

Agenda Item	A5
Application Number	22/00235/REM
Proposal	Reserved matters application for the erection of nine dwellings
Application site	Land North Of 17 Main Street Warton Lancashire
Applicant	Mr O Whiley
Agent	Mr Alastair Skelton
Case Officer	Mrs Eleanor Fawcett
Departure	No
Summary of Recommendation	Approval

1.0 Application Site and Setting

- 1.1 The site is located towards the west of the village of Warton and to the north of existing dwellings which front onto Main Street. It is greenfield land, 0.53 hectares in area, and forms the southern part of a larger 4-hectare field that is used for grazing animals. The site mostly comprises semi-improved grassland, with residential properties located to the east, west and south. The land rises to the north up to Coach Road, which is approximately 150 metres from the site. It is bound by hedgerows to the west and south and garden fences to the east, associated with the properties on Church Hill Avenue. The site also includes part of the garden to 17 Main Street which would provide access to the site. The boundary of this with the highway comprises a stone wall and the garden contains a number of trees.
- 1.2 The site is located within the Arnside and Silverdale Area of Outstanding Natural Beauty (AONB), is approximately 140 metres to the east of the Warton Conservation Area, and the closest Listed building is approximately 145 metres to the west of the site. It is within the District's Countryside Area and Warton Crag, a Site of Special Scientific Interest (SSSI), is located approximately 160 metres to the north. Morecambe Bay is also approximately 1 kilometre to the south west, and is designated as a SSSI, Special Area of Conservation (SAC), Special Protection Area (SPA) and Ramsar Site. Some of the site is also within a Mineral Safeguarding Area.

2.0 Proposal

- 2.1 Outline planning permission was granted in February 2019 for the erection of nine dwellings on the site and also included permission for the access off Main Street. This included a Section 106 Agreement for the provision of two shared ownership affordable housing units, in addition to the management of open space, non-adopted highway, drainage systems and landscaping. The current application seeks to agree the outstanding reserved matters of scale, layout, appearance and landscaping.

2.2 The proposal comprises seven two storey detached dwellings, each with an attached garage, and two semi-detached dwellings. Six of the detached dwellings would have four bedrooms, with one provided in the roof space above the garage, one would have three bedrooms and the pair of semi-detached dwellings would each have two bedrooms and are proposed as the affordable housing units. As already approved, the access is from Main Street to the west of the existing dwelling at no. 17. The dwellings would be sited on the land which currently forms part of the field. Six of the detached dwellings would be sited in a slightly staggered row, with gardens to the north, fronting onto an internal access road to the south. These would be built into the land and be slightly higher at the front than the rear. The other three units would be sited to the south of this road, and one of these would be immediately to the west of the access road off Main Street and would have its garden to the south, extending into the existing garden of no. 17. The front of the semi-detached units would face west, with gardens to the east. These have been repositioned slightly to the west from the originally submitted scheme.

2.3 The design of the dwellings has changed slightly through the course of the application, and these are now proposed to be finished in stone, render and a small amount of composite wood cladding. The four central dwellings at the north of the site are of the same design and the two on either end are similar but mirrored and use slightly more stone. These are oriented with the gable forming the front and main elevation facing the road. The dwelling on plot 1 is similar in its overall form to the other detached units but has a slightly different appearance due to its location on the corner of the access roads and includes two small powder coated aluminium dormer windows. The semi-detached dwellings have a slightly more traditional form, with the gables forming the side walls. These also include two small aluminium clad windows in the front elevation.

