The Planning Inspectorate

Appeal Decision

Hearing Held on 29 January 2020
Site visit made on 29 January 2020

by M Aqbal BA (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 22 June 2020

Appeal Ref: APP/K3605/W/19/3237800
St Catherines, Thames Street, Weybridge KT13 8JR

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Mr James Lambert, PA Housing against the decision of Elmbridge Borough Council.
- The application Ref 2019/0386, dated 25 January 2019, was refused by notice dated 20 June 2019.
- The development proposed is demolition of all existing buildings; erection of part two, part three-storey building comprising 28 residential dwellings (9 x 1 bed, 13 x 2 bed and 6 x 3 bed units); formation of new highway access; creation of 28 no. car parking spaces, ancillary cycle store, new tree planting and landscaping.

Decision

1. The appeal is allowed and planning permission is granted for the demolition of all existing buildings; erection of part two, part three-storey building comprising 28 residential dwellings (9 x 1 bed, 13 x 2 bed and 6 x 3 bed units); formation of new highway access; creation of 28 no. car parking spaces, ancillary cycle store, new tree planting and landscaping at St Catherines, Thames Street, Weybridge KT13 8JR in accordance with the terms of the application Ref 2019/0386 dated 25 January 2019, subject to the schedule of conditions to this Decision.

Application for costs

2. An application for costs was made by PA Housing against Elmbridge Borough Council. This application is the subject of a separate decision.

Main Issues

3. The Council has confirmed that having received a completed and satisfactory legal agreement[1], it would not be pursuing its third reason for refusal regarding affordable housing provision. I return to this later on in my Decision. Accordingly, the main issues are the effect of the proposed development on the character and appearance of the area, with particular regard to its height and massing, and on the existing landscaping.

[1] Unilateral Undertaking pursuant to Section 106 of the Town and Country Planning Act 1990, dated 15 January 2020.

Reasons

Character and appearance (height and massing)

4. The appeal site comprises a broadly rectangular plot located to the west of Thames Street and south of Beales Lane which is occupied by a vacant, detached, two-storey building comprising 26 one and two-bedroom flats. The building has a predominantly linear footprint with staggered front and rear projections. This incorporates simple elevations finished in buff brickwork, under flat and mono-pitched roofs. It is set-back from the established building lines along Thames Street and Beales Lane, behind grassed verges which incorporate shrubs and trees. The site includes 9 off-street parking spaces and a detached garage which are along and directly accessed off Beales Lane. The site backs on to the rear gardens of properties along Portmore Park Road, which comprises detached houses and bungalows.

5. Beales Lane is a narrow cul-de-sac and tapers towards Church Walk to the west. The existing dwellings near the site are predominantly two-storey detached and semi-detached houses in a range of designs. Properties at 1 Beales Lane (No 1) along with 53 and 53a Thames Street incorporate accommodation in the roof space. Dwellings along Beales Lane have limited gaps between them and are generally arranged close to the road behind modest frontages. The appeal property is atypical in terms of its design, form and siting and does not follow the predominant arrangement of dwellings along Beales Lane.

6. Thames Street is a wider road and includes buildings in a range of styles including those of a larger scale. In particular, those associated with St George's Junior School, located opposite the site. Part of the substantial main school building is a Grade II Listed Building, which is two-storey with an attic.

7. The site lies within the Thames Street Environs (North of Portmore Park Road) character area as defined in the Weybridge Companion Guide to the Design and Character Supplementary Planning Document. This character area is defined by its proximity to the River Wey and River Thames and contains streets of medium or high-density housing. Most development is no more than two-storey, however some late 20th century developments are higher. This companion guide defines the character of the area as a diverse townscape mix. The architectural character and style of buildings in the locality are also varied.

8. The proposed flats would be arranged in two blocks of a contemporary design, the principal element being a large block along Beales Lane with a smaller block to address the site's Thames Street frontage.

9. In the context of Beales Lane and in particular the neighbouring property No 1, the larger block would have a taller eaves and ridge height. Despite this, and its three-storey design, the third floor of accommodation would be largely located within the roof space incorporating dormers and a shallow roof pitch, this would be recessed back from the frontage of the building behind a raised parapet. This arrangement would mitigate the height of this block relative to the adjacent buildings and in views from along Beales Lane.

10. In addition, the proposed building has been designed so that it incrementally steps-up from No 1 to its taller focal elements on the corner of Thames Street. This, along with an appreciable gap between the proposed block and No 1,

would assist in managing the transition in heights. Furthermore, the scale of the proposed building, in particular the elongated elevation and increase in mass associated with the larger block, would be mitigated by a number of design interventions, including, in part, utilising the roof space for the third floor of accommodation.

11. The design also incorporates recesses and projections, these modulations would add interest and depth to the frontage, and along with the parapet features and arrangement of fenestration, would give the appearance of a set of buildings. The predominant use of brickwork would be consistent with the streetscene and the inclusion of other facing materials, such as render and cladding would draw interest to the building's features and provide vertical emphasis in places, directing the attention away from its breadth. Furthermore, due to the slight curve to Beales Lane, the building line would change angle half-way along, adding a subtle variation to the arrangement of the block relative to the lane. The access road and access would provide additional relief to the built form at street level.

12. Although the larger block would be generally closer to Beales Lane than the building it replaces, it is to be located behind a landscaped frontage, incorporating hedge planting to create a series of small amenity spaces. Along with removing existing parking spaces, this arrangement would also be consistent with the predominant pattern of development along Beales Lane. The landscaped frontages would provide defensible private spaces, and along with the proposed tree planting would complement and soften the appearance of the building.

13. Along the Thames Street frontage, the smaller block would be part two-storey to replicate the adjoining dwelling (51 Thames Street), stepping up to three-storeys to broadly reflect the ridge height of 53 and 53a Thames Street and the adjoining terrace. This frontage along with the flank elevation of the block fronting Beales Lane would be set-back from the highway and softened by the retained and proposed trees. Although a sub-station is to be relocated along this frontage, this is modest in size, relative to the new building and would be largely screened by the existing boundary treatment and proposed landscaping.

14. For the above reasons, I conclude that although the appeal scheme would clearly bring change to the site and area, it has been designed having sufficient regard to the neighbouring built forms, and along with the establishment of the proposed landscaping, would integrate with its immediate setting, whilst also contributing to the diverse townscape of the area in a satisfactory manner. The successful integration of the scheme is also dependant on the final quality of external materials, finishes and the proposed landscaping which could be secured by conditions.

15. Consequently, the height and massing of the proposed development would not harm the character and appearance of the area. As such, the proposal accords with the aims of Policy DM2 of the Development Management Plan of 2015 (DM) which amongst other things requires that the proposal shall have particular regard to the mass and height in order to preserve the character of the area and make a positive contribution to the appearance of the area. The proposal is also consistent with Policy CS17 of the Elmbridge Core Strategy of 2011 which requires that new development maximises the efficient use of

urban land whilst responding to the positive features of individual locations, integrating sensitively with the locally distinctive townscape, landscape, and heritage assets, and protecting the amenities of those within the area.

Character and appearance (landscaping)

16. The site is not identified in the development plan as an area of special landscape value or in the Council's Local Green Space Designation Study (September 2016) the purpose of which was to identify all high-quality green spaces within the Borough that have a positive impact on the urban environment. Nonetheless, the grass verges fronting the building offer some relief to the built forms along Beales Lane and in views from Thames Street. These verges along with associated planting enhance the appearance of the area. Notable amongst this local green infrastructure is the protected[2] Yew tree which would be retained as part of the proposed scheme.

