

Appeal Decisions

Site visit made on 7th July 2022

by Megan Thomas Q.C. Barrister-at-Law

an Inspector appointed by the Secretary of State

Decision date: 22 July 2022

Appeal A: Ref: APP/L5810/D/21/3287848

29 Ham Farm Road, Ham TW10 5NA

- 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 Mrs Jessica Inwood against the decision of the London Borough of Richmond Upon Thames.
 - The application Ref 21/3214/HOT, dated 13 September 2021, was refused by notice dated 25 October 2021.
 - The development proposed is two storey side and single storey rear extensions, dormer roof extension and associated landscaping.
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Appeal B: Ref: APP/L5810/D/21/3287847

29 Ham Farm Road, Ham TW10 5NA

- 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 Mrs Jessica Inwood against the decision of the London Borough of Richmond Upon Thames.
 - The application Ref 21/3213/HOT, dated 13 September 2021, was refused by notice dated 25 October 2021.
 - The development proposed is two storey side and single storey rear extensions, dormer roof extension, associated landscaping and roof terrace.
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Appeal C: Ref: APP/L5810/D/22/3296751

29 Ham Farm Road, Ham TW10 5NA

- 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 Mrs Jessica Inwood against the decision of the London Borough of Richmond Upon Thames.
 - The application Ref 22/0312/HOT, dated 2 February 2022, was refused by notice dated 5 April 2022.
 - The development proposed is a first floor rear extension, single storey side/rear extensions, a dormer roof extension and rooflight to rear roof slope.
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Decisions

Appeal A Ref: APP/L5810/D/21/3287848

1. The appeal is allowed and planning permission is granted for two storey side and single storey rear extensions, dormer roof extension and associated landscaping at 29 Ham Farm Road, Ham TW10 5NA in accordance with the
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terms of the application Ref 21/3214/HOT, dated 13 September 2021, and subject to the relevant schedule of conditions at the end of this decision letter.

Appeal B Ref: APP/L5810/D/21/3287847

2. The appeal is allowed and planning permission is granted for two storey side and single storey rear extensions, dormer roof extension, associated landscaping and roof terrace at 29 Ham Farm Road, Ham TW10 5NA in accordance with the terms of the application Ref 21/3213/HOT, dated 13 September 2021, and subject to the relevant schedule of conditions at the end of this decision letter.

Appeal C Ref: APP/L5810/D/22/3296751

3. The appeal is allowed and planning permission is granted for a first floor rear extension, single storey side/rear extensions, a dormer roof extension and rooflight to rear roof slope at 29 Ham Farm Road, Ham TW10 5NA in accordance with the terms of the application Ref 22/0312/HOT, dated 2 February 2022, and subject to the relevant schedule of conditions at the end of this decision letter.

Costs Applications

4. Applications for awards of costs have been made by Mrs Jessica Inwood in relation to these appeals against the London Borough of Richmond Upon Thames. The applications are the subject of a separate decision.

Procedural Matters

5. As set out above there are three appeals on the same red-edged appeal site. Appeals A and B (as referred to in this decision letter as opposed to the references used by the appellant) are for the same development other than Appeal B includes a first floor rear roof terrace. The planning application for the development sought pursuant to appeal C described the proposal as a first floor rear extension but I have used the amended fuller description in the heading above, as used by the Council in the decision notice, as I consider it reflects the proposed scheme of development.
6. I have considered each proposal on its individual merits. However, to avoid duplication I have cross-referred to reasons already given in relation to some issues.

Main Issues – Appeal A

7. The appeal site is located within the Parkleys Estate Conservation Area (“the Conservation Area”). The main issues are the effect of the first floor side/rear extensions on the character and appearance of the host dwelling and the

Conservation Area and the effect on the living conditions of the occupants of 31 Ham Farm Road in relation to outlook.

Main Issues – Appeal B

8. The main issues are the effect of the proposed first floor side/rear extensions and roof terrace on the character and appearance of the host dwelling and Conservation Area, the effect of that development on the living conditions of the occupants of 31 Ham Farm Road in relation to outlook, and the effect of the roof terrace on the living conditions of the occupants of 27 and 31 Ham Farm Road in relation to privacy.

Main Issues – Appeal C

9. The main issues in this appeal are the effect of the proposal on the character and appearance of the host dwelling and the Conservation Area and whether the proposal has sufficient information to demonstrate that it would avoid unacceptable detrimental impacts on ecological interests and trees.