3.0 Site History

3.1 A number of relevant applications relating to this site have previously been received by the Local Planning Authority. These include:

Application Number	Proposal	Decision
17/01186/EIR	Screening opinion for nine dwellings	EIA not required
17/00736/OUT	Outline application for the erection of nine dwellings and associated access	Approved
16/01160/PREONE	Erection of up to 9 dwellings	Advice

4.0 Consultation Responses

4.1 The following responses have been received from statutory and internal consultees:

Consultee	Response
Warton Parish Council	Object. Fully endorse the points made by the AONB Unit. Extremely concerned about increased flooding from new development.
Environmental Health	Object. No scheme for electric vehicle charging has been submitted, as conditioned by the outline approval
Engineers	Comments. Satisfied that the proposed drainage arrangement under the revised site layout can accommodate an acceptable drainage scheme.
Arboricultural Officer	Comments. The updated AMS is suitable and will protect the trees to be retained. The soft landscaping has been updated to include a number of native oak along the northern boundary and along the main access road.
Planning Policy	Comments. With regard to Policy AS22 the following points are made: <ul style="list-style-type: none"> The revised house types more closely reflect traditional materials and design and are welcomed. No LVIA has been submitted and there is still uncertainty in terms of the visual impact Given the loss of trees/shrubs at the frontage of the site, enhancement in the form of additional planting and built in measures eg. swift, bat boxes should be sought. Trees should be native species

	<p>With regard to meeting housing needs (Policy AS01):</p> <ul style="list-style-type: none"> • Whilst the AONB Housing Needs Assessment (HNA) did identify need over a 5 year period, it is based upon more specific local detail than the district SHMA and there remains a need for 3 bedroom units. • The 2 bedroom intermediate houses will contribute to meeting the needs identified in both the AONB HNA and the SHMA.
Arnsdale and Silverdale AONB Unit	<p>Comments. Original concerns regarding the contemporary urban design and use of materials have been mostly addressed by the amendments. However still raise the following concerns:</p> <ul style="list-style-type: none"> • Use of timber cladding, red steel columns, flat roof aluminium clad dormers, patio retaining walls; and buff coloured sets; • Housing should meet local needs within the AONB and ideally provide 50% affordable housing; • Planting should be native species and more should be provided on the access drive.
County Highways	<p>No objections, however raise some concerns regarding the layout, with a lack of footway and potential difficulties regarding refuse collection. Amended plans have now overcome these concerns. Request a condition requiring a construction management plan and electric charging points</p>
County Archaeology	<p>No comments to make</p>
Lead Local Flood Authority	<p>No comments to make</p>
County Planning Policy (Minerals)	<p>No comments received</p>
Environment Agency	<p>No comments received</p>
Natural England	<p>No objection</p>
Lancashire Fire and Rescue Service	<p>Advice in relation to Building Regulations.</p>
United Utilities	<p>Object. The proposals are not acceptable as the scheme is proposing to connect surface water to a public foul sewer network in main street. Request evidence that the drainage hierarchy has been fully investigated and why more sustainable options are not achievable before a surface water connection to the public sewer is acceptable.</p>
Warton Flood Action Group	<p>Comments. Should be ensured that the development does not increase the rate of surface water run off onto Warton Mires due to previous flooding of homes in Gardner Road.</p>

4.2 The following responses have been received from members of the public:

13 representations to the original proposal opposing the development. A summary of the main reasons are as follows:

- Impact on highway safety: poor visibility due to parked cars and location on bend; access between two existing drives and opposite pedestrian access to new housing scheme; impact from site traffic, increased traffic; insufficient width of access and lack of footway and exceeds permitted gradient; lack of turning circle; insufficient off-street parking will cause over-spill onto Main Street
- Potential flooding: poor drainage in the village; percolation tests carried out in summer; additional water into mains sewer
- No details of foul drainage
- Capacity of school
- Housing mix/ local need: mostly 4 bedroom units; lack of affordable housing
- Visual impact within AONB: lack of screen planting; height of buildings; design and materials not in keeping with surroundings; elevated position
- Impact on residential amenity: overlooking from windows and potential balcony on flat roofs; overshadowing and overbearing impact to no. 19 due to higher level of houses; impacts during construction
- No solar panels provided
- Queries regarding maintenance of proposed hedgerows
- Lack of bin storage close to main road for collection