17. Nevertheless, as a consequence of the proposed layout, there would be a reduction in soft landscaping at the site. This includes the loss of grassed verges and associated shrub planting and trees. There are 11 existing trees on the site and according to the appellant's Arboricultural Report[3] seven of these are to be removed. The most prominent of these being the Norway Maple (T6) and Copper Beech (T7) along Beales Lane.

18. The Arboricultural Report before me identifies that T6 offers high landscape contribution as a prominent landscape feature, and T7 offers medium landscape contribution, being visible in the landscape. Nonetheless, it also identifies that T6 has exposed surface roots, some of which bear bark damage, and that T7 has the capacity to dominate the locality and questions the appropriateness of this species for its confined location. Therefore, the long-term sustainability of these trees is uncertain. A further 5 Category C (trees of low quality) ornamental species are proposed to be removed to facilitate the development. Four of these are along the rear boundary of the site such that they make a limited contribution to the public domain. The fifth is along the Thames Street frontage of the site.

19. However, none of the seven trees are protected, such that they could potentially be removed at any time. In this case they would also be replaced by new tree planting proposed as part of the appeal scheme. On this basis and given the circumstances outlined above, their loss would not be significant. Indeed, the Council officer's report indicates that its tree officer raised no objections to the proposal.

20. Overall, the proposed scheme shows a net increase in tree planting along the frontages and the rear boundary of the site. This, along with the proposed hedge planting, would adequately compensate for the loss of the existing landscaping including the grass verges. Moreover, the proposed landscaping would establish strong green frontages to the building thereby enhancing the visual appearance of the site and the public domain.

21. Based on the foregoing reasons, the proposal would accord with Policy DM6 of the DM which requires development proposals to be designed to include an integral scheme of landscape, tree retention, protection and/or planting that:

[2] Tree Preservation Order EL:18/09 (2018)
[3] Arboricultural Report prepared by ACS (Trees) Consulting

reflects, conserves or enhances the existing landscape and integrates the development into its surroundings, adding scale, visual interest and amenity.

Other Matters

22. The signed and completed Unilateral Undertaking (UU) provides an obligation for the provision of affordable housing. Policy CS21 of the CS requires that 40% of the gross number of dwellings on sites of 15 dwellings or more should be for affordable housing, and on-site provision will be expected for sites of 5 or more dwellings. In accordance with this Policy and the Council's Developer Contributions - Supplementary Planning Document, the proposal would deliver 11 affordable homes on-site. Therefore, the obligation is directly related to the development, fairly and reasonably related in scale and kind to the development. The UU also complies with the tests set out in the National Planning Policy Framework ('the Framework'), the advice in the Planning Practice Guidance (PPG) and with Regulation 122 of The Community Infrastructure Levy Regulations 2010 (as amended).

23. The contemporary design of the proposed scheme would complement the varied architecture in the area. Also, having concluded that the proposed building would be appropriate within its context, it would also preserve the setting of the listed building.

24. Interested parties have expressed concerns in respect of parking and highway safety. In particular, in relation to parking stress along Beales Lane and nearby roads, along with traffic in the locality, which is exacerbated during peak hours and as a consequence of traffic and parking demand associated with St George's Junior School. Whilst I do not dispute this, it reflects an existing situation. Moreover, the appellant's Transport Statement (TS) confirms that the highway network near the site operates safely, and whilst there would be an increase in vehicle movements compared to that currently experienced, or that possible under the extant use of the site, this is unlikely to represent a significant increase. In addition, the proposed parking restrictions between Thames Street and the proposed access point to the development along Beales Lane and the installation of bollards on the pavement would restrict parking to aid the movement of traffic.

25. The TS also shows that the site is within reasonable walking distance of bus stops and within walking/cycling distance of Weybridge town centre, which offers a range of services. The proposed scheme also includes secure cycle storage for 34 cycles. These factors further reduce the necessity for future occupiers to own their own vehicles. Notwithstanding this, given the high level of parking stress occurring in the area, in accordance with Policy DM7 of the DM the scheme provides for one parking space per residential unit.

