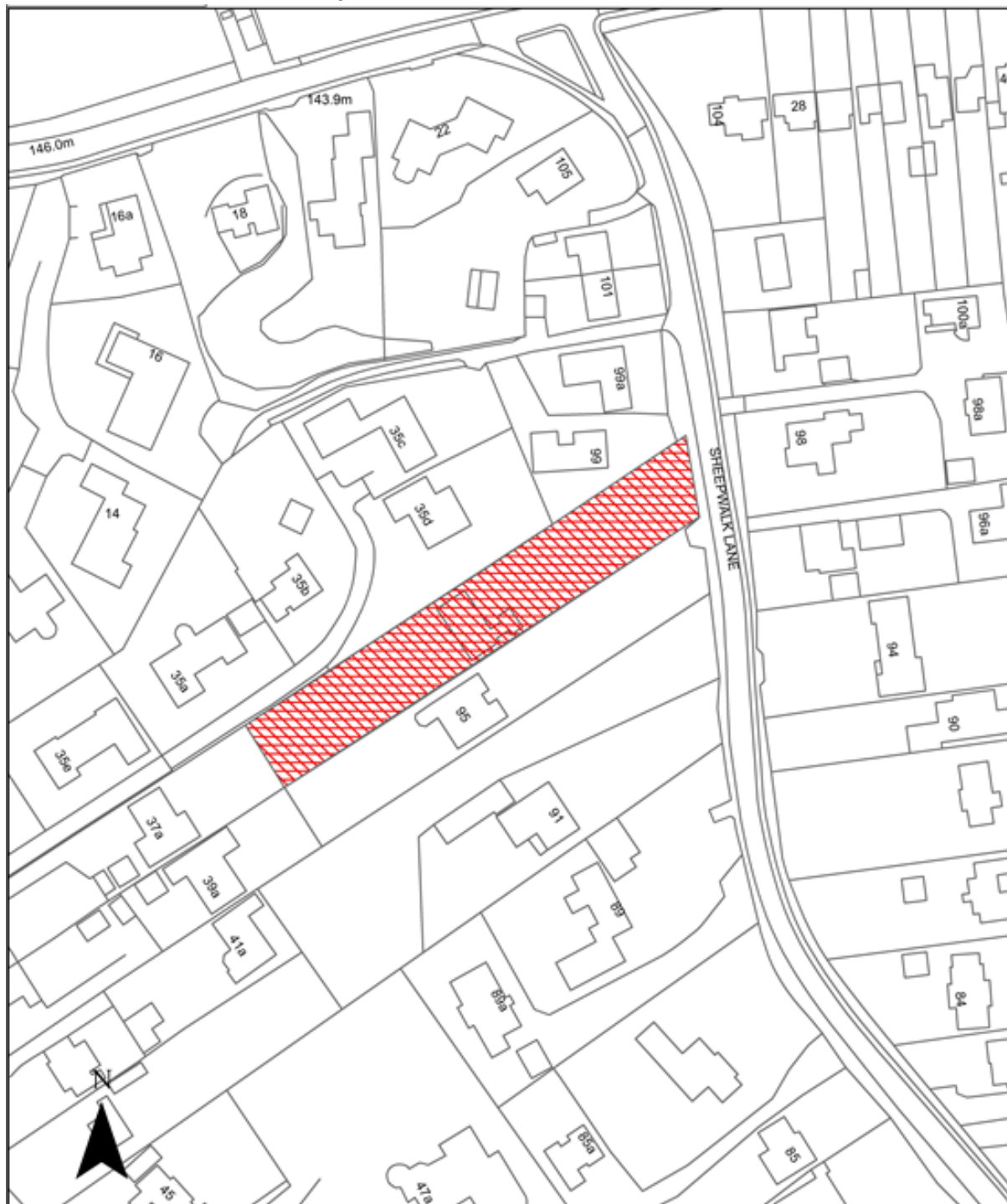




**Application Number:** 2015/1257

97 Sheepwalk Lane, Ravenshead, Nottinghamshire, NG15

**Location:** 9FD.



**NOTE:**

This map is provided only for purposes of site location and should not be read as an up to date representation of the area around the site.