Reasons – Appeal A

Character and appearance

10. The appeal site comprises a two storey four-bedroomed detached dwelling on the southern side of Ham Farm Road. It was built in the mid 1950s. It stands back from the road and has a generous rear garden. Its neighbour to the west is 27 Ham Farm Road and to the east is 31 Ham Farm Road. Both those are two storey detached dwellings with rear gardens and are on a broadly similar front building line to the appeal dwelling.
11. The area is predominantly residential. It includes a variety of detached housing mainly on Ham Farm Road, with numerous varying designs, predominantly two storeys in height with a number of bungalows. There is limited consistency in terms of typology, detailing and use of materials, albeit that the design and materials are generally modern and simple. In addition, the Parkleys Estate accessed from Parkleys is a combination of flatted buildings in either two or three storey blocks.
12. The Parkleys Estate was the first of the large residential developments by the celebrated Span Developments Ltd of Eric Lyon and Geoffrey Townsend. The blocks of flats have been listed (grade II). The Conservation Area includes the flats and buildings on Ham Farm Road including the appeal site. The significance of the area in which the appeal site sits derives from the fact that Span maintained control over the general layout and approved the final designs of the Ham Farm Road houses. The strict control has created a sense of consistency to the semi-rural character of this road, but without undermining the individuality of each house. The form, detailing and use of materials of the houses are varied, however, all occupy generous garden plots including mature trees with low front boundaries to the street.
13. The existing building on the appeal site as shown in the submitted plans consisted of a two storey gable-ended house with chimneys on each end with single storey elements on each flank end. On the western end the single storey

element extended back into the rear of the site and was flush at the front with the main elevation. On the eastern end there was a stepped back single storey element.

14. The site obtained planning permission in September 2021 (ref.21/1406/HOT) for single storey side/rear extensions, dormer roof extension and rooflight to the rear roof slope, an outbuilding to the rear and associated landscaping. That planning permission has been implemented and was in the course of construction at the time of my site visit.
15. Turning first to the design, bulk and massing of the proposal as viewed from the road, the two storey side extension would step back from the main elevation and would have a roof ridge markedly lower than the ridge on the main house. In addition, the eastern flank wall of the proposed extension would be set in from the common boundary with no.31 by about 1m. No.31 is not built up to the common boundary and whilst the gap at first floor level between nos 29 and 31 would be reduced, verdant views southwards from the road to vegetation beyond would be sustained. The interrelationship between buildings and their relationships to surrounding spaces would not be unduly harmed and a feeling of spaciousness would continue. There would be no interference with the design intention of the original development in my view.
16. Turning to the proposal as viewed from the rear, the first floor rear extension has a gable roof which has a ridge which would sit at a similar height to the side extension front-facing ridge. The extension width would be about 0.5m wider than half the width of the original building and so not in line with the Council's *House Extensions and External Alterations* Supplementary Planning Document (2015) but nevertheless it would not look out of proportion to the completed dwelling. Furthermore, as the plot is a generous size, it would not appear squeezed into it or over dominant. The appearance of the proposed side/rear extension from front or rear would be clearly subservient to the main dwelling and the roof forms would be harmonious.
17. Having noted on my site visit that several dwellings in the Conservation Area were finished in render or partly rendered, and that the façade of the appeal site dwelling was in a very poor state of repair, I do not consider it harmful to the Conservation Area to partially render the dwelling.
18. The Conservation Area is a designated heritage asset and I give great weight to its preservation. I am also mindful of the statutory duties in sections 66 and 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990. In this case, I do not consider that the proposed development would harm the significance or special interest of the Conservation Area. The sense of consistency to the semi-rural Ham Farm Road would persist, particularly as suitable landscaping can be achieved via a planning condition. Moreover, whilst individuality is expressly recognised in this Conservation Area, the appearance of the front façade to the streetscene would be suitably simple and unfussy and would maintain sufficient consistency with the Ham Farm Road dwellings.
19. The proposal would not have an impact on the setting of other nearby conservation areas and it would not interfere with the settings of any listed buildings.

20. Consequently, on the first issue in relation to Appeal A, I conclude that the first floor side/rear extensions would preserve the character and appearance of the host dwelling and the Conservation area. They would not be contrary to policies LP1 or LP3 of the Richmond Local Plan (adopted 2018) ("LP") or policies in the Ham and Petersham Neighbourhood Plan (made 2019) ("NDP").