26. While concerns have been raised about the lack of turning facilities along Beales Lane, this is also an existing situation. Servicing and access for emergency vehicles to the existing building is from the highway and this arrangement would largely continue for the new building. However, the parking area to the rear of the new building would provide additional servicing capacity for cars and smaller commercial vehicles. On the available information, I am also mindful that the existing building could be occupied as 26 separate residential units, without the need for planning permission or to provide any additional parking or servicing facilities. In light of these reasons, the development would not have any significant impact on the safe and efficient

operation of the local highway or exacerbate existing parking and highways issues in the area. My conclusions on these matters are supported by the lack of objection from the highway authority.

27. At the Hearing, the appellant acknowledged that the 25-degree test had not been applied correctly on the submitted drawings. This test is initially applied to give an indication of the potential for a scheme to obstruct the view of the sky from an existing window. If it does, further assessment is required. In this case, the 25-degree line taken from some nearby dwellings is obstructed by the roofline of the proposed building. Accordingly, the appellant commissioned a daylight and sunlight assessment. The assessment is undertaken using more robust assessment techniques than the 25-degree test and concludes that the development will not result in a notable reduction in the amount of daylight or sunlight enjoyed by the neighbouring properties. The assessment also concludes that the proposed development would not result in a noticeable increase in the overshadowing of neighbours' gardens.

28. Concerns in respect of overlooking and loss of privacy were dealt with in detail in the Council's officer report. I have also considered these and on the evidence before me I have no strong reasons to reach any different conclusions. Whilst the proposed development would change the outlook from neighbouring properties, this would not result in any significant harmful impacts. The additional residential activity including associated vehicle movements would not be significant enough to harm the living conditions of neighbours.

29. Subject to the recommended mitigation and enhancement measures set out in the submitted Ecological Assessment which could be secured by a condition, the proposal would not result in the loss of wildlife, protected species and irreplaceable habitats.

30. There is no clear evidence that the existing health and education infrastructure and facilities are insufficient to cope with demand arising from the proposal. Whilst most construction works result in some level of inconvenience, to an extent this can be managed by a condition requiring a Construction Transport Management Plan (CTMP). Also, on the information before me, the level of consultation undertaken by the Council on the applicant's planning application is in line with national requirements.

Conditions

31. The main parties agreed a list of suggested conditions in advance of the Hearing as set out in the agreed Statement of Common Ground. These formed the basis of discussion at the event. In imposing conditions, I have had regard to the Framework and the PPG. In addition to the standard timescale condition, I have imposed a condition specifying the relevant plans as this provides certainty. I have updated some drawing references to reflect revised versions, as discussed at the Hearing.

32. Conditions requiring details of proposed materials and the provision, implementation and maintenance of landscaping, including the protection of retained trees and planting are necessary to ensure the satisfactory appearance of the development. The provision of the site access, visibility splays, parking spaces, turning areas, cycle storage facilities and other highway works are necessary to ensure accessibility and safety of highway users.

Further, to promote sustainable modes of transport it is necessary to require parking spaces with electric charging points.

33. A condition to minimise the disruption caused by construction activity on neighbours by requiring a CTMP is both necessary and reasonable. A condition is also necessary to safeguard any archaeological interests of the site. In the interests of enhancing biodiversity, I have imposed a condition requiring the development to be undertaken in accordance with the appellant's Ecological Assessment.

34. Conditions in respect of surface water drainage are all necessary to secure the satisfactory drainage of the site and managing flood risk. A condition to deal with any on-site contamination is required in the interests of the health and safety of future occupants and neighbours. To safeguard sewerage infrastructure, details of any proposed piling are required by condition.

35. To safeguard the privacy of neighbours and future occupants I have specified conditions requiring obscure glazing for windows and details of screens to balconies for specific plots. A condition to achieve 'Secure by Design' requirements is to ensure the security of the new flats.