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## **Report to Planning Committee**

<b>Application Number:</b>	2015/1257
<b>Location:</b>	97 Sheepwalk Lane, Ravenshead, Nottinghamshire, NG15 9FD.
<b>Proposal:</b>	Proposed demolition of existing dwelling and development of site with 2 replacement dwellings and garages together with amended access arrangements
<b>Applicant:</b>	Miss Grace Lomas
<b>Agent:</b>	Mr Martin Tucker
<b>Case Officer:</b>	Elizabeth Campbell

### **Site Description**

No.97 Sheepwalk Lane is a detached four bedroom bungalow in an elevated position, set back 65m from Sheepwalk Lane. There is a backcloth of mature trees behind the bungalow. The bungalow stands within a plot having a depth of 130m and a width of 19- 20m and it rises over the site by around 12m above the level of Sheepwalk Lane.

The existing dwelling is built in stone with a red pantile roof and white fenestration. Vehicular access is gained to the bungalow via a tarmacadam drive. Between the property and Sheepwalk Lane trees have recently been felled but the hedges and laurels on the boundaries with Nos. 95 and 99 Sheepwalk Lane are retained. The neighbouring dwelling, no.95 Sheepwalk Lane, is a detached house which also stands in an elevated position, but is sited slightly behind no.97, with its front wall in line with the back wall of No.97. The front garden boundary with no.97 is defined by a close boarded fence and mixed shrubs. No.99 Sheepwalk Lane, to the north, is a bungalow standing on higher ground than the front garden at 97. No.99 is set back from Sheepwalk Lane by distance of some 20 metres. To the north and northwest of the site, accessed from Nottingham Road, is a cul-de-sac development of detached dwellings. The postal addresses are 35 A, B, C and D Nottingham Road.

The site lies within the Ravenshead Special Character Area as defined on the Proposals Map of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014) and the established village envelope of Ravenshead.

### **Relevant Planning History**

Under 93/1290 outline planning permission was refused for a detached bungalow

and garage in the front garden of 95 Sheepwalk Lane. The plan indicated that the dwelling would stand back about 15m from the highway. The reasons for refusal were that the development would be an incongruous feature in the street scene and that the siting would be out of keeping with the character of the surrounding development. The proposal was dismissed on appeal.

Under 2014/0999TPO an application, supported by a comprehensive professional tree survey, was submitted relating to the trees on the whole property. All trees between the dwelling and the road were shown to be felled. The application was withdrawn and whilst the property is within the Ravenshead Special Character Area, where the soft landscaping is important, it was not considered appropriate to protect the trees by means of a Tree Preservation Order.

Under 2015/0169 planning permission was refused to build a detached four bed dwelling varying from one to two and a half storeys in height sited between 15 metres and 20 metres from the back of the footway.

The property echoed No 95 in design in that would have two projecting gables on its front elevation. The ridge line was to be comparable to that of the existing bungalow and 1.3m higher than the ridge line of No 99. The property was to be constructed in facing brick, with some larch cladding, have a slate or tile roof, aluminium windows and timber doors. The boundaries were to be defined by 1.8m close boarded fencing, a 2.0m wall between the new house and the host dwelling, and tree (Silver birch and wild cherry) and hedge and shrub planting (Beech and hawthorn). Vehicular access would be off a new drive off Sheepwalk Lane.

Reasons for refusal were that it was considered that:

- ☐ The development, by reason of its siting, would be an incongruous feature within the streetscene and detrimental to the visual amenity of the area
- ☐ The subdivision of the plot and the introduction of a domestic dwelling in the frontage would be detrimental to the character and appearance of the Ravenshead Special Character Area

### **Proposed Development**

The proposal comprises the demolition of the existing bungalow and the construction of two detached dwellings with integral garages. Unit 1, towards the front of the site would stand back 48m from the highway with a short single storey element projecting forward. It is positioned so that the two storey element is largely behind a notional "building line" drawn between nos. 95 and 99 Sheepwalk Lane.

Unit 2, towards the back of the site, would be sited alongside the neighbouring property, No 95 with the rear wall slightly behind the back wall to 95 and the single storey projection, consisting of the integral garage, would be in line with the front wall of no. 95.

