

Item No. 1

Application Reference Number P/16/1448/2

Application Type:	Outline	Date Valid:	24/06/2016
Applicant:	Mr and Mrs R Linwall		
Proposal:	Site for the erection of up to 4 dwellings		
Location:	Land adjacent to 16 Waydale, Wymeswold Leicestershire LE12 6ST		
Parish:	Wymeswold	Ward:	The Wolds
Case Officer:	Lewis Marshall	Tel No:	01509 634739

The application is before members of the Plans Committee following a request under the ward referral process by Councillor Bokor. The councillor considers the access is restricted and expresses concern in respect of the level of car parking provision, loss of privacy, and that the development will be overbearing and will result in over development of the site. She considers the site is more suitable for 1 or 2 low rise properties.

Site Location and Description

The application site measures 0.1 ha and forms a parcel of land within the defined limits to Wymeswold. The built environment surrounding the site consists of the Wimpey Homes development off Wysall Lane along the northern and western boundaries and a large plot accommodating a single bungalow along the eastern boundary. Public Footpath H64 runs along the southern boundary of the site beyond which is the large rear garden to 21 East Road, with a dense buffer of tree screening beyond the southern edge of the application site consequently results in a relatively enclosed site forming part of the now established built up area within the defined development boundary of the settlement. The nearest residential properties to the site are Hardacre, a large detached bungalow to the east and 24 Wysall Lane to the west. To the north is the southern area of a development approved in 2004 of which nos. 9 and 11 Waydale are large 3 storey detached properties with smaller properties running parallel to the proposed access at 12-16 Waydale. The southern boundary of the site beyond the footpath that links to Wysall Lane is abutting a large rear wooded garden of 23 East Road.

The application seeks outline planning permission for 4-two pairs of semi-detached 3 bedroom dwellings with associated gardens, parking areas and a footpath link through the site. The means of access is included as part the application, with all other matters reserved.

Vehicular access would be provided via an existing turning head between Nos.16 and 18 Waydale. The turning head is under the private ownership of the Housing Association responsible for Nos. 12-16 Waydale. The access has been included within the red line site area and notice has been served on the relevant land owner. Two car parking spaces for each dwelling would be provided within the development. Any legal right of access would

be a private matter between respective landowners outside of the remit of the planning system.

The following plans accompany the application:

- 7303-03-01 Indicative site layout received on 7/7/2016
- 1:1250 scale Site Location Plan received on 7/7/2016

Development Plan Policies

Charnwood Local Plan Core Strategy (adopted 9th November 2015)

The following policies are relevant to this application:

Policy CS1 – Development Strategy defines a development strategy for the borough. This policy makes provision for at least 500 new homes within settlement boundaries of Other Settlements of which Wymeswold is one of twelve. In these locations we will respond positively to small scale opportunities within the defined limits to development.

Policy CS2 – High Quality Design - deals with design and supports development which fits in with the character of the area and which protects the amenity of existing and future occupiers.

Policy CS3 – Strategic housing Needs seeks to provide an appropriate mix of housing having regard to identified housing needs and the character of the area.

Policy CS11 – Landscape and Countryside seeks to protect the character of the landscape and countryside.

Policy CS13 – Biodiversity and geodiversity seeks to protect biodiversity and geodiversity.

Policy CS25 – Presumption in Favour of Sustainable Development states that the Council will take a positive approach that reflects the presumption in favour of sustainable development contained within the National Planning Policy Framework. Planning applications that accord with the policies in the local plan should be approved without delay unless material considerations indicate otherwise.

Borough of Charnwood Local Plan (adopted 12 January 2004) (saved policies)

The saved policies relevant to this proposal include:

Policy EV/1 deals with all new developments and states that the amenity of adjacent residential properties should be protected particularly in terms of privacy and light.

Policy ST/2 seeks to confine development to be within the Limits to Development.

Policy TR/18 states that permission will not be granted for development without suitable off street parking.

Material considerations

National Planning Policy Framework (NPPF)

The National Planning Policy Framework (NPPF) is a material consideration in planning decisions. The Framework contains a presumption in favour of sustainable development.

The NPPF offers the following advice that is relevant to the consideration of this proposal:

Section 1. Building a strong, competitive economy (Paragraphs 18-22)

Section 6. Delivering a Wide Choice of High Quality Homes (Paragraphs 47-55)

Section 7. Requiring Good Design (Paragraphs 56-68)

Section 11. Conserving and enhancing the natural environment (Paragraphs 109-125)

Planning Practice Guidance

This national document provides additional guidance to ensure the effective implementation of the planning policy set out in the National Planning Policy Framework.

Relevant Planning History

P/14/2449/2. - Outline planning application for 6 dwellings with associated parking and access. The application was refused under delegated powers for the following reasons;

- 1) *Whilst it is acknowledged that the Council is not currently able to demonstrate the availability of a five year supply of housing land and there is a presumption in favour of sustainable development, the cumulative detrimental impacts of the development are considered to significantly and demonstrably outweigh the benefits secured by the additional supply of housing. The development is considered to be unsustainable and the cumulative detrimental impacts of the proposal are significant and comprise the following:*
 - a. *Development which fails to respond to an identified local social and economic and would result in unsustainable journeys by private car due to the lack of local employment opportunities, community services and facilities and limited sustainable transport options.*
 - b. *Inappropriate Design and Layout*
 - c. *Loss of Residential Amenity*
 - d. *There is recorded bat activity in the vicinity of the site. The proposal fails to provide adequate information to assess any impact on biodiversity.*

The proposal is therefore contrary to the aims of paragraph 6, 7, 14, 17, 34, 55 and 123 of the National Planning Policy Framework. The proposal is also contrary to the provisions of saved policies ST/1, ST/2, EV1, H/16, TR/6 and TR/18 of the Borough of Charnwood Local Plan and policies CS1, CS2, CS11 and CS13 of the emerging Charnwood Core Strategy, with weight being given to such policies according to their consistency with the National Planning Policy Framework and the Planning Practice Guidance.

- 2) *It is the opinion of the local planning authority that the layout and design of the proposed development would not result in a satisfactory form of development. In particular, the scheme would not meet the principle that new housing should create places and spaces with the needs of people in mind, which are attractive, have their own distinctive identity but respect and enhance local character. The provision of six dwellings on this small parcel of land would lead to a cramped and incongruous built form which would be out of scale and character with the surrounding locality and thereby detrimental to visual amenity. In these regards, the proposal would be contrary to saved policies EV/1, EV/20 and H/16 of Borough of Charnwood Local Plan (2004), policies CS1, CS2 and CS11 and of the emerging Charnwood Core Strategy, paragraphs 56-57 of the National Planning Policy Framework and the provisions of the adopted Leading in Design Supplementary Planning Document.*

- 3) *It is the opinion of the local planning authority that the proposal lacks adequate off-street parking provision to cater for the volume of parking demand likely to be generated by six two bedroomed dwellings and would thereby lead to additional parking on Waydale. Furthermore, the vehicular traffic and insufficient parking generated by the development would create unacceptable levels of noise and disturbance due to the close proximity of Nos.12-18 Waydale, causing substantial harm to the amenities of the occupiers of these properties. This would be contrary to the intentions of the saved policies H/16, TR/6, TR/18, EV/1 and EV/39 of the Borough of Charnwood Local Plan, emerging policy CS2 of the Charnwood Core Strategy, and paragraphs 7, 9 and 17 of the National Planning Policy Framework which seek to ensure a high standard of design and a good standard of amenity for all existing occupants of land and buildings. It would also conflict with the guidance set out in the Council's Supplementary Planning Guidance relating to Backland and Tandem Development.*

- 4) *The development would fail to provide the residents of plots 3 and 6 with an adequate level of private amenity space due to the cramped arrangement of dwellings. The location of the side gable of plots 3 and 5 would provide only limited outlook and light to plots 2 and 4 respectively. As such the development would be contrary to the intentions of saved policies H/16 and EV/1 of the Borough of Charnwood Plan, emerging policy CS2 of the Charnwood Core Strategy, paragraphs 7, 9 and 17 of the National Planning Policy Framework which to seek to ensure a high standard of design and a good standard of amenity for all existing and future occupants of land and buildings. It would also conflict with the guidance set out in the Council's Supplementary Planning Document Leading in Design relating to the design of new development.*

Responses of Statutory Consultees

Leicestershire County Council Highway Authority

No objection is raised. Conditions have been suggested to ensure parking areas are hard surfaced and maintained. Conditions are also suggested relating to improvements to the existing public footpath.

Wymeswold Parish Council

The application has attracted an objection from Wymeswold Parish Council for the following reasons:

- *“The restricted access to the site.*
- *Parking is already a problem on Waydale because there is insufficient parking space for the existing residents. The proposal for four dwellings with two parking spaces per property will impact on this problem if occupiers have more than two vehicles or if they have visitors. Residents of Waydale and the housing development use Wysall Lane as ‘overflow’ parking, and cars and company vans are parked there on a regular basis. Access for larger farm vehicles is already an issue on occasion, additional cars parked on Wysall Lane will only exasperate the situation and compromise road safety for pedestrians. There are a lot of families that live on Wysall lane, putting further obstacles in their way will discourage parents & carers from walking children to school and encourage unnecessary car journeys within the village.*
- *The proposal would have a detrimental effect on the privacy of the immediate neighbours and would affect light to ‘Hardacre’ 21a East Road, a single storey property.*
- *The existing watercourse could be compromised by this development.”*

Other Comments Received

Local Ward Councillor

Due to the objection raised by the Parish Council, the application was subject to the Ward Referral Process. The Ward Councillor has requested the application be determined before the Plans Committee for the following reasons:

- Restricted access
- Lack of parking spaces
- Impact on neighbouring properties
- Lack of privacy to those properties
- Overdevelopment of the site

The application has also received 19 objections from 19 different properties with the following material planning reasons:

- Highway safety and access concerns
- Impact on biodiversity and protected species
- Flooding and drainage concerns
- Harm to the character of the area
- Loss of privacy/overlooking
- Loss of light/overbearing
- Additional noise and disturbance
- Overdevelopment of the site
- Lack of housing need

- Inadequate bin storage

Consideration of the Planning Issues

The main issues are considered to be:

- The principle of development
- Impact on the character and appearance of the area
- Design and scale
- Residential amenity
- Access and highway safety
- Ecology and biodiversity
- Drainage

Principle of Development

The principle of development is guided by local plan policies CS1 of the Charnwood Local Plan Core Strategy (2015) and saved policy ST/2 of the Borough of Charnwood Local Plan (2004). These policies support development inside of the defined boundary limits to settlements, subject to other material considerations and the development plan taken as a whole.

The site is located within the defined development boundary of Wymeswold, an 'Other Settlement' as defined by Policy CS1 of the Core Strategy which can therefore accommodate modest amounts of development if proposed within the development limits. Policy CS1 specifically states that the council will provide for at least 500 new homes over the plan period up to 2028, and will respond positively to small scale opportunities within defined limits to development of Other Settlements. It is considered that a proposal for 4 modest sized dwellings would constitute a small scale development opportunity taken in the context of the size of the settlement and the surrounding areas of existing development. Whilst the supply of completions and commitments is currently in excess of this number (887) in the core strategy, it has to be considered that this provision reflects a minimum number required, and not a maximum quota to which any further development proposals should be refused. Policy CS1 also states that the Council will meet the local economic and social needs of these settlements. There is a recognised need for housing in sustainable locations and within development limits within the borough and so to refuse the application on these grounds could not be substantiated.

The acceptability of the application should then be judged in accordance with other planning policies and material considerations having regard to the character and appearance of the area, residential amenity (Policy CS2 and EV/1) and the individual merits of the application.

Impact on character and appearance of the area

Local plan policy CS2 seeks high quality design that responds positively to its context. Saved policy EV/1 also seeks to ensure a high standard of design in all new developments. The site is bordered by existing built development to the north, east and west and a large bank of trees to the south. The application is for outline permission with

scale, appearance, layout and landscaping all being reserved matters for detailed consideration under a further reserved matters application.

The submitted block plan provides an indicative layout that shows how the site could be arranged should the application be acceptable. The site density equates to 40 dwellings to the hectare. Given the likely size of the dwellings proposed, it is considered that the proposal could achieve efficient and effective use of the land as required by paragraph 17 of the NPPF, in conjunction with safeguarding the character of the area and the amenity of the surrounding residential properties. The density proposed takes into account the pattern of development within the immediate context. The proposed development would relate most distinctly to the George Wimpey Development situated immediately north and west of the application site. The density of the adjacent George Wimpey development is 64 dwellings across 2.3 hectares equating to 27 dwellings per hectare. Whilst the density of the existing development adjoining the site is less, this site is on the edge of the built settlement boundary and is not part of a larger, more comprehensive development scheme incorporating public open spaces, landscape buffers and an internal road network. It is considered that the density proposed could therefore be reasonably accommodated within the site without undue harm to the character of the area. If members are minded to approve the application, an advice note would be included on the decision to encourage any layout subject of a reserved matters application to be in accordance with the indicative layout proposed. This will ensure the continuity of the built frontage to the north of the Public footpath and the appearance and scale to be consistent with the George Wimpey development to the north in order to assimilate the development within the existing built context. It is considered that the reduction in the number of units overcomes the previous reason for refusal as it represents a suitably appropriate density and indicative layout that would not give rise to harm to the character of the area and would satisfy policy tests in all other respects.

Design and Scale

Policies CS2 and EV/1 require that new development respects and enhances the character of the area in terms of scale, density, massing, height, landscape, layout, materials and access arrangements. The application is an outline proposal with access and therefore all other matters reserved. Therefore, the specific scale, appearance and landscaping would be determined at the reserved matters application stage.

Residential Amenity

Policy CS2 of the Core Strategy and Policy EV/1 of the saved local plan seek to protect the amenity of existing and future residents. The site is bordered by existing dwellings on all sides of which their access to daylight, sunlight, privacy and the general physical relationship between buildings is therefore a material consideration. In addition to these policies, the Supplementary Planning Document (SPD) 'Leading in Design' is of particular relevance to the consideration of the application.

The Council's normal space standards for new development are set out in its adopted SPD 'Leading in Design' which states that there should be 21m between opposing private elevations containing main windows. This increases to 27.5m if the new dwelling involves main habitable rooms (kitchen, lounge or dining rooms) at first floor. There should be

12.5m between principal elevations with main windows and side gable walls without windows (unless these are minor obscure-glazed landing, WC or utility room windows). The layout of any new development should ensure that there is an outside area adjacent to each existing and new dwelling, related to a main living room that is more than 21m from any potentially overlooking window, to ensure that residents enjoy a reasonable level of privacy. Regard should also be had to the overshadowing of adjacent gardens by gable elevations depending on the orientation of the development. In consideration of the 'Leading in Design' SPD, the indicative site layout plan submitted shows that the above guidance and standards can be achieved on this site without resulting in harm to the residential amenity of surrounding neighbouring properties. Therefore it is considered there are no reasonable grounds to refuse the application on the basis of residential amenity.

The proposal has attracted objections from residents neighbouring the site and it is accepted that the proposal if approved and built out would alter the view, particularly to the rear of nos. 9 and 11 Waydale. However a right to a view is not a material planning consideration. As shown on the indicative site layout plan, the neighbouring properties at 9 and 11 Waydale, which do contain first floor living rooms, are positioned between 25 and 30m from the proposed dwellings. Given the proposed dwellings are likely to have living space at ground floor only, there is no unacceptable loss of privacy to existing residents. The angle of the proposed dwellings could also be such that it reduces any direct outlook or angle of view between properties which provides a better degree of privacy to both existing and proposed properties.

Residents have also raised concerns over the change in levels between the site and surrounding properties. However, the change in levels is negligible and would not require any significant reduction in scale of properties proposed in order to safeguard neighbouring amenity. In light of the prescribed space standard within the 'Leading in Design' SPD and any other potential and considered harm to their residential amenity is deemed to be limited, it is considered that objections on such grounds could not be sustained to form a justified reason to refuse the application. Furthermore, the scale and design of properties approved and any impact can be better assessed and mitigated through good design at the Reserved Matters stage as part of the consideration of scale, layout and appearance.

The Parish Council has raised specific concerns on the effect of the proposal on the nearest residential property, Hardacre to the east. However, the indicative layout proposed in terms of the spacing and orientation of any new dwellings maintains a 45 degree angle of separation from the south facing windows of Hardacre with a 2m set back from the nearest boundary. It is considered that there is sufficient space within the site to secure a development that would not result in undue harm to the residential amenity of Hardacre as shown on the indicative site layout plan.

It is considered the indicative layout submitted as part of the application adequately overcomes the previous reasons for refusal for a development of six dwellings on this site. The proposal as a result in the number of dwellings proposed being reduced therefore now accords with Policy CS2, saved policy EV/1 and the 'Leading in Design' SPD.

Access and Highway Safety

The proposed development includes access as part of the considerations within the outline application. The application is for 4 dwellings and therefore the considerations of the application are limited to any additional impacts that would arise from the proposed development. It cannot be expected that the current application seek to improve any existing offsite issues as is intimated by objectors to the application.

It is considered that the increase in vehicular movements through the existing development access road that would arise from the proposed development would not result in a severe increase in danger to highway safety or exacerbate any existing off site problem. Furthermore, the proposed on-site parking provision (2 per dwelling) complies with the requirements of the County Councils adopted 6Cs Design Guide and the proposal would not reduce the number of parking spaces elsewhere within Waydale or Home Leys Way.

The local Highway Authority raises no objection to the proposal and therefore, whilst the objections of local people in respect of highway safety have been considered in the assessment of the application, it is concluded that there are no sustainable grounds to resist the application on highway grounds. The public right of way that runs along the southern boundary of the site is not affected by the proposal. There is some benefit in the proposal including provision for a footpath through the site connecting the right of way to the dwellings within Waydale. This improved pedestrian linkage can be secured by planning condition and will be required as part of any approved plans through the reserved matters application. No objection has been raised to the application from the Public Rights of Way Officer at Leicestershire County Council who has suggested conditions as part of the consultation response.

Ecology

Policy CS13 of the Core Strategy seeks to conserve and enhance our natural environment by supporting developments that protect biodiversity and geodiversity and that the loss of any ecological or geological features whereby the benefits of the development clearly outweigh the impact on ecology. The application site is not a recognised wildlife site and is bordered by residential development on all sides. The sites characteristics are defined by unmanaged and overgrown dense grass, thistle and bramble with piles of dead coniferous wood from trees that have been cut down within the site.

There has been objection to the proposal on grounds of harm to local biodiversity and ecological habitats. A Protected Species Survey has been carried out and submitted in support of the application which concludes that the site is of low value and any value present is through the piling of deadwood resulting from the removal of trees on the site. It is not considered that the site is a recognised biodiversity site of any ecological noteworthiness and the benefits of providing four additional dwellings on an otherwise redundant infill plot outweigh any minor loss to biodiversity. It is therefore considered that the proposal accords with policy CS13.

Drainage/Flooding

Policy CS16 requires that developments manage surface water run-off with no net increase in the rate of surface water run off for Greenfield sites.

The site is not within a high risk flood zone, however, the Issue of drainage and flooding has been raised by local people who have stated that the site serves as the surface water run-off area for the adjacent development to the north. There is no identified evidence that suggests the concerns can be substantiated and neither would it be reasonable or lawful to expect surface water from one site to be deposited to another outside of the boundary to the application site or if under separate ownership. The development proposes a small number of dwellings which it is expected that standard surface water drainage practices could easily resolve. Neither is it considered that the development proposed would exacerbate any existing problems with surface water drainage outside of the site. It is proposed to include a condition on any consent that requires details of surface water drainage prior to the commencement of development. The proposal therefore complies with Policy CS16 of the Core Strategy.

Conclusion

It is concluded that there are no reasonable grounds to resist the application of which the principle is deemed to be acceptable in accordance with Policy CS1 of the Core strategy (2015). Policy CS1 requires at least 500 new homes are to be provided within 'Other Settlements' over the plan period and that decision takers will respond positively to small-scale opportunities within the defined limits to development. It is also considered that the current proposal of 4 dwellings overcomes the previous reasons for refusal for a development of 6 dwellings.

The site represents a logical opportunity to develop an otherwise vacant piece of land to provide four additional dwellings within the development boundary of a sustainable settlement. It is considered the social and economic benefits outweigh any environmental harm arising in respect of the impact on the character of the area or the surrounding neighbouring properties.

It is therefore recommended to approve the application in line with policies CS1, CS2, CS3 and CS25 of the Core Strategy (2015) in addition to saved policies ST/2 and EV/1 of the Local Plan (2004).

RECOMMENDATION

Grant Conditionally:

1. Application for approval of reserved matters shall be made within three years of the date of this permission and the development shall be begun not later than two years from the final approval of the last of the reserved matters.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990, as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development shall not commence until approval of the following reserved matters has been obtained in writing from the local planning authority:- a. layout, b. scale, c. appearance and e. landscaping.

REASON: To comply with the requirements of Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004

3. The details required by condition no. 2 above shall include full details of existing and proposed levels, including ground levels, finished floor levels of all buildings and a number of sections across the site, these sections to extend to land and buildings adjoining the application site.

REASON: To make sure that the development is carried out in a way which is in character with its surroundings.

4. The outline planning permission hereby granted shall be for a maximum of four dwellings, each with a maximum of 3 bedrooms and with two car parking spaces each.

REASON: in the interests of securing a properly planned development having regard for the existing character and density of the area and the amenity of surrounding residential properties.

5. No materials shall be placed on the site until such time as samples of the facing bricks and any other materials to be used on the external walls and of the roofing slates, tiles and any other materials have been submitted for the agreement of the local planning authority. Only materials agreed in writing by the local planning authority shall be used in carrying out the development.

REASON: To make sure that the appearance of the completed development is satisfactory.

6. Within three months of commencement of development a landscaping scheme, to include those details specified below, is to be submitted and agreed in writing by the local planning authority:
 - i) the treatment proposed for all ground surfaces, including hard areas;
 - ii) full details of tree planting;
 - iii) planting schedules, noting the species, sizes, numbers and densities of plants;
 - iv) finished levels or contours;
 - v) any structures to be erected or constructed;
 - vi) functional services above and below ground; and
 - vii) all existing trees, hedges and other landscape features, indicating clearly those to be removed.
 - viii) boundary treatments and other means of enclosure

REASON: To make sure that a satisfactory landscaping scheme for the development is agreed.

7. The landscaping scheme shall be fully completed, in accordance with the details agreed under the terms of the above condition, in the first planting and seeding seasons following the first occupation of any part of the development or in accordance with a programme previously agreed in writing by the local planning authority. Any trees or plants removed, dying, being severely damaged or becoming seriously diseased, within 5 years of planting shall be replaced in the following planting season by trees or plants of a size and species similar to those originally required to be planted.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings.

8. No dwelling or building on the site shall be occupied until a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, hard surfaced areas and the footpath link through the site, has been submitted to and agreed in writing by the local planning authority. The agreed landscape management plan shall then be fully implemented.

REASON: To make sure that the appearance of the completed development is satisfactory and to help assimilate the development into its surroundings and to ensure the long term maintenance of the public areas

9. The Public Footpath that runs adjacent to the southern boundary of the site should comprise of a sealed surface to a width of 2m in accordance with the County Council's Guidance Notes for Developers. Details of the surfacing shall be submitted to and approved in writing within 3 months of commencement of development.

REASON: in the interests of amenity, desirability, safety and security of users of the Public Rights of Way.

10. Prior to the commencement of development, alterations to existing boundary treatments running alongside the Public Rights of Way, shall be submitted and approved by the Local Planning Authority following consultation with the Highway Authority. The approved details shall be retained as such unless otherwise approved.

REASON: in the interests of amenity, desirability, safety and security of users of the Public Rights of Way.

11. Before first use of the development hereby permitted, the forecourt area shall be surfaced with tarmac, concrete or similar hard bound material (not loose aggregate). The car parking shall be provided, hard surfaced and made available for use to serve that dwelling on the basis of 2 spaces for a dwelling with up to three bedrooms and 3 spaces for a dwelling with four or more bedrooms. The parking spaces so provided shall thereafter be permanently so maintained.

REASON: To reduce the possibility of deleterious material being deposited in the highway (loose stones etc.) and to ensure that adequate off-street parking provision is made to reduce the possibilities of the proposed development leading to on-street parking problems in the area.

12. No development shall commence on the site until such time as a construction site traffic management plan, including details of wheel cleansing facilities and vehicle parking facilities, and a timetable for their provision, has been submitted to and approved in writing by the Local Planning Authority. The development shall thereafter be carried out in accordance with the approved details and timetable.

REASON: To reduce the possibility of deleterious material (mud, stones etc.) being deposited in the highway and becoming a hazard to road users, and to ensure that construction traffic/site traffic associated with the development does not lead to on-street parking problems in the area.

13. No development, including site works, shall begin on site until such time as full details of the way in which foul sewage and surface water are to be disposed of from the site have been submitted to and agreed in writing by the local planning authority. The approved scheme of works shall be implemented prior to first occupation of the dwelling.

REASON: To make sure that the site can be drained in a satisfactory way.

14. The development hereby permitted shall be carried out in accordance with the details and specifications included in the submitted application and as shown on the drawings below:

7303-03-01 Indicative site layout received on 7/7/2016
1:1250 scale Site Location Plan received on 7/7/2016

REASON: For clarity and the avoidance of doubt and to define the terms of the permission.

Advice Notes

1. The decision has been reached taking into account paragraphs 186-187 of the National Planning Policy Framework and in accordance with The Town and Country Planning (Development Management Procedure) (England) Order 2015.
2. Planning permission has been granted for this development because the Council has determined that, although representations have been received against the proposal, it is generally in accord with the terms of the above-mentioned policies and the Council's adopted Supplementary Planning Document 'Leading in Design' and, therefore, no harm would arise such as to warrant refusal of planning permission.

3. The layout of the development to be considered as part of any reserved matters application, as so far is practicable, should correspond with the indicative layout as shown on drawing 7303-03-01 as it is considered this is the most appropriate form of development for this site.
4. The proposed road does not conform to an acceptable standard for adoption and therefore it will NOT be considered for adoption and future maintenance by the Highway Authority. Signs should be erected within the site at the access advising people that the road is a private road with no highway rights over it.
5. Any parking spaces should be a minimum 2.4 metres x 5.5 metres with an additional 0.5m if bounded by a wall, fence, hedge, line of trees or other similar obstruction on 1 side, 1m if bounded on both sides. All parking spaces once provided shall thereafter permanently remain available for car parking.
6. Further details of the CHA requirements for unadopted shared drives serving up to 25 dwellings can be found in Part 3 Figure DG20 of the 6Cs Design Guide: http://www.leics.gov.uk/index/6csdg/highway_req_development_part3.htm
7. If you intend to provide temporary directional signing to your proposed development, you must ensure that prior approval is obtained from the County Council's Highway Manager for the size, design and location of any sign in the highway. It is likely that any sign erected in the Highway without prior approval will be removed. Before you draw up a scheme, the Highway Managers' staff (tel: 0116 3050001) will be happy to give informal advice concerning the number of signs and the locations where they are likely to be acceptable.
8. The Public Rights of Way must not be re-routed, encroached upon or obstructed in any way without proper authorisation. To do so may constitute an offence under the Highways Act 1980.
9. If the developer requires a Right of Way to be temporarily closed or diverted, for a period of up to six months, to enable construction works to take place, an application should be made to roadclosures@leics.gov.uk at least 8 weeks before the temporary closure / diversion is required.
10. Any damage caused to the surface of a Public Right of Way, which is directly attributable to the works associated with the development, will be the responsibility of the applicant to repair at their own expense to the satisfaction of the Highway Authority.
11. No new gates, stiles, fences or other structures affecting a Public Right of Way, of either a temporary or permanent nature, should be installed without the written consent of the Highway Authority having been obtained. Unless a structure is authorised, it constitutes an unlawful obstruction of a Public Right of Way and the County Council may be obliged to require its immediate removal. It is recommended that the existing stile on the western boundary of the site is removed.