36. Conditions 3, 5, 6, 7, 9, 10 and 11 which prevent any development approved from commencing until they have been complied with, are considered fundamental to the development hereby approved. It is necessary for them to take the form of 'pre-commencement' conditions in order to have their intended effect. Where necessary and in the interests of clarity and precision, I have altered the conditions to better reflect the relevant guidance.

Conclusion

37. For the above reasons, I conclude that the appeal should be allowed.

M Aqbal
INSPECTOR

APPEARANCES

FOR THE APPELLANT

Christopher Alda	Living Architects
Martin Gray	Living Architects
Robin Harper	Robin Harper Planning
Simon Herrington	Herrington Consulting Limited
James Lambert	PA Housing
Simon Randle	Counsel
Simon Watts	SW Transport Planning Limited

FOR THE LOCAL PLANNING AUTHORITY

Peter Brooks	Elmbridge Borough Council
Russell Gibbons	Elmbridge Borough Council
Aneta Mantio	Elmbridge Borough Council

INTERESTED PERSONS

Councillor Vicky Macleod	Local councillor and resident
Tim Westbey	Local resident
Nicolas Dreyfus	Local resident
Ray Maguire	Local resident
Eleanor Butler	Local resident
Nick Butler	Local resident

DOCUMENTS SUBMITTED AT OR AFTER THE HEARING

1. Copies of submitted drawings on larger A2 sheets with dimensions added.
2. Appellant's final costs response.

SCHEDULE OF CONDITIONS

1) The development hereby permitted shall be begun before the expiration of three years from the date of this permission.

2) The development hereby permitted shall be carried out in accordance with the following list of approved plans:
1001/X01 Rev A - Location Plan;
1001 OD01 Rev L - Proposed Ground Floor Plan;
1001 OD02 Rev K - Proposed First Floor Plan;
1001 0D03 Rev K - Proposed Second Floor Plan;
1001 OD04 Rev J - Proposed Roof Plan;
1001 OD05 Rev F - Proposed Elevations;
1001 OD06 - Proposed Sections;
1001 OD07 Rev A - Existing & Proposed Street scene - Beales Lane;
1001 OD08 - Existing & Proposed Street scene - Thames Street;
1001 OD09 - Proposed Bin Store;
1001 OD10 Rev A - Proposed Site Plan; and,
TPP1_SCH - Tree Protection Plan.

3) No development including groundworks and demolition shall take place and no equipment, machinery or materials shall be brought onto the site for the purposes of the development until a pre-commencement meeting has been held on site. The meeting shall be attended by a qualified arboriculturist representing the developer, a representative from the local planning authority and the site manager/foreman. The meeting shall be to agree working procedures and to ensure that tree protection measures are installed in accordance with the approved drawing: TPP1_SCH - Tree Protection Plan. The approved tree protection measures shall be provided prior to the development commencing and maintained for the duration of the development works.

4) The completion schedule/report of all the approved arboricultural site supervision and monitoring as set out, under section 3.9 ACS (Trees) Consulting Arboricultural Report St Catherine House ref. ha/aiams1/19/sch, shall be submitted to and approved in writing by the local planning authority within 20 working days of the first occupation of the development hereby approved. This shall include evidence of compliance through supervision and monitoring of the agreed activities by a qualified arboriculturist.

5) No development including groundworks and demolition shall commence until a Construction Transport Management Plan (CTMP) has been submitted to and approved in writing by the local planning authority. The CTMP shall include details of: (a) parking for vehicles of site personnel, operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials; (d) programme of works (including measures for traffic management); (e) provision of boundary hoarding behind any visibility zones; (f) HGV deliveries and hours of operation; (g) vehicle routing; (h) measures to prevent the deposit of materials on the highway; (i) before and after construction condition surveys of the highway and a commitment to fund the repair of any damage caused; (j) no HGV movements to or from the site shall take place between the hours of 07:45 and 9.15 am and 15:00 and 17:30, nor shall the contractor permit any HGVs associated with the development at the site

to be laid up, waiting, in local residential roads during these times; and (k) on-site turning for construction vehicles. Thereafter the approved development shall be undertaken in accordance with the approved CTMP.

6) No development including groundworks and demolition shall take place until a programme of archaeological works, in accordance with a written scheme of investigation has been submitted to and approved in writing by the local planning authority. The archaeological works shall be carried out in accordance with the approved scheme.

7) The development hereby approved shall not commence until details of a surface water drainage scheme have been submitted to and approved in writing by the local planning authority. The drainage scheme shall include: a) The results of infiltration testing completed in accordance with BRE Digest: 365 and confirmation of groundwater levels; b) Evidence that the proposed drainage solution will effectively manage the 1 in 30 & 1 in 100 (+40% allowance for climate change) storm events, during all stages of the development (Pre, Post and during). If infiltration is deemed unfeasible, associated discharge rates and storage volumes shall be provided using a maximum discharge rate of the Greenfield runoff rate for the equivalent rainfall event; c) Detailed drainage design drawings and calculations to include: a finalised drainage layout detailing the location of drainage elements, pipe diameters, levels, and long and cross sections of each element including details of any flow restrictions and maintenance/risk reducing features (silt traps, inspection chambers etc.); d) A plan showing exceedance flows (i.e. during rainfall greater than design events or during blockage) and how properties on and off site will be protected; e) Details of drainage management responsibilities and maintenance regimes for the drainage system; and f) Details of how the drainage system will be protected during construction and how runoff (including any pollutants) from the development site will be managed before the drainage system is operational.

8) Prior to the first occupation of the development hereby approved, a verification report carried out by a qualified drainage engineer shall be submitted to and approved by the local planning authority. This shall demonstrate that the drainage system has been constructed as per the approved scheme, provide the details of any management company and state the national grid reference of any key drainage elements (surface water attenuation devices/areas, flow restriction devices and outfalls).

9) No development hereby approved including groundworks and demolition shall take place until an assessment of the risks posed by any contamination, carried out in accordance with British Standard BS 10175: Investigation of potentially contaminated sites - Code of Practice and the Environment Agency's Model Procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), shall have been submitted to and approved in writing by the local planning authority.

If any contamination is found, a report specifying the measures to be taken, including the timescale, to remediate the site to render it suitable for the approved development shall be submitted to and approved in writing by the local planning authority. The site shall be remediated in accordance with the approved measures and timescale.

If, during the course of development, any contamination is found which has not been previously identified, work shall be suspended and additional measures for its remediation shall be submitted to and approved in writing by the local planning authority. The remediation of the site shall incorporate the approved additional measures.

Upon completion of the remediation, and before occupation of any dwelling, a verification report shall be submitted to and approved in writing by the local planning authority. The verification report shall provide confirmation that the required works regarding decontamination, including the installation of any post remediation monitoring, have been carried out in accordance with the approved measures, and that the development site is suitable for the proposed use.

Only clean, uncontaminated infill materials shall be used at the development site. No material shall be imported onto site until a sampling program, including appropriate import criteria for the proposed end use and frequency of sampling has been submitted to and approved in writing by the local planning authority. The sampling program shall also include samples taken from the imported material after final placement. The development shall be undertaken in accordance with the approved sampling program. Written confirmation of the suitability of all imported materials shall be provided to the local planning authority as part of the verification report.

10) The development hereby approved shall not commence until details of facing, roofing, surfacing materials, hard landscaping and boundary treatments have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be carried out in accordance with the approved details.

11) The development hereby approved shall not commence until a scheme for soft landscaping, including tree planting has been submitted to and approved in writing by the local planning authority, the scheme shall include:
(a) details of any planting to be retained, together with measures for its protection during the course of the development.
(b) schedule of proposed planting (indicating species, sizes at time of planting, numbers/densities of plants and planting pit design for trees).
(c) written specification outlining cultivation and other operations associated with plant establishment and protection.

The approved soft landscaping scheme shall be completed in the first respective planting and seeding seasons following the occupation of any dwelling or the completion of the development, whichever is the sooner.

If within a period of 5 years from the date of the planting of any plant or tree pursuant to this condition, that plant, tree or any replacement, is removed, uprooted or destroyed or dies, or becomes, in the opinion of the local planning authority, seriously damaged or defective, it shall be replaced by another plant or tree of the same species and similar size at the same location.
No retained tree, hedge or hedgerow shall be cut down, uprooted or destroyed, nor shall any retained tree be pruned other than in accordance

with the approved plans and particulars. Any pruning shall be carried out in accordance with British Standard 3998: 2010 (tree work) and in accordance with any approved supplied arboricultural information. If any retained tree, hedge or hedgerow is removed, uprooted or destroyed or dies, another tree, hedge or hedgerow of similar size and species shall be planted at the same place, in the next available planting season or sooner.

12) No development above the slab level shall take place until details of how the development shall meet the requirements of 'secured by design' have been submitted to and approved in writing by the local planning authority. Thereafter the development shall be undertaken in accordance with the approved details.

13) Prior to the first occupation of the development hereby approved the first floor bathroom window serving Plot 3 and the second floor bedroom window serving Plot 5, both on the west elevation of the building hereby approved shall be glazed with obscure glass that accords with level three obscurity as shown on the Pilkington textured glass privacy levels obscured glazing or equivalent and any part of the window(s) that is less than 1.7m above the floor of the room in which it is installed shall be non-opening. Thereafter the windows shall be retained to the approved specification for the life of the development.

14) Prior to the first occupation of the development hereby approved, details of the balcony screens within the south elevation of the development hereby approved as indicated on the approved floorplans serving Plots 3, 5/10, 15/20, 17/22, 26, 27 and 28 shall be submitted to and approved in writing by the local planning authority. The approved balcony screens shall be installed prior to the first occupation of the development hereby approved and thereafter shall be retained for the life of the development.

15) The development hereby approved shall not be occupied until the proposed vehicular access to the site has been constructed and provided with visibility zones, in accordance with a scheme to be submitted to and approved in writing by the local planning authority. Thereafter the visibility zones shall be kept permanently clear of any obstruction over 1.05m high.

16) The development hereby approved shall not be occupied until existing accesses from the site to Beales Lane have been permanently closed and any kerbs, verge, footway, fully reinstated, in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

17) The development hereby approved shall not be occupied until the proposed parking restrictions and infrastructure, including the lowered kerbs for the refuse collection have been installed in accordance with a scheme to be submitted to and approved in writing by the local planning authority.

18) The development hereby approved shall not be occupied until the proposed parking spaces, turning areas and secure, covered and lit cycle storage facilities have been provided in accordance with drawing 1001 OD10 Rev A - Proposed Site Plan. Thereafter the parking and turning areas along with cycle storage facilities shall be retained and maintained for the life of the development.

19) The development hereby approved shall not be occupied until the six proposed parking spaces as marked 'EVC' on drawing 1001 OD10 Rev A - Proposed Site Plan, have each been provided with a fast charge socket (current minimum requirement: 7kw Mode 3 with Type 2 connector - 230 v AC 32 amp single phase dedicated supply).

20) The development hereby approved shall be carried out in accordance with the recommendations outlined in section 8 of the Ecological Assessment by Ethos Environmental Planning, dated January 2019.

21) No piling shall take place until a method statement (detailing the depth and type of piling to be undertaken and the methodology by which such piling will be carried out, including measures to prevent and minimise the potential for damage to subsurface sewerage infrastructure, and the programme for the works has been submitted to and approved in writing by the local planning authority. Thereafter any piling shall be undertaken in accordance with the approved piling method statement.