



Planning Report for 2019/0770



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Report to Planning Committee

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| Application Number: | 2019/0770 |
| Location: | 86 Chapel Lane Ravenshead |
| Proposal: | Demolition of existing dwelling at 84 & 86 Chapel Lane and construction of 6 new dwellings with garages. |
| Applicant: | Mr Skillington |
| Agent: | Vertical Edge Design |
| Case Officer: | Cristina Dinescu |

1.0 Site Description

- 1.1 The application site is comprised of 2no. detached bungalows and their associated garden areas. The property to the east, no. 86 Chapel Lane, is accessed from Chapel Lane and the property to the west, no. 84, Chapel Lane is accessed from both Chapel Lane and Birchwood Drive.
- 1.2 The application site measures 0.44ha. There are a mix of young and mature trees both within the site and on neighbouring land.
- 1.3 The surrounding area is characterised by detached properties of varying styles.

2.0 Relevant Planning History

- 2.1 78/0859 – Planning permission was granted for alteration to dwelling and additional garage space at no.86 Chapel Lane.

3.0 Proposed Development

- 3.1 Planning permission is sought to demolish the two bungalows and construct six detached dwellings.
Plots 1 and 2 would be two-storey detached dwellings fronting Chapel Lane, with individual access points off Chapel Lane, set approximately in line with the existing property no.88 Chapel Lane to the south of the application site.
Plots 3, 4 and 5 – would be set around the existing access driveway off Chapel Lane that runs along the southern boundary of no.82 Chapel Lane. The access driveway would be widened to 5.25m. The properties on plots 3 and 4 would be bungalows and the property on plot 5 would be one and a half storey.
Plot 6 – would be a detached bungalow utilising the existing driveway off Birchwood Drive. The bungalow would be set to the east of the existing property at no.27 Birchwood Drive.

3.2 Two hedgerows, one group of trees and 7no. individual trees are proposed to be removed as part of the development. The trees are identified as either Category C (low quality) or Category U (unworthy of retention) in the submitted tree report.

4.0 Consultations

4.1 Ravenshead Parish Council – Strongly objects to the proposed development on the following grounds:

- It is overdevelopment and infill which is not acceptable;
- These 6 detached properties would not have sufficient access for emergency/delivery vehicles;
- Concerns raised in relation to potentially 10-12 vehicles going onto Chapel Lane from the shared drive, therefore would request a splay onto Chapel Lane for the shared drive if the application is approved;
- The loss of trees and hedges on this site is disappointing and would ask for them to be replaced if the application is approved and referred to the Arboricultural Officer for consideration

4.2 The Highways Authority – No objections subject to conditions relating to provision of visibility splays and bin store, widening of access point on Chapel Lane, hard surfacing of driveways and provision to prevent unregulated discharge of surface water onto the public highway.

4.3 Severn Trent – No comments received.

4.4 Parks and Street Care – As per our Supplementary planning guidance, if there is no opportunity to provide play facilities on site we would require the developers to pay an off-site capital contribution for enhancing existing facilities within the community and a maintenance contribution for those facilities. The capital amount is £29123.60, the maintenance amount is £12223.20.

4.5 The Arboricultural Officer – Satisfied with the relevant tree protection and method statements for the proposed works. If planning permission is likely to be granted then a condition would be required to ensure that all tree protection methods described within the tree survey/ arboricultural method statement submitted are adhered to.

4.6 Public Protection – No objection subject to conditions regarding air quality and a construction emissions management plan.

4.7 Adjoining Neighbours have been notified and a Site Notice was posted. 6 letters of representation were received as a result. The concerns raised can be outlined as follows:

- Detrimental to streetscene;
- Highway safety due to increased traffic and construction vehicles;
- Impact on wildlife;

- A burden on the infrastructure of the village;
- It is infill development;
- Out of character and alien design;
- No consultations with local wildlife organisations;
- Tree removal, 100 years old birch trees might be removed;
- Issues with the overhanging branches of the tree at no. 84;
- Vegetation within the site causing damage to adjacent properties;
- The fence proposed on plot 5 should be extended along the entire side boundary;
- The access driveway does not comply with the 6C's design guide;
- Overlooking from plot 5;
- No tree report submitted;
- Noise from the use of the driveway;
- Overdevelopment;
- Detrimental to visual amenity;
- Overbearing;
- Overshadowing;
- Insufficient amenity areas for the proposed dwellings;
- Too much hardstanding;
- No sun path analysis provided;
- Proposal is contrary to policies LPD 40, LPD 35, LPD 57 and LPD 61 and therefore it should be refused.

4.8 Following submission of revised plans, adjoining neighbours have been notified by post. No further letters of representation were received as a result.

5.0 Relevant Planning Policy

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that: 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in accordance with the plan unless other material considerations indicate otherwise'.

5.2 The following policies/documents are relevant to this proposal:

- National Planning Policy Framework (2019): 5. Delivering a sufficient supply of homes; 11. Making effective use of land; 12. Achieving well-designed places;
- Gedling Borough Aligned Core Strategy: Policy 8 – Housing Size, Mix and Choice; Policy 10 – Design and Enhancing Local Identity;
- The Borough Council's Supplementary Planning Document 'Parking Provision for Residential Developments' (May 2012).

5.3 The Local Planning Authority adopted the Local Planning Document (LPD) on the 18th July 2018. The relevant policies to the determination of this application are as follows:

- LPD 11 – Air Quality;
- LPD 21 – Provision of Open Space;

- LPD 32 – Amenity;
- LPD 33 – Residential Density;
- LPD 34 – Residential Gardens;
- LPD 40 – Housing Development on Unallocated Sites;
- LPD 57 – Parking Standards;
- LPD 61 – Highway Safety.

6.0 Planning Considerations

6.1 The main planning considerations in the determination of this application are the principle of the development, the scale and design of the proposed dwellings, the impact on the appearance of the site and the wider area, any undue impacts on the amenity of neighbouring properties, any highway safety implications, off-street parking provision, impact on trees and hedges, impact on protected species and developer contributions.

Principle of Development

6.2 The application site is situated within the established residential area of Ravenshead, bounded on all sides by dwellings and their associated curtilages. The site is within walking distance of Ravenshead Local Centre. It is therefore considered to be a sustainable location and the principle of residential development of the site is acceptable and accords with the objectives of the National Planning Policy Framework, the Aligned Core Strategy and the Local Planning Document.

Design and the Impact upon Visual Amenity

6.3 Policy LPD 34 advises that development involving the loss of residential gardens will not be permitted unless the development proposal would represent a more efficient use of land at a location where higher densities are appropriate and in all cases, any development of residential garden land should not result in harm to the character and appearance of an area.

6.4 Policy LPD 33 advises that a minimum density of 20 dwellings per hectare represents a reasonable density for the area of Ravenshead, provided the character of the area would not be harmed as a result. The proposed development would result in a density of 13.6 dwellings per hectare increasing from 4.5 dwellings per hectare. Whilst this is below the 20 dwelling per hectare density it is considered that this density would be in keeping with the character and appearance of the area and reflect the building to plot ratio that currently exists.

6.5 In relation to visual amenity, Chapel Lane, which is to the east, is characterised by detached dwellings of varying scales and designs – from bungalows to two-storey dwellings, no.82 being a two-storey dwelling and no.88 being a chalet bungalow, all set within sizeable plots. The dwellings proposed on plots 1 and 2 would be two-storey dwellings, set in-line with the frontages of the neighbouring properties that front Chapel Lane. Trees would be retained within the front gardens with minimum hard standing areas to serve as driveways and parking

areas. It is considered, given the character of the area, the design of the proposed dwellings on plots 1 and 2, separation distances and proposed tree retention, the proposed dwellings on plots 1 and 2 would be visually acceptable in the streetscene of Chapel Lane and surrounding context.

- 6.6 The dwellings proposed on plots 3, 4, 5 and 6, in terms of pattern of development and scale, would be seen as a continuation of built form in the context offered by the bungalows on Chermside Close and the 1.5 storey dwellings on Birchwood Drive. The dwelling on plot 6, whilst 1.5 storey, would be set to the south east of no.25 Birchwood Drive. In this location it would be read against no's 25 and 27 Birchwood Drive both of which are 1.5 storey properties. It is therefore considered, due to the scale, design and layout the proposed dwellings on plots 3, 4 and 5 would be visually acceptable in the streetscene and surrounding context.
- 6.7 By virtue of the design, scale and design, the proposed dwellings would be in keeping with the pattern of development in the area, and would be visually acceptable in the street scene and surrounding context, in accordance with the NPPF Section 12, Policy 10 of the Aligned Core Strategy and policies LPD 33, LPD 34 and LPD 40 of the Local Planning Document.

Impact upon Residential Amenity

- 6.8 The dwellings proposed on plots 1 and 2 would be two-storey dwellings set between the existing properties of the adjoining property at no.82 and 88 Chapel Lane. They would have a rear garden depth of 14m and 12m respectively with the dwelling on plot 3 being located adjacent to their rear boundaries.
- 6.9 It is considered that these separation distances are acceptable and would provide an acceptable level of amenity for the future occupiers particularly as the dwelling on plot 3 would be a bungalow.
- 6.10 The 14 metre separation distance between plot 1 and the rear garden of plot 3 would ensure that there would be no significant overlooking or loss of privacy. It is necessary however that the first floor windows in the side elevations (south elevation of plot 1 and north elevation of plot 2) to be conditioned to be obscurely glazed and top opening only in order to prevent an overlooking impact on the amenity of the neighbouring properties.
- 6.11 Plot 3 would be set to the north of the existing bungalow at no.4 Chermside Close and behind proposed plots 1 and 2. It would have a rear garden depth of some 11.2m. Its single storey design and location roughly within the centre of the site would ensure no significant impact on the amenity of neighbouring properties either existing or proposed and would ensure an acceptable level of amenity for the future occupiers.
- 6.12 Plot 4 would be set to the side of no.3 Chermside Close, set marginally forward from the building line by 3.5m, set in from the common boundary by some 1.75m. The single storey nature and location of the dwelling would ensure that there would be no undue harm on the amenity of neighbouring occupiers.

- 6.13 The proposed dwelling on plot 5 would be 1.5 storey, set to the south east of no.25 Birchwood drive, fronting the shared access driveway and the rear elevation facing the frontage of the proposed plot 6. The dwelling would be set at some 10.8m from the side elevation of no.25 Birchwood Drive. The dwelling would have 2 roof lights on the roof slope towards no.25 Birchwood Drive, however these roof lights would be high level.
- 6.14 It is therefore considered, given the scale of the proposed dwelling on plot 5, the relationship with the existing adjoining properties and the relationship with the dwellings proposed within the development, it would not result in an undue overlooking, overbearing or overshadowing impact on the amenity of any neighbouring occupier.
- 6.15 Plot 6 would be set to the rear of no.27 Birchwood Drive and would have a rear garden depth of some 14.5m. The single storey nature of the dwelling would ensure that there would be no undue overlooking, overbearing or overshadowing impact on the amenity of the neighbouring occupiers, including those within the proposed development.
- 6.16 It is considered, due to the proposed design of each dwelling, the site layout, site orientation, relationship of the dwellings proposed with neighbouring dwellings and other dwellings within the scheme, the proposed development would not result in a significant undue overlooking, overbearing and overshadowing impact on the amenity of any neighbouring property. The proposed development would therefore be in accordance with policies LPD 32 and LPD 40 of the Local Planning Document.

Highway Safety and Off-street Parking Provision

- 6.17 The scheme proposes 6 detached dwellings within the established residential area of Ravenshead. The Borough Council's SPD on residential parking provision requires new dwellings in rural areas to make provision for off-street parking spaces based on the number of bedrooms. The table below shows each plot, the number of bedrooms proposed, driveway and/or garage provision and capability to accommodate cars, and the requirement of the SPD.

| | | | SPD requirement |
|--------|------------|---|-----------------|
| Plot 1 | 5 bedrooms | Driveway capable to accommodate 3 cars | 3 |
| Plot 2 | 5 bedrooms | Driveway capable to accommodate 3 cars | 3 |
| Plot 3 | 2 bedrooms | Garage and driveway capable to accommodate 3 cars | 1 |
| Plot 4 | 3 bedrooms | Garage and driveway capable to accommodate 3 cars | 2 |
| Plot 5 | 4 bedrooms | Garage and driveway capable to accommodate 3 cars | 3 |
| Plot 6 | 3 bedrooms | Garage and driveway capable to accommodate 2 cars | 2 |

- 6.18 The proposed dwellings would be access off Chapel Lane and Birchwood Drive. Plots 1, 2 and 6 would have individual access points. Plots 3, 4 and 5 would be accessed off Chapel Lane through a shared driveway that would be

widened to 5.25m and visibility splays provided in both directions. The shared driveway would have a turning point within the site for vehicles to exist the site in a forward gear. Given the comments received from the Highways Officer, I am satisfied there would be no highway safety issues arising from this proposal. It is considered, given the proposed number of bedrooms and proposed driveways and garage capacity, the proposed scheme would be in accordance with the requirements of the SPD on residential parking provision.

Trees, Vegetation and Biodiversity

- 6.19 The existing trees and hedges on site have been assessed by a tree specialist and an Arboricultural Report and Method Statement submitted in support of the application. This report and the site has also been assessed by the Arboricultural Officer who raises no objection.
- 6.20 The proposed scheme would require the removal of 7 trees, 1 group of trees and 2 hedges. They are all characterised as low quality or not worthy of retention.
- 6.21 Five trees located within the front garden of no.84 Chapel Lane would be retained, along with two hedges located on the northern boundary of the application site with no.82 Chapel Lane.
- 6.22 To ensure protection of the retained trees during the construction phase it is considered necessary to ensure that the development is undertaken in accordance with the submitted Arboricultural Method Statement. This would be secured through a condition.
- 6.23 In addition to protection of the retained trees the development proposes several new trees to be planted within some of the plots to compensate for the loss of the trees to be removed. Precise details of replacement planting would be secured by condition.
- 6.24 A Bat Survey has been undertaken including a bat emergence and re-entry survey and submitted in support of the proposed development. No bat roosts were identified during the survey and no bats were seen flying into or out of the buildings at any time during the 5 surveys. However, due to past evidence of bats using the loft space of no.84 Chapel Lane and the potential for the building to support roosting bats a Precautionary Method Statement has been submitted as an appendix to the survey describing how the demolition should be undertaken. It is recommended a condition is attached for the demolition to be undertaken in accordance with the Precautionary Method Statement.

Air Quality

- 6.25 A condition requiring the proposed dwellings to be equipped with an Electric Vehicle charging point is necessary to ensure that the proposed development would not have a detrimental impact on air quality in the area and in fact have the potential to have a positive impact on air quality. This is supported by Policy LPD 11.

However, given the small scale of the development it is considered it would not be necessary to require the development to be undertaken in accordance with a Construction Emission Management Plan as the extent and duration of the build is likely to be limited.

Developer Contributions

- 6.26 In order to comply with policy LPD 21 – Provision of New Open Space of the Local Planning Document, the following planning obligations for Open Space are required:

To meet with the requirements of the adopted Open Space Supplementary Planning Guidance as the site exceeds 0.4 hectares in area, an off-site capital contribution of £29123.60 plus the off-site revenue contribution which is £12223.20. Total amount payable by the developer would be £41346.80.

- 6.27 These obligations would need to be secured by way of a S106 Planning Obligation which shall be completed prior to determination of the planning application. It is considered that the above obligations meet with the tests set out in Section 122 of The Community Infrastructure Levy Regulations 2010.

Other Matters

Planning application requirements

- 6.28 With regards to the provision of a sun path analysis, this is not a national validation requirement, however the site orientation and existing built form neighbouring the site have been taken into consideration in the assessment of overshadowing impact on the amenity areas of neighbouring properties.

Noise and disturbance during the construction phase

- 6.29 Whilst it is accepted that there would be a period of noise and disturbance during the construction phase as is often the case with development sites. However, as the site is of limited size, the build time is likely to be of limited duration. Any reported issues of noise and disturbance would be investigated under the relevant environmental protection legislation.

Surface water drainage

- 6.30 It is considered that the proportion of hard surfacing within the proposed development would not be unusual with appropriate soft landscaping between the hard surfaced areas. To ensure no significant increase in surface water run-off from the site a drainage condition is required.

Conclusion

- 7.0 In conclusion, by virtue of the size, scale, design and layout proposed, the construction of six detached dwellings on the site would result in an acceptable form of development, in keeping with the character and appearance of the streetscene and the wider area; in accordance with Sections 5, 11 and 12 of the National Planning Policy Framework, Policies 8 and 10 of the Aligned Core

Strategy and Policies LPD 11, LPD 21, LPD 32, LPD 33, LPD 34, LPD 40, LPD 57 and LPD 61 of the Local Planning Document. Accordingly it is recommended that planning permission be granted.

8.0 Recommendation: GRANT FULL PLANNING PERMISSION subject to the applicant entering into a Section 106 Agreement with the Borough Council as Local Planning Authority for the provision of a financial contribution to be expended on offsite Public Open Space; and subject to the conditions listed for the reasons set out in the report.

Conditions

- 1 The development must be begun not later than three years beginning with the date of this permission.
- 2 This permission shall be read in accordance with the application form received on 28th August 2019, Arboricultural Method Statement received on 3rd October 2019, and deposited plans, drawing no's VED587-03A received on 28th August 2019, VED587-10A, VED587-11A, VED587-12A, VED587-13A, VED587-14A and VED587-15A received on 3rd October 2019, VED587-04B and VED587-06B received on 18th October 2019 and VED587-02F received on 15th November 2019. The development shall thereafter be undertaken in accordance with these plans/details.
- 3 No above ground construction works shall commence until precise details of the proposed external facing and roofing materials to be used in the construction of the development have been submitted to, and approved in writing by the Local Planning Authority and the development shall only be undertaken in accordance with the materials so approved and shall be retained as such thereafter.
- 4 Before development hereby approved is first commenced full details of both soft and hard landscape works shall be submitted to and approved in writing by the Local Planning Authority. The detailed landscape plans and particulars shall include: (a) details of size, species, positions and densities of all trees, hedges and shrubs to be planted; (b) details of the boundary treatments, including those to individual plot boundaries; (c) the proposed means of surfacing access roads, car parking areas, and the frontages of properties such as driveways and footpaths to front doors, and (d) a programme of implementation. The development shall be implemented in accordance with the approved details, which shall be retained for the lifetime of the development, unless otherwise prior agreed in writing by the Local Planning Authority.
- 5 If within a period of five years beginning with the date of the planting of any tree or shrub, approved in relation to Condition 4, that tree or shrub, or any tree or shrub that is planted in replacement of it, is removed, uprooted or destroyed or dies, or becomes in the opinion of the Local Planning Authority seriously damaged or defective, another tree or shrub of the same species and size as that originally planted shall be planted at the same place, unless otherwise prior agreed in writing by the Local Planning Authority.

- 6 No development shall take place until the following information has been submitted to and approved in writing by the Local Planning Authority: a full site survey showing the datum used to calibrate the site levels, levels along all site boundaries levels across the site at regular intervals; full details of the proposed finished floor levels of all buildings and hard landscaped surfaces; and cross-sections of the. The development shall be carried out in accordance with the approved details.
- 7 From the date of first occupation each dwelling hereby permitted shall be provided with access to a fully operation 3 pin socket on a dedicated 16A circuit, capable of providing a safe overnight 'trickle' charge to an electric vehicle using a mode 2 charging cable. Charging points should be provided either within garage space or via outdoor, weatherproof sockets within 3m easy access of the off road parking areas. All EV charging points shall be clearly marked with their purpose.
- 8 The foundations to plot 1 and the driveways to serve plots 1, 2 and 6 hereby approved within the root protection area of trees T10, T11, T12, T13, T14 and T15 shall be constructed in accordance with the method of installation described in sections 2.5 and 2.6 of Arboricultural Method Statement and Tree Protection Plan received on 3rd October 2019.
- 9 Before development is commenced precise details for the installation and location of one general purpose bat box shall be submitted to and approved in writing by the Local Planning Authority. The bat box shall be positioned on one of the retained trees, in a south-east / south-west direction, at a height of 3-5 metres above ground level and with a clear flight path to and from the entrance. The bat box shall be installed in accordance with the approved details.
- 10 No part of the development hereby permitted shall be brought into use until the visibility splays shown on drawing no. VED587-02F received on 15th November 2019 are provided. The area within the visibility splays referred to in this condition shall thereafter be kept free of all obstructions, structures or erections.
- 11 No part of the development hereby permitted shall be brought into use until the bin store has been provided, as shown on drawing no. VED587-02F received on 15th November 2019.
- 12 No part of the development hereby permitted shall be brought into use until the site access on Chapel Lane and verge crossing have been widened and made available for use and constructed in accordance with the Highway Authority specification and drawing no. VED587-02F received on 15th November 2019.
- 13 No part of the development hereby permitted shall be brought into use until both access drives (to Chapel Lane and to Birchwood Drive) are surfaced in a hard-bound material (not loose gravel) for a minimum of 5.5 metres behind the Highway boundary. The surfaced drives shall then be maintained in such hard-bound material for the life of the development.

- 14 No part of the development hereby permitted shall be brought into use until both access drives (to Chapel Lane and to Birchwood Drive) are constructed with provision to prevent the unregulated discharge of surface water from the driveways to the public highway in accordance with details first submitted to and approved in writing by the Local Planning Authority. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
- 15 The demolition of the buildings at no.84 Chapel Lane shall only be undertaken in strict accordance with Appendix 4 - Precautionary Method Statement of Bat Emergence and Re-entry Surveys received on 5th November 2019.
- 16 The first floor windows in the north and south (side) elevations of the dwellings on plots 1 and 2 shall be glazed with obscure glass to a minimum privacy level of Pilkington 4 and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room they serve. The windows shall be permanently retained as such for the life of the development.

Reasons

- 1 In order to comply with Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 For the avoidance of doubt.
- 3 To ensure a satisfactory development in accordance with the aims of policy LPD 40 of the Local Planning Document.
- 4 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 5 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 6 To ensure a satisfactory development in accordance with the aims of Policy 10 of the Aligned Core Strategy and policy LPD 32 of the Local Planning Document.
- 7 To ensure the development is constructed in an appropriate sustainable manner which takes into consideration air quality within the Borough, and takes into consideration the National Planning Policy Framework and policy LPD 11 of the Local Planning Document.
- 8 To ensure the trees are offered adequate protection.
- 9 To ensure bats recorded in the local area are offered adequate protection.
- 10 In the interest of Highway safety.

- 11 To allow the bins to be pulled to the highway on refuse collection day.
- 12 In the interest of Highway safety.
- 13 To reduce the possibility of deleterious material being deposited on the public highway (loose stones etc.).
- 14 To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
- 15 To prevent any harm to protected bats during demolition.
- 16 To avoid the possibility of overlooking, in accordance with the aims of policy LPD 32 of the Local Planning Document.

Reasons for Decision

The construction of six detached dwellings on the site, by virtue of the size, scale, design and layout proposed, would result in an acceptable form of development, in keeping with the character and appearance of the streetscene and the wider area; in accordance with Sections 5, 11 and 12 of the National Planning Policy Framework, Policies 8 and 10 of the Aligned Core Strategy and Policies LPD 11, LPD 21, LPD 32, LPD 33, LPD 34, LPD 40, LPD 57 and LPD 61 of the Local Planning Document. Accordingly it is recommended that planning permission be granted.

Notes to Applicant

Positive and Proactive Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraph 38 of the National Planning Policy Framework. Negotiations have taken place during the consideration of the application to address adverse impacts identified by officers and/or address concerns raised by letters of representation submitted in connection with the proposal, addressing the identified adverse impacts, thereby resulting in a more acceptable scheme and a favourable recommendation.

The applicant is advised that all planning permissions granted on or after 16th October 2015 may be subject to the Community Infrastructure Levy (CIL). Full details of CIL are available on the Council's website. The proposed development has been assessed and it is the Council's view that CIL IS PAYABLE on the development hereby approved as is detailed below. Full details about the CIL Charge including, amount and process for payment will be set out in the Regulation 65 Liability Notice which will be sent to you as soon as possible after this decision notice has been issued. If the development hereby approved is for a self-build dwelling, residential extension or residential annex you may be able to apply for relief from CIL. Further details about CIL are available on the Council's website or from the Planning Portal: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

When considering carrying out any work to trees it is important to consider the provisions made in the Wildlife and Countryside Act 1981, Conservation (natural habitats) Regulations 1994 and the Countryside Rights of Way Act 2000, which mean it is an offence to intentionally or recklessly kill, injure or take a bat,

Intentionally or recklessly damage, destroy or obstruct access to any structure or place used for shelter or protection by a bat, Intentionally or recklessly disturb a bat while it is occupying a structure or place that it uses for shelter or protection, damage, destroy or block access to the resting place of any bat, Intentionally or recklessly kill, injure or take a wild bird, Intentionally or recklessly take, damage or destroy the nest of any wild bird when it is in use or being built, Intentionally or recklessly take, damage or destroy the egg of any wild bird. These points outline the main parts of the above legislation. If you are unsure about these issues, it would be advisable to contact an ecological consultant before undertaking any tree work operations.

The proposal makes it necessary to widen the verge/ vehicular crossing on Chapel lane over the verge of the public highway. These works shall be constructed to the satisfaction of the Highway Authority. You are, therefore, required to contact the County Council's Customer Services, on telephone 0300 500 80 80, to arrange for these works be carried out.

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0845 762 6848. Further information is also available on The Coal Authority website at www.coal.decc.gov.uk. Property specific summary information on past, current and future coal mining activity can be obtained from The Coal Authority's Property Search Service on 0845 762 6848 or at www.groundstability.com.