwelling. The scheme proposes to bring the access to the eastern most unit in the pair of semi-detached properties further away from the common boundary with no. 17 Early Bank, with the access to the other property in the pair being a modified access, broadly in the same location as the one serving the existing car port.
- 10.2 A retaining wall is proposed along the western edge of that plot, reflecting the drop in land levels down to the part of the site where the detached unit would be located. The access to that detached unit would be located immediately west of that retaining wall. The detached dwelling would be served by a single garage and a driveway sufficient for the parking of 2 cars. There would be space to park 2 cars in front of each of the proposed semi-detached units.
- 10.3 The Local Highway Authority has raised no objections to the application. A condition is recommended to require the provision of the parking spaces on the submitted site plan to be provided prior to the occupation of the dwellings. Such a condition is considered to be reasonable and it attached to the recommendation.
- 10.4 The concerns raised by objectors in relation to traffic congestion are noted. It is accepted that 3 x 4 bedroom properties will result in an increase in traffic generation from the site in comparison with the existing situation. Policy RD8 of the UDP requires dwellings of 4 bedrooms or more to have a maximum of 3 car parking spaces per property in location such as this. The 2 x semi-detached units would fall below this standard.
- 10.5 However, the application of maximum standards is no longer commensurate with national planning policy and therefore can be considered out of date in decision making terms. The outline planning permission is subject to a condition requiring the provision of secured cycle parking for each of the dwellings and regular bus services run along Mottram Road, within a short walking distance of the site.
- 10.6 In addition, the density of development is considered to be commensurate with that of neighbouring plots and (as assessed at the outline stage) a net increase of 2 dwellings would not result in a substantial increase in traffic volumes on Early Bank over and above that generated by existing properties. This assessment is corroborated by the lack of objection from the Local Highway Authority to the proposals.
- 10.7 Conditions requiring the submission and approval of a Construction Environment Management Plan, details of secured cycle storage and the provision of adequate pedestrian visibility splays were attached to the outline planning permission and therefore do not need to be re-attached to any reserved matters approval.
- 10.8 On the basis of the above assessment, it is considered that the proposals would not result in a detrimental impact on highway safety.

## **11.0 ECOLOGY AND TREES**

- 11.1 The application site is located to the north east of the Eastwood and Acre Clough Site of Biological Importance (SBI) and the scheme also proposes demolition of the existing

buildings on the land. The applicant submitted an Ecological Appraisal in support of outline the application to address the potential ecological impacts associated with the scheme.

- 11.2 Both the Borough Tree Officer and the Greater Manchester Ecology have expressed support for the soft landscaping scheme that has been submitted as part of this reserved matters application. The proposals include the planting 4 trees of native species (2 x Hornbeam, 1 x Rowan and 1 x Silver Birch) that would be semi-mature on planting. Details of further biodiversity enhancement measures will be required as one of the conditions attached to the outline planning permission.
- 11.3 Following the above assessment, it is considered that any potential harm to biodiversity, protected species and trees on the site and adjacent to the land can be adequately mitigated through conditions which are attached to the outline planning permission and that the proposed landscaping scheme would provide part of an effective mitigation strategy. Compliance with the submitted landscaping scheme can be secured by condition.

## **12.0 FLOOD RISK/DRAINAGE**

- 12.1 The site is located in Flood Zone 1 and is therefore considered to be at a lower risk of flooding. It is also the case that part of the site is currently covered by the footprint of the existing dwelling and some associated hardstanding. A condition requiring details of a sustainable drainage strategy to serve the development was attached to the outline planning permission and therefore does not need to be re-applied at this reserved matters stage.

## **13.0 OTHER MATTERS**

- 13.1 The Borough EHO has not raised any objection to the proposals. A condition limiting the hours of work during the construction phase of the development was attached to the outline planning permission and therefore does not need to be re-applied at this reserved matters stage.
- 13.2 The Borough Contaminated Land Officer has not raised any objections to the proposals. A condition requiring a screening investigation is undertaken in relation to any sources of ground contamination on the site was attached to the outline planning permission and is required to be discharged prior to the commencement of development.