- Query regarding boundary of land ownership

Following the submission of amendments and re-consultation, a further 7 representations have been received opposing the development. A summary of additional comments to those already raised above are as follows:

- The introduction of pairs of bollards on the access road for the protection of pedestrians, combined with the slope and bends in the road will make vehicular access very awkward
- Impact on boundary wall at no. 19 as a result of land level increase
- Question provision for disabled access to the site
- Question if there is permission for surface water to discharge to the foul sewer
- Concerned about height of trees on boundary with no.46 and impact on 'right to light'
- EV charging points not shown on plan
- Need for additional housing in Warton

A further amendment was made the plans to accommodate a footway which moved plot 1 closer to the eastern boundary. As such, further notification was sent to the three properties to the east.

5.0 Analysis

5.1 The key considerations in the assessment of this application are:

- Scale, design and landscape impacts
- Housing mix and affordable housing
- Residential amenity
- Highway Impacts
- Impact on trees and landscaping
- Flooding and drainage

5.2 **Scale, design and landscape impacts** NPPF: paragraphs 126-134 (Achieving well designed place), paragraphs 174 and 176 -177 (Valued landscapes and AONBs); Policies and Land Allocations (SPLA) DPD: SP8 (Protecting the Natural Environment) EN2 (Areas of Outstanding Natural Beauty), EN3 (The Open Countryside) ; Development Management (DM) DPD policies DM4 (Residential Development Outside Main Urban Areas), DM29 (Key Design Principles), DM46 (Development and Landscape Impact); Arnsdale and Silverdale AONB DPD: AS02 (Landscape), AS07 (Historic Environment), AS08 (Design), AS22 (Land North of 17 Main Street, Warton)

5.2.1 As set out above, outline planning permission has been previously granted for the erection of 9 dwellings on this site. The principle of the development is therefore established. The current application seeks approval for the scale, layout and appearance of the development. Since the outline application was approved, the Arnsdale and Silverdale AONB DPD was adopted. This includes a housing allocation on this site for approximately 10 dwellings (AS22). The policy sets out that a Landscape and Visual Impact Assessment (LVIA) is required to inform the design and layout of the site proposals and that particular attention must be paid to the potential impacts of developing close to a house of local historical importance, and to the open boundary to the north of the site. In addition, policy AS02 requires new development to reflect the rural nature, historic character and local distinctiveness of the area including settlement character and separation, local vernacular traditions and building materials. Policy AS08 sets out more detailed design considerations and reinforces the requirement for development to respond to the character of the landscape and built environment and reinforce what is special and locally distinctive about design in the AONB.

5.2.2 The application proposes seven two storey detached dwellings and two semi-detached two storey dwellings arranged around a new internal road. The detached dwellings have been designed with a dual pitched roof with one of the gables forming the principle and front elevation of the dwellings, and include an attached garage to the side. Six of these face south, with their gardens to the north and are of a similar design, with the main two storey element measuring 7.25 metres wide and 12.2 metres deep, and have an attached garage to the side. They are partly built into the sloping land so are higher at the front than the rear. The further detached dwelling (plot 1) is located to the south of these and will face south. It has a similar form to the other detached units, however it is of a slightly different design corresponding to its location on the corner of the internal access road, and includes

two small dormer windows. It would also be partly built into the rising land, but would be higher at the rear and the garden would be to the south, extending towards Main Street. The semi-detached units are proposed to be sited to the south east of the field and would face west with the gardens to the rear. These would be of a slightly more traditional design, with the gables forming the side walls, and would also include small dormer windows to the front.