Each dwelling would have two-storey, one and a half storey and single-storey elements set into the rising ground. They would be built in facing brick with larch cladding details; a 45 degree slate or tiled roof, and they would incorporate aluminium windows and timber doors. They are modern in concept with rooms

having full height glazing with overhanging eaves. They echo the design of 95 with two projecting gables. They are both 4 bedroom dwellings. The dwellings would be accessed via the existing drive, widened to 5.0m at the entrance and then realigned to run along the north-west boundary with planting.

Extensive planting is shown in the front garden to Unit 1 and the trees in the back garden to Unit 2 are shown to be retained.

A Design and Access and Planning Support Statement have been submitted in support of the proposal together with a supporting letter. Points of relevance are:-

- The proposal addresses the previous reasons for refusal in that the front of the site will be sensitively landscaped to reflect the character and appearance of the Ravenshead Special Character Area and the demolition of the existing bungalow have allowed Unit 1 to be built further back off Sheepwalk Lane. In response to each reason for refusal the following points are made:
  - Effect on the character and appearance of the area – the two dwellings proposed are sited so as to maintain the appearance of well-spaced detached dwellings set within large plots containing mature soft landscaping of an informal nature. The proposal also relates well to the existing pattern of development and follows a notional “building line” between Nos 95 and 99 Sheepwalk Lane. Unit 2 will sit alongside No 95. The landscaping of the garden to Unit 1 will include a new native species hedgerow and a mix of indigenous trees and shrubs across the width of the site frontage and thereby maintain the character and appearance of the Ravenshead Special Character Area. Both properties will have lower overall ridge heights than 95 Sheepwalk Lane and Nos 35B and 35D Nottingham Road that occupy similar positions on the hillside. The properties are set against a back cloth of mature trees and the roofscape of properties on Nottingham Road. Similar development in the vicinity is eclectic in style and increasingly contemporary in design. The use of a single access will reduce the impact of domestic activity on the site’s frontage.
  - Effect on the living conditions of neighbouring properties – Care has been taken to ensure that room layouts and the position of windows and private amenity space preserves the privacy of adjoining occupiers. The gable to the existing bungalow is close to the front elevation of No 95. This will be replaced by an area of landscaping and tree planting around the proposed turning area.
  - Highway Safety – A single access suitably widened and terminating in a turning area suitable for service and delivery vehicles is provided. Each property has a double garage with 2 further on plot spaces.
- The National Planning Policy Framework (NPPF) encourages a positive approach in decision making especially of sustainable development. The NPPF sets out 12 core planning principles, which amongst other things states that planning should proactively drive and support the delivery of homes, seek to secure high quality design and a good standard of amenity and encourage the reuse of existing resources and only prevented or refused on transport grounds where the residual cumulative impacts of development are severe

- ❑ Family housing is appropriate to this location maximising the sites potential. It relates physically and visually to the existing housing mix, which is eclectic but mainly larger properties set within landscaped plots
- ❑ The contractor will be encouraged to use local sub-contractors
- ❑ The development provides safe access for the users and people with disabilities
- ❑ The scheme uses best practice including a green construction system and renewable energy systems
- ❑ There are no windows on the side elevations
- ❑ The garage and turning area are located in a central position between the dwellings where hidden from the street scene so as to reduce the visual impact of parked vehicles
- ❑ An open plan environment will be retained to the frontage typical of the locality
- ❑ Landscaping – boundaries will be retained and made good with 1.8m fence and hedging to the south east (with 95), trees will be retained in the rear garden of Unit 2, additional buffer and foreground planting is shown for a depth of 16-20m in the front garden of Plot 1, the shared drive is tarmac with Aco drains and a bin collection area would be provided at the front of the site
- ❑ Planning permission has been given for contemporary designs in the vicinity and this is the preferred approach here
- ❑ The massing and bulk of unit 2 has been minimised by the use of a split level design and “digging in” the lower ground floor. Unit 1 has the first floor partially set into the roof space.
- ❑ There are good transport links and proximity to local facilities.
- ❑ The existing bungalow was built in the mid 1960s and is in a poor state of repair. New properties built around the site since this date are all significantly larger

In revised plans the following points have been confirmed:

1. The entrance off Sheepwalk Lane is 5.0m wide, to meet concerns of the Highway Authority, so two cars can enter and leave safely. The remainder of the drive is 4.25 metres as advised. The drive is unbounded with an equal camber and runoff and stoned mastic asphalt;
2. There is a screened bin collection area at the front of the site;
3. The turning head is of compliant proportions with a minimum 8.5m beyond the main turning area in each direction for emergency vehicles. It may be noted that Fire Appliances now carry 90m hose reels each side;
4. Tree survey and method statements submitted as requested
5. Bedroom 1 of Unit 1 does not have an external terrace. The double doors open inwards with a glass “Juliet” balustrade preventing access onto the flat roof above the dining/family area. Whilst full height aluminium framed section is indicated to bedroom 2 of Unit 1 the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels.

## **Consultations**

Ravenshead Parish Council – Strongly object to this application due to infill and that the property is in a special character area. This is a very large development for the area and a further access on the bend in the road could cause road transport issues.

If approved would request all trees be replaced.

Further to the receipt of the revised plans Ravenshead Parish Council feels that there are minimal alterations to the original site plan, and no previous concerns have been addressed.

Nottinghamshire County Council (Highways Authority) – (on revised plans) The revised scheme shows the access widened to 5.0m, which is now acceptable. No concerns subject to conditions relating to widening of the dropped kerb and the drive being surfaced in a hard bound material for a minimum of 5m off the highway boundary and surfaced to prevent surface water run off onto the highway - all prior to first occupation of the properties.

Footnote regarding the Fire Engine turning head requirement – Fire Engines do not all carry long hoses.

Fire and Rescue have confirmed that this is a building control issue and sprinklers may be incorporated as a compensatory feature.

Nottinghamshire County Council (planning) – Do not wish to comment as this is a “non-major” application

Nottinghamshire County Council (Arboricultural Officer) – (on revised plans) The tree survey is suitably adequate to describe and show how trees are to be protected on site, but it does not show how any neighbouring trees are going to be protected which are likely to be affected by the development and /or the amended siting of the vehicular access.

Recommend a new tree constraints plan is provided showing existing and neighbouring trees which are likely to be affected by the proposed development and to include root protection areas (RPA)

If it is found that development works and the new (widened existing) vehicular access is within any RPA then either the current tree survey should be reference to demonstrate how trees are to be protected or a new arboricultural method statement should be provided.

A Site Notice has been posted and adjoining neighbours consulted. Four letters of representation have been received. The objections are as outlined below: -

- ☐ Historically this part of Sheepwalk Lane is an area of large houses with large front and back gardens. The development would spoil the character of the area and be out of keeping
- ☐ Impact on the trees, birds and animals in the area
- ☐ Impact on a unique local environment
- ☐ Impact on privacy
- ☐ Likely to set a precedent for similar applications
- ☐ An incongruous feature within the street scene
- ☐ Contrary to the established policy of Gedling Borough Council and out of character with all the individual properties on this side of Sheepwalk Lane

- ☐ Planning permission was refused for a dwelling in the front of 95 Sheepwalk Lane
- ☐ There have been accidents at the front of the property – two serious with one person being killed
- ☐ The visibility splay is not adequate as cars coming down Sheepwalk Lane are hidden on the bend at the bottom of the hill and cannot be seen
- ☐ Tandem development on a relatively narrow plot
- ☐ The property has been neglected and the beech hedge – now trees shade the garden
- ☐ The is a special character area – The Ravenshead Special Character Area
- ☐ Visual and noise nuisance
- ☐ Overlooking from large storey height windows and balconies and positioned at an angle that would result in undue overlooking (of 99)

Two neighbours have corresponded in respect of the revised plans making the following additional points:

- ☐ Still fundamentally object to the proposed development, which is not in keeping with the immediate area
- ☐ If approved the plan should include a fence between 95 and 97 Sheepwalk Lane and building work should be only carried out during normal building hours and not at weekends and Bank Holidays

### **Planning Considerations**

The relevant national planning policy guidance in respect of this application is set out in the National Planning Policy Framework (March 2012). The core planning principles set out in the guidance is a presumption in favour of sustainable development. In particular the following chapters are relevant in considering this application:

- ☐ 6. Delivering a wide choice of high quality homes (paragraphs 47 – 55); and
- ☐ 7. Requiring good design (paragraphs 56 – 68).