## **14.0 CONCLUSION**

- 14.1 The principle of developing the site for three dwellings was established by the granting of outline planning permission. This matter cannot be revisited in the assessment of this reserved matters application. Following amendments to the height and siting of the pair of semi-detached units within the plot, officers consider that the proposed development would not result in an adverse impact on the residential amenity of the occupiers of no. 17 Early Bank within the context of the existing situation on the site. It is considered that the proposals would not result in any unreasonable overlooking into or overshadowing of any of the other neighbouring properties either.
- 14.2 The amendment to reduce the height of the proposed semi-detached units to a point level with the ridge height of no. 17 is considered to result in a scheme that would not result in a detrimental impact on the character of the surrounding area.
- 14.3 It is considered that the proposals would not result in harm to highway safety given the relatively low density of development, the level of on plot parking provision and the close proximity of regular public transport as a sustainable alternative to trips by private car.

- 14.4 There are no objections to the proposals from any of the statutory consultees and it is considered that all material considerations can be satisfied through the imposition of appropriate conditions, where necessary.
- 14.5 The proposals are therefore considered to comply with the relevant national and local planning policies quoted above.

## RECOMMENDATION

Grant planning permission subject to the following conditions:

1. The development hereby approved shall be carried out in accordance with the following approved plans/details:  
  
1:1250 Site location plan and existing layout plan (drawing no. 1623.PL01);  
Amended proposed site layout plan (drawing no. 1623.PL02 Rev. C);  
Amended proposed semi-detached dwellings floor plans and elevations (drawing no. 1623.PL03 Rev. C);  
Amended existing and proposed streetscene plans (drawing no. 1623.PL06 Rev. C);  
Proposed detached dwellings floor plans and elevations (drawing no. 1623.PL04 Rev. A);  
and  
Document entitled Landscape Plan BE-1360-03 produced by David Watts Associates Ltd (Including drawing no. EDS-1360-01 attached as Appendix 1).
2. The soft landscaping scheme to serve the development shall be carried out in accordance with the approved details (drawing no. EDS-1360-01 attached as Appendix 1 to the Landscape Plan BE-1360-03 produced by David Watts Associates Ltd.) shall be implemented before the first occupation of any part of the development or in accordance with a programme agreed previously with the local planning authority. Any newly planted trees or plants forming part of the approved scheme which, within a period of five years from the completion of the planting, are removed, damaged, destroyed or die shall be replaced in the next appropriate planting season with others of similar size and species.
3. Prior to the first occupation of the dwelling within each plot, plans showing the exact location and details of the materials to be used in the construction of the boundary treatments for that plot shall be submitted to and approved in writing by the Local Planning Authority. The boundary treatments shall be installed in accordance with the approved details, prior to the first occupation of that plot.
4. The car parking spaces to serve the dwellings hereby approved shall be installed in accordance with the details shown on the approved proposed site layout plan (drawing no. 1623.PL02 Rev. C) (including the garage to serve the detached dwelling) prior to the occupation of any of the dwellings and shall be retained unobstructed for their intended purpose thereafter.
5. All of the glazing within the openings on the eastern and western side elevations of the semi-detached dwellings that form part of the development hereby approved (as identified on approved drawing no. 1623.PL03 Rev. C) shall be fitted with obscured glazing (meeting Pilkington Level 3 in obscurity as a minimum) and shall be non-opening below a height of 1.7 metres above the ground floor level of the room/space that they serve, prior to the first occupation of the dwellings that they serve. The development shall be retained as such thereafter.
6. Prior to the first occupation of any part of the development 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 shall be installed in accordance with the approved details prior to the first occupation of any of the dwellings.

7. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 2015) (or any order revoking and re-enacting that Order with or without modification), no extensions shall be erected on any of the dwellings without the prior granting of planning permission by the Local Planning Authority.
8. Notwithstanding the provisions of Schedule 2, Part 1 of the Town and Country Planning (General Permitted Development Order 2015) (or any order revoking and re-enacting that Order with or without modification), no window openings shall be installed in the side elevations of the semi-detached dwellings that form part of the development hereby approved, other than those identified on approved drawing no. 1623.PL03 Rev. C.