- 5.2.3 The originally submitted plans proposed the dwellings to be finished in render at ground floor level with composite timber cladding above, and the detached units also included large sections of glazing in some of the gables. Six of the units were proposed with a slate roof and three with a red clay tile. The attached garages were proposed to be finished in grey composite timber cladding and have a flat roof. The detached units also contained some accommodation within the roof and the six at the north of the site were shown at 8.5 metres in height at the front. Concerns were raised with the agent regarding the proposed design as it was considered that dwellings failed to respond positively to the character and appearance of Warton and its local distinctiveness in terms of the design, height and materials. There were also concerns raised in relation to the orientation of the dwellings, as most in the vicinity are orientated with the roof slope facing the highway, which is the typical and traditional form of the dwellings in this area, in addition to the limited space between the dwellings.
- 5.2.4 As a result of the concerns, the plans were amended. The materials have been changed to be mostly stone and render with small amounts of timber composite boarding on the walls and slate for the roofs. The amount of glazing has been reduced on the detached dwellings and the garages for six of the units are now dual pitched rather than flat, with accommodation in the roof space rather than in the roof of the main part of the dwellings, although the height has not been reduced. The other detached unit (plot 1) has a slightly shallower sloping roof over the garage and has been reduced to a three bedroom unit. and a reduction in glazing. Two of the dwellings at the north of the site have been set back slightly to give more space between these and the semi-detached units to the south and the heights have been varied slightly to provide slightly more visual interest. The orientation of the detached units has not been altered, and the agent advised the current layout allowed the dwellings to be better constructed into the rising land.
- 5.2.5 The alterations to the design and finish of the buildings means that they now better relate to their surroundings. Whilst the orientation does not respond to the more traditional form, it does mean that the massing of the buildings is broken up and the buildings can be better sited into the rising land. Whilst the buildings still include small elements of composite timber cladding, this is not now a dominant feature and will likely add some interest rather than detract from the more traditional detailing. Some comments have been raised about the use of oak sleepers for the patio retaining walls. Given their location, they are unlikely to be viewed from outside the site and would not have a detrimental impact on the character and appearance of the area. The dwellings also show a red steel post at the front, which seems to contrast with the rest of the design, although this could be covered by condition. Some of the dwellings have been shown with stone above render at ground floor, mostly at the rear and side of the central dwellings to the north of the site. Subject to the finish of the render blending with the stone, and not providing too great a contrast, this is considered to be acceptable. However, it is considered that this may appear a little unusual and create an unbalanced appearance in relation to the semi-detached units as it is proposed on all elevations. It would be more acceptable if the front and sides were finished in stone and the rear was finished in render. This has been suggested to the agent and a response is awaited.
- 5.2.6 The buildings will be partly visible in the context of the large traditional buildings fronting Main Street, however the main view from outside the site will be from Coach Road to the north. In this view, they will be seen in the context of bungalows on Church Hill Avenue. Whilst these adjacent dwellings are generally quite low in height, some contain large flat roofed dormer windows which obscure much of the roof slopes and appear quite prominent within the landscape. A section plan has been provided which shows heights compared to the adjacent development. The tallest dwelling will be 1.7 metres higher than no. 46 Church Hill Avenue to the east, and this is the one closest to this property. The rest of the dwellings in the row at the north of the site will be lower than this plot although they will all be higher than no. 46. Those to the south will be at a lower level. The existing dwellings to the east are at a lower level than the adjacent bungalow to the west and do not extend as far to the north as the proposed houses. There is only a ridge height available on the plans for no. 15, which is adjacent to the road. The ridge height of the closest dwelling to this will be 0.4 metres below this, and the one to the north of this will be almost 2 metres higher.

- 5.2.7 Whilst the development will be mostly higher than the adjacent dwellings, it is considered that the visual impact within the landscape, particularly from Coach Road to the north but also more distant views to the south, will be mitigated by the design of the dwellings, including the use of stone, the rising land, and the proposed hedgerow along the northern boundary. Most of the buildings are quite similar in design, although some variation has been provided by the use of a mirrored design for two of the units at the north of the site which changes the gaps between the building so that it is not wholly uniform. There is also some variation in across the dwellings. The dwelling on plot 1 will have the rear wall and garden facing Main Street, however this contains sufficient interest from this view and the garden will be bounded by a stone wall, in keeping with the existing boundaries and should ensure that domestic paraphernalia is visually contained.
- 5.2.8 The policy which relates to the allocation of the site requires that a landscape and visual impact assessment is required to inform that design and layout. One has not been provided, although one was submitted with the outline application, where the principle of the development was established. It is considered that the lack of such assessment would not justify the refusal of the planning application in itself, it just aids in assessing the visual impact. As set out above, the main view of the site is from the north, although there are more distant views from lower land to the site. The presence of the existing development, and the information provided of comparative heights, makes it possible to carry out an assessment of the visual impact on the proposal. Overall, it is considered that the proposal provides a high quality contemporary design which takes cues from more traditional development within Warton and would not have a detrimental impact on the character or appearance of the AONB or the more historic development in the vicinity of the site.
- 5.3 **Housing mix and affordable housing (NPPF: paragraphs 60-63 and 78 (housing needs and affordable housing); Development Management (DM) DPD policies: DM1 (Residential Development and Meeting Housing Needs) and DM3 (The Delivery of Affordable Housing); Arnsdale and Silverdale AONB DPD: AS03 (Housing Provision)**
- 5.3.1 Policy AS03 sets out that within the Arnsdale & Silverdale AONB, the number, size, types and tenures of all homes provided should closely reflect identified local needs in accordance with current AONB housing needs evidence at the time of the application. It goes on to say that proposals for new housing development of two or more properties will be supported where they deliver no less than 50% affordable housing. The outline permission was granted prior to the adoption of the Arnsdale and Silverdale AONB DPD and secured two affordable shared ownership units. It is only relevant to consider at this stage in so far as it relates to the scale of the dwellings proposed. The two units proposed for affordable housing are the two bedroom semi-detached properties. It was requested that one of these be a three bedroom unit as a greater need for three bedroom intermediate affordable housing was identified in the Housing Needs Survey Report (2014) (HNSR) for Warton Parish. This has not been changed, however, as there is still a need for two bedroom units, it is considered that these will meet that need and is therefore acceptable.
- 5.3.2 In terms of the overall housing mix, concerns have been raised that the site provides mostly large four bedroom units and therefore fails to meet an identified housing need. One of the houses (plot 1) is now three bedroom, however six of the units will have four bedrooms. It was requested that some of these were reduced in size in order to provide a better mix that related more closely to the identified local housing need. However, if we were to secure a specific mix, this should have been conditioned at the outline stage. Unfortunately, formal advice that we received on this matter was after that permission was granted. Therefore, whilst a greater proportion of smaller units would be preferable in terms of the housing mix, it would not be possible to refuse on the basis of a lack of this as this is a reserved matters application and the mix is outside the scope of what can be considered. Some concerns have also been raised by residents as to whether the dwellings will be available to purchase on the open market, or only available to a specific group, however this is not a planning issue.
- 5.4 **Residential amenity NPPF paragraphs 130 (amenity)...., Development Management (DM) DPD policies DM2 (Housing Standards), DM29 (Key Design Principles)**
- 5.4.1 The original submission showed the pair of semi-detached dwellings sited approximately 3 metres from the rear boundary of 15 Main Street and at a higher level. Whilst the distance between the buildings was considered sufficient to prevent a loss of light to the dwelling, given the close proximity to the boundary and elevated position, it was considered that this would have an overbearing impact

on the garden to the detriment of the residential amenity of the occupants. As a result, the dwellings have been repositioned to the east. They still slightly extend to the rear on no. 15, by approximately 2 metres, and are still in an elevated position. However, given their position to the north and that they will only overlap a small part of a long rear boundary, it is considered that the development will not have a significant adverse impact on the amenity of this property. The dwellings will extend along more of the boundary of no. 15, although will be slightly further from this. Given the extent of the rear garden and distance from the dwelling, it is considered that the dwellings would not have a detrimental impact on the occupants of this property by way of loss of light, overbearing impact or loss of privacy.

5.4.2 The pair of semi-detached dwellings would be approximately 20 metres from the boundary with the dwellings to the east (37 and 46) Church Hill Avenue, and further from the dwellings. Given the separation distance, it is considered that there will not result in a loss of privacy or light. In addition, the gardens would not extend up to these boundaries but would be separated by parking for two cars and a new hedgerow. The two storey part of the dwelling on plot 7 would be approximately 12 metres from the gardens of 46 and 44 Church Hill Avenue and the garage would be approximately 9 metres. There are no windows proposed in the side wall of the dwelling. As such, it is considered that there would not be a loss of privacy, overbearing impact or impact on light from this dwelling.

5.4.3 The proposed dwelling on plot 1 is approximately 7.5 metres from the eastern boundary at its closest point, and the dormer window is approximately 13 metres from the boundary. Given the presence of the trees, the location of the driveway adjacent to the boundary and the dwellings set back to the east, it is considered that there would not be a significant adverse impact on the amenity of the properties to the east. In addition, the dwelling on plot 2 is set further from the dwellings and would be between 4.5 and 7.5 metres from the boundary. Whilst at a higher level than the adjacent dwellings, given the distance and the extent of the adjacent garden, it is considered that there would not be a detrimental impact as a result of this dwelling.

5.4.4 All of the dwellings meet the Nationally Described Space standards. It is also considered that they all have an appropriate amount of private amenity space. In addition, the dwelling on plot 1 has been designed with only one small window in the north elevation, facing the dwelling on plot 3, to ensure that there is no mutual overlooking. There is approximately 13.5 metres between front wall of no.7 and rear garden of no 8 and there are two windows at first floor. However, this is considered to be a sufficient distance to prevent a significant amount of overlooking to the garden area of the proposed semi-detached dwellings.

5.5 **Highway Impacts ((NPPF paragraphs 104-109 (Promoting Sustainable Transport); Development Management (DM) DPD policies DM29 (Key Design Principles), DM60 (Enhancing Accessibility and Transport Linkages), DM62 (Vehicle Parking Provision); Arnsdale and Silverdale AONB DPD: AS22 (Land North of 17 Main Street, Warton)**

5.5.1 The Access from Main Street was approved by the outline permission and there is a condition requiring the precise details of the road layout. However, it is relevant to this application, insofar as it relates to the layout of the buildings. Concerns were raised by the Highway Authority regarding the lack of footway within the site. This was included at outline stage, to overcome concerns raised, however was not shown on the original plans submitted as part of this application. However, the most recent plans have included this and demonstrate that this can be incorporated into the layout. This has required a slight change to the position of the dwelling on plot 1, however the section above considers the impact of the proposal on residential amenity from the most recent amendments.

5.5.2 Concerns were also raised by the Highway Authority regarding the lack of turning head for refuse vehicles. The plans do show that vehicles can turn at the top of the access road off Main Street, but not at the eastern and western end of the proposed road. The agent has highlighted that the road would not be adopted, partly due to the gradient, and therefore it is unlikely that refuse vehicles would enter the site. The Highway Authority have advised that storage for bins during collection should be provided close to Main Street and, whilst not ideal given the distance from the dwellings, this has now been shown behind the wall close to the access point with the existing highway.

5.5.3 The plans show space for three vehicles for the detached dwellings, with one of these provided within the garage, and two dwellings for the semi-detached dwellings. This is considered to be acceptable and provides an acceptable level of parking. No concerns regarding the parking provision

have been raised by the Highway Authority. A scheme for the provision of electric vehicle charging points is required by a condition on the outline permission, as such there is no requirement for it to be shown on the submitted plans or conditioned as part of this permission.

5.6 **Impact on trees and landscaping** NPPF paragraphs 130 - 131(landscaping), 174 (trees and woodland); Development Management (DM) DPD policies: DM29 (Key Design Principles), DM45 (Protection of Trees, Hedgerows and Woodland); Arnside and Silverdale AONB DPD: AS02 (Landscape), AS04 (Natural Environment) AS08 (Design), AS22 (Land North of 17 Main Street, Warton)

5.6.1 A native hedgerow is proposed around the site and existing hedgerows would be reinforced. Some concerns were raised regarding the lack of trees within the access, where most of the trees are proposed to be removed, in addition to the use of non-native species within the hedgerow to the north, which is an important boundary within the landscape. As such, native oak species have now been proposed, in addition to some additional trees adjacent to the access, close to Main Street and is therefore considered to provide appropriate greening and screening to the site. Some concerns have been raised by one of the neighbouring properties in relation to the potential impact on lights from trees proposed in the hedgerow close to the boundary with their property. As such, this can be reviewed through a condition requiring the detailed landscaping scheme, to ensure that the location of trees is appropriate in terms of residential amenity of neighbouring properties.

5.6.2 An amended arboricultural method statement has been submitted to address the position of the dwelling on plot 1 moving closer to a retained tree. The Arboricultural Officer has confirmed that this is acceptable. There is a condition on the outline permission requiring the submission of an AMS so it can be provided as part of this. However, it demonstrates that the proposed layout will not have a significant impact on the retained trees.

5.7 **Drainage** NPPF paragraph 167 (sustainable drainage); Development Management (DM) DPD policies DM29 (Key Design Principles), DM35 (Surface Water Run-off and Sustainable Drainage); Arnside and Silverdale AONB DPD: AS12 (Water Quality, sewerage and sustainable drainage), AS22 (Land North of 17 Main Street, Warton)

5.7.1 Drainage is not a reserved matter, and is covered by conditions on the outline permission. However, it needs to be ensured that it can be accommodated within the layout. Whilst United Utilities have raised some concerns regarding the information provided, this is not the detailed drainage scheme which will need to be agreed formally as part of a discharge of condition application for the outline permission. The Council's Engineers Team have confirmed that they consider that a drainage scheme can be accommodated within the proposed layout. Officers are content there is a solution which will not cause off site flooding for the village.

6.0 Conclusion and Planning Balance

6.1 The proposed scheme provides a high quality contemporary design which references the more traditional buildings within Warton and responds to the sloping nature of the site. Subject to securing appropriate materials and landscaping through condition, it is considered that the development would not have detrimental impact on the special qualities of the AONB. In addition, it is considered that the proposal would not have a significant adverse impact on residential amenity and provides an acceptable level of amenity and parking for the future occupants. In addition, the layout shows how the access layout and drainage can be accommodated, which are covered by condition on the outline permission. The proposal is therefore considered to be acceptable and complies with Local and National Planning Policy.

Recommendation

That Approval of Reserved Matters Consent BE GRANTED subject to the following conditions:

Condition no.	Description	Type
1	Standard reserved matters timescale	Control
2	Approved plans	Control

3	Details of materials – including stone, slate, render, cladding, finish to dormers, finish to flue and metal column, windows and doors, surfacing material, boundary treatments, eaves, verge and ridge details, rainwater goods, external lighting	Above ground
4	Landscaping scheme including maintenance	Above ground
5	Provision of parking prior to occupation	Control

Article 35. Town and Country Planning (Development Management Procedure) (England) Order 2015

In accordance with the above legislation, Officers have made the recommendation in a positive and proactive way to foster the delivery of sustainable development, working proactively with the applicant to secure development that improves the economic, social and environmental conditions of the area. The recommendation has been made having had regard to the impact of development, and in particular to the relevant policies contained in the Development Plan, as presented in full in the officer report, and to all relevant material planning considerations, including the National Planning Policy Framework, National Planning Practice Guidance and relevant Supplementary Planning Documents/ Guidance.

Background Papers

None