Paragraph 17 sets out 12 core planning principles to underpin sustainable development. These include provision to drive and support the delivery of homes, securing high quality design and a good standard of amenity and encouraging the reuse of existing resources

Gedling Borough Council adopted the Gedling Borough Aligned Core Strategy (GBACS) on 10<sup>th</sup> September and this now forms part of the Development Plan along with certain saved policies contained within the Gedling Borough Replacement Local Plan referred to in Appendix E of the GBACS. The following local policies are relevant: -

- ☐ Policy 8 Housing size, Mix and Choice; and
- ☐ Policy 10 –Design and Enhancing Local Identity

Policy 10 reflects the guidance contained in the NPPF and Replacement Local Plan policies and it states among other things that all new development should make a positive contribution to the public realm, create an attractive, safe, inclusive and

healthy environment

Appendix E of the GBACS refers to the following saved relevant policies contained within the Gedling Borough Council Replacement Local Plan (Certain Policies Saved) 2014:-

- ☐ ENV1 (Development Criteria);
- ☐ ENV17 (Ravenshead Special Character Area);
- ☐ H7 (Residential Development on Unidentified Sites Within the Urban area and Defined Village Envelopes);
- ☐ T10 (Highway Design and Parking Guides).

Criterion a, c and d of Policy ENV1 state that planning permission will be granted for development provided that it is of a high standard of design which has regard to the appearance of the area and does not adversely affect the area by reason of its scale, bulk, form, layout or materials. A proposal should include adequate provisions for the safe and convenient access and circulation of pedestrians and vehicles and incorporate crime prevention measures in the design and layout. It also should not have a significantly adverse effect on the amenities of adjoining occupiers.

Design and layout are considered in criterion a, and b. of Policy H7. This policy states that permission will be granted for residential development, within the urban area provided it is of a high standard of design and does not adversely affect the area by reason of its scale, bulk, form, layout or materials.

Policy ENV17 (Ravenshead Special Character Area) states:

‘Within Ravenshead Special Character Area, as identified on the Proposals Map, planning permission for development will be granted provided that it retains and/or enhances the soft landscaping nature of the area including trees, hedgerows and other soft landscaping features.

Infill or sub-division of existing plots, extensions or additional domestic buildings will not be permitted where this would result in urban forms out of character with the surrounding area.’

The supporting text to this policy states that –

“Ravenshead Special Character Area lies between the traditional urban form of Ravenshead to the east and the predominately rural area of Newstead Park, which is designated as Green Belt and Mature Landscape Area to the west. The area is characterised by mostly detached dwellings, well-spaced, set within large plots containing mature soft landscaping of an informal nature. The Ravenshead Special Character Area provides an appropriate visual transition from the rural character of Newstead Abbey Park to the more typical and established urban form of Ravenshead and as such the Borough Council wishes to maintain the characteristics of the Ravenshead Special Character Area. The Borough Council will resist the loss of existing mature planting and will encourage additional planting where appropriate.

Where residential development, infilling or the sub-division of existing plots is



proposed, this will not be permitted if it results in a housing form which is out of character with the special character of the area, even if an otherwise acceptable plot could be created for either the proposed development or the retained dwelling.”

In my opinion the main planning considerations in the determination of this application are: -

1. The principle of development;
2. The impact on the character and appearance of the site and the Special Character Area of Ravenshead;
3. The impact on highway safety;
4. The impact on neighbouring amenity;
5. Conclusion.

#### 1. Principle of Residential Development.

The site is located within the existing village envelope of Ravenshead within an established residential area. The proposal is for the demolition of an existing bungalow for a residential development of 2 units.

I note that one of the core planning principles of the NPPF is to encourage the effective use of land that has been previously developed (brownfield land), provided it is not of high environmental value.

The NPPF’s definition of brown field land is ‘previously developed land that which is or was occupied by a permanent structure, including the curtilage of the developed land and any associated fixed surface or surface infrastructure.’ This excludes ‘land in built-up areas such as private residential gardens.’ This advice is reflected in the ACS Policy 10 – 3.10.4 which goes on to state:

‘Although now considered to be greenfield sites, gardens can provide sustainable locations for new homes, and reduce the need to develop land within Green Belt and or the country side. However, it can also change the characteristics of areas, and may damage biodiversity. In accordance with this policy and the NPPF, subsequent Local Development Documents may seek to restrict development to avoid areas of special character and to protect the amenity value of private gardens.’

In my opinion the development would be in a sustainable location given its location within a village and its proximity to services. For the reasons set out in section 2, below, I do not consider that the proposed development would adversely affect the characteristics of the area. The redevelopment of the site in my opinion is therefore acceptable in principle and would accord with Policy 10 of the ACS.

#### 2. Design and the impact on the Special Character Area of Ravenshead.

The Government attaches great importance to the design of the built environment.

Section 7 of the NPPF states that it is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings...decisions should aim to ensure developments, amongst other

things, respond to local character and history, and reflect the identity of local surroundings and materials. Permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.

Policies ENV1, ENV17 and H7 of the Replacement Local Plan (RLP) require development to be of a high standard of design. The policies require regard to be given to the appearance of the surrounding area, the provision of safe and convenient access and circulation of pedestrians and vehicles, and incorporating crime prevention measures in the design and layout in terms of good lighting levels, natural surveillance, and defensible space and well considered layouts and landscaping.

I note that this area of Sheepwalk Lane is characterised by detached properties set in mature plots with long front gardens which rise up from highway level. The character of the immediate area is defined by a mixture of architectural styles and house types. I also note, immediately adjacent to the application site there are two bungalows, no's 99 and 99a Sheepwalk Lane that are located some 16 metres and 8 metres from the highway boundary in an elevated position. I also note that there are examples of tandem development at 89 and 89a Sheepwalk Lane and opposite the application site at 96 Sheepwalk Lane. I also note that the previous reasons for refusal (ref: [2015/0169](#)) for residential development was due to the development resulting in an incongruous feature in the streetscene.

I consider that the revised scheme has taken into account the pattern of development in the immediate vicinity and the previous reasons for refusal. The location of the proposed dwelling to the front of the site has now been altered to sit 48 metres from the edge of Sheepwalk Lane retaining an open frontage onto the highway. The new building line that would be created, whilst forward from no.95 Sheepwalk Lane, would step back from no.99 to no.95 to form a notional building line that reflects the pattern of development in the area.

I note that a number of the trees and the mature vegetation to the front of the site has been cleared which has had an adverse impact on the existing streetscene by way of the loss of the soft landscaping that defines the area. I also note that the vegetation was previously removed and following the submission of a Tree Preservation Order Application it was concluded that none of the trees were considered appropriate for protection by a Tree Preservation Order. The submitted plan shows extensive new planting to reintroduce an element of soft landscaping to the front of the site to reflect the requirements of the Special Character Area policy. It is my opinion that a satisfactory planting scheme could be achieved that would help integrate the proposed development into the Special Character Area of Ravenshead.

I note the comments of the Arboricultural Officer and recommend a pre commencement condition in respect of the protection of trees, including their root protection areas, on the site and adjacent to it. Should planning permission be forthcoming I would suggest attaching a condition to any approval requiring a detailed landscape plan to be submitted in order to secure suitable native planting to the front of the site.

I note that there are other examples of tandem development within the Special Character Area of Ravenshead in close proximity to the application site. In assessing the impact of the proposal on the character and appearance of the site and the wider area I consider that the design would be in keeping with the varying styles of properties on similar size plots and would reflect the character of the surrounding area. I also consider that the application site is of sufficient width and depth to occupy the 2 dwellings with the layout proposed without appearing cramped or over intensive.

I consider, given the undulating topography of the land, the mixture of two storey and single storey dwellings in the area, and that there is back land development in the immediate surrounding area, that the scale of the properties would be in keeping with the existing properties on the south side of Sheepwalk Lane.

Should planning permission be forthcoming appropriate landscaping, materials, means of enclosure, and surfacing would be secured by condition to ensure a satisfactory appearance on completion.

Having considered the overall design of the development and the constraining factors of the site, it is my opinion that the proposal would satisfy the design and landscaping criteria of Policies ENV1 and ENV17 of the RLP and Policy 10 of the ACS. I also consider that the proposed development accords with the broad design aims of the NPPF, which states that good design is key aspect of sustainable development, is indivisible from good planning and should contribute positively to making places better for people.

### 3. Highway Safety

I note the comments from the Highway Authority and as such I consider that a satisfactory development can be achieved without causing any undue highway safety implications as a result of the development. Should planning permission be forthcoming I would suggest attaching the recommended conditions relating to the widening and surfacing of the driveway and access.

When considering car parking provision for new residential development the Borough Council's Parking Provision for Residential Developments (SPD) is relevant. I note that the SPD requires 3 no. off street car parking spaces to be provided to serve a 4 bedroom dwelling. Each proposed property has a minimum of 3 off street car parking spaces. I am therefore satisfied that the design layout and vehicle hardstanding proposed is sufficient to satisfy the requirements of the SPD.

I note the comments which relate to the distance from the highway and the provision for fire safety, however, it has been confirmed that this would be a building control matter and sprinklers could be provided to compensate for this.

### 4. Residential Amenity

With respect to possible overlooking the agent has confirmed that there would be no balcony onto the flat roof outside bedroom 1 of Unit 1, and that the full height window to Bed 2 of Unit 1 would have the two central panes of clear glazed with the

remaining panes infilled with opaque insulated panels. Should planning permission be forthcoming the development would be conditioned to be built in accordance with the approved plans and remain that way for the life of the development.

I note comments raised with regards to the impact upon the residential amenity of the occupiers of neighbouring properties, however, given the distances to boundaries, the existing and proposed boundary treatments, and the relationship between the dwellings I do not consider there would be any undue impact on neighbouring amenity in this instance.

I consider; given the layout of the proposal and proximity to existing dwellings, should planning permission be forthcoming, then permitted development rights should be removed in respect of extensions and alterations to the dwelling houses to protect the amenity of adjoining neighbours.

#### 5. Other considerations

I note the comments with regards to the fencing to be erected on the shared boundary, however, a fence with No 95 will be required as part of a recommended condition relating to enclosure of the site.

#### 6. Conclusions

Taking these considerations into account, it is my opinion that, on balance, the proposed development is acceptable within the street scene and would reflect the pattern of development in the immediate vicinity. I am also satisfied that there would be no significant undue impact on the amenities of the neighbouring property and that there would be no highway safety implications as a result of the development.

In particular the frontage dwelling is sited 48m off the frontage on Sheepwalk Lane, it will be landscaped for the first 20m with indigenous trees and shrubs thus, in time, restoring the sylvan appearance. I am therefore satisfied that the proposed development would not detract from the Ravenshead Special Character Area and would result in a well-designed sustainable development.

I am of the opinion that the proposed development would comply with the relevant planning policies that are set out above and that planning permission should be granted.

### **Recommendation:**

**GRANT PLANNING PERMISSION subject to the following conditions:**

#### **Conditions**

1. The development must be begun not later than three years beginning with the date of this permission.

2. The development hereby permitted shall be completed in accordance with the planning application form, the location plan, drawing nos. 11121/10A, 11121/03B, 1112/11, 11121/10, 20541\_03\_ES rev 0, 20541\_OGL rev A the landscaping scheme (dated September 2015), plan as existing (drawing no 11121/12), the design and access statement and the planning support statement received on 16th October 2015 as amended by the revised site plan Dwg. no. 11122-09E, the tree survey and report received by email on 19th January 2016, the email of 21st December from the applicant confirming that bedroom 1 of Unit 1 incorporates a glass "Juliet" balustrade preventing access onto the flat roof above the dining/family area, and also that whilst a full height aluminium framed screen is indicated to bedroom 2 of Unit 1 only the two central panes will be glazed with clear glass with the remaining panes infilled with opaque insulated panels, the emails of 19th and 25th January 2016 confirming the width of the entrance is 5.0m and the remainder of the drive 4.25 m which is unbounded with an equal camber and run off. Also, that the drive is stoned mastic asphalt and that the turning head has a minimum 8.5m beyond the main turning area.
3. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details and a samples of the materials to be used in the external elevations of the proposed dwellings. Once approved the development shall be constructed in accordance with these approved details unless otherwise agreed in writing by the Borough Council.
4. The dwellings shall not be occupied until the access driveway has been widened to 5.0m and is surfaced in a hard bound material (not loose gravel) for a minimum of 5.5m behind the highway boundary. The surfaced drive shall be maintained in such hard bound material for the life of the development.
5. No works permitted under Class A, B, C, D, E of Part 1 Schedule 2 of the Town and Country Planning (General Permitted Development)(England) Order 2015 shall be undertaken without the prior written permission of the Borough Council as local planning authority.
6. Before development is commenced there shall be submitted to and approved in writing by the Borough Council precise details of the means of enclosure of the site. Thereafter the means of enclosure shall be erected and retained in accordance with the approved details.
7. The dwellings shall not be occupied until the access driveway is constructed with provision to prevent the unregulated discharge of surface water from the driveway to the public highway in accordance with details first submitted to and approved in writing by the Borough Council. The provision to prevent the unregulated discharge of surface water to the public highway shall then be retained for the life of the development.
8. Before development is commenced there shall be submitted to and approved in writing by the Borough Council a tree constraints plan of the site showing existing and neighbouring trees, including root protection areas, which are

likely to be affected by the proposed development. The plan should demonstrate how the trees are to be protected in a new arboricultural method statement. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Borough Council.

9. The dwellings shall not be occupied until the verge crossing has been widened and is available for use and constructed in accordance with the Highway Authority specification to the satisfaction of the Borough Council.
10. Before development is commenced there shall be submitted to and approved by the Borough Council a landscape plan of the site showing the position, type and planting size of all trees and shrubs proposed to be planted and including where appropriate details of existing trees to be felled and retained. The approved landscape shall be carried out in the first planting season following the substantial completion of the development and any planting material which becomes diseased or dies within five years of the completion of the development shall be replaced in the next planting season by the applicants or their successors in title.

## **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 ENV1 of the Gedling Borough Replacement Local Plan (Certain Policies Saved 2014).
4. To reduce the possibility of deleterious material (loose stones etc) being deposited on the public highway.
5. In the interest of maintaining the character and appearance of the area, and in particular the Ravenshead Special Character Area, and protecting the amenities of the adjoining properties.
6. To ensure a satisfactory development, in accordance with the aims of Policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Saved Policies 2014).
7. To ensure surface water from the site is not deposited on the public highway causing dangers to road users.
8. To ensure that the details of the development are acceptable, in accordance with the aims of Policy ENV1 of the Gedling Borough Replacement Local Plan (certain policies saved 2014)
9. In the interests of Highway safety

10. To ensure satisfactory development, in accordance with the aims of policy ENV1 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

### **Reasons for Decision**

In the opinion of the Borough Council the proposed development is of an acceptable size and design in this setting and would have no undue impacts on the visual appearance of the street scene or on neighbouring amenity. There are no highway safety implications. The proposal therefore complies with Policies ENV1, H7, and T10 of the Gedling Borough Council Replacement Local Plan (Certain Policies Saved 2014).

### **Notes to Applicant**

The attached permission is for development which will involve building up to, or close to, the boundary of the site. Your attention is drawn to the fact that if you should need access to neighbouring land in another ownership in order to facilitate the construction of the building and its future maintenance you are advised to obtain permission from the owner of the land for such access before beginning your development.

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](http://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](http://www.groundstability.com).

The proposal makes it necessary to widen the vehicular verge crossing over a footway 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 to arrange for these works on tel. no. 0300 500 8080 to arrange for these works to be carried out.

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](http://www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil)

Planning Statement - The Borough Council has worked positively and proactively with the applicant in accordance with paragraphs 186 to 187 of the National Planning

Policy Framework by discussing the scheme with the agent and applicant and developing a scheme which is acceptable to the applicant and the Council and its specialist advisers.