Living Conditions to Occupants of 31 Ham Farm Road in relation to outlook

21. Policy LP8 of the Richmond Local Plan seeks to protect occupants of nearby dwellings from visual intrusion and overbearing impacts from new development. No.31 is situated to the south east of the appeal site. Its main element is a simple double gable-ended building parallel to the road, similar to the appeal site, and it has a partial single storey and partial two storey addition to the rear. The habitable rooms on the first floor rear main element have an outlook over the top of a single storey element and out to the rear garden. Whilst the proposed eastern flank wall of the development would be in vision when looking out of those windows, it would be sufficiently separated from the window to avoid any undue sense of enclosure for the occupants of no.31. Moreover, it passes the 45 degree rule test which suggests to me that it would not cause an unacceptable loss of outlook. There is a two storey rear element at no.31 which appeared to be near completion on my site visit and this did not have any windows in its western first floor flank wall from which views of no.29 might be obtained. The proposed eastern flank wall would not extend so deep into the rear garden of the appeal site so as to cause a sense of enclosure or unacceptable loss of outlook for the occupants of no.31 when in their rear garden.
22. On this issue, I conclude that the proposed development would not cause unacceptable living conditions for the occupants of no.31 Ham Farm Road by reason of loss of outlook. There would be no conflict with policy LP8 of the LP.

Reasons – Appeal B

Character and appearance

23. Appeal B relates to a proposal which is the same as the Appeal A proposal other than it has an additional element which is a rear roof terrace and privacy screen at first floor level. The terrace would be situated broadly in the centre of the building and would serve a bedroom.
24. In relation to the character and appearance of the host dwelling the proposed terrace and its privacy screen would not be an alien or incongruous feature on the rear of the dwelling but would harmonise with the modern design of the rear extensions and large expanses of fenestration. It would be a modest size and, looked at cumulatively with the other proposed development, it would not materially increase the bulk, massing or envelope of the building. It would not harm the significance of the Conservation Area. In addition to these reasons I adopt the reasoning I have given in paragraphs 10-20 above and I conclude that the proposed first floor side/rear extensions and the roof terrace would not harm the character or appearance of the host dwelling or the Conservation Area. There would be no conflict with policies LP1 or LP3 of the LP or with policies of the NDP.

Living conditions of occupants of 29 and 31 Ham Farm Road in relation to privacy

25. The proposed development includes a 1.8m obscured glass privacy screen which would be erected to the west of the proposed first floor terrace. On my site visit, I had access to the first floor of the main building and was able to assess the likely views from the proposed terrace with the installation of the proposed privacy screen. Views would be focussed directly down the rear garden of the appeal site and any oblique views from the outer edges of the terrace would not allow any material overlooking of the rear gardens of nos 27 or 31. Any views of those rear gardens would be the very distant parts of the rear gardens and they would, in any event, be filtered by boundary treatments and vegetation. For those reasons I do not consider that the proposed terrace with privacy screen would cause any unacceptable overlooking of rear gardens.
26. On this issue I conclude that there would be no unacceptable loss of privacy for the occupants of 27 or 31 Ham Farm Road as a result of the proposed development. There would be no conflict with policy LP8 of the LP or the Council's *House Extensions and External Alterations* Supplementary Planning Document (2015).

Living conditions of occupants of 31 Ham Farm Road in relation to outlook

27. The addition of the roof terrace and its privacy screen would not add to the eastern flank wall depth or height and so for the reasons I have given in paragraphs 21-22 above, I conclude that the proposed first floor side/rear extensions would not harm the outlook for occupants of no.31 Ham Farm Road. There would be no conflict with policy LP8 of the LP.

Reasons – Appeal C

Character and Appearance

28. The proposal is for a first floor rear extension, single storey side/rear extensions, a dormer roof extension and rooflight to rear roof slope. The focus of the appeal is on the appropriateness of the first floor rear extension because the other elements (single storey side/rear extensions, dormer roof extension, rooflight to the rear roof slope, two rooflights to front roof slope) are identical to those which have been granted planning permission or are not the subject of objections.
29. The extension at the rear on the first floor in this proposal would be a gable extension which would not encroach beyond the first floor eastern flank wall of the existing dwelling. Consequently, it would allow uninterrupted views down the eastern side of the plot above the eastern ground floor side extension. I do not agree with the Council that its depth would close off the view from the road to the landscape beyond. The width of the rear extension would be less than half the width of the original main house. The ridge of the gable extension would be about 1440mm lower than the roof ridge on the main house. The depth would be only slightly deeper than the proposal under appeals A and B. I consider the proposed development would be sympathetic to the host dwelling as it would be suitably subservient.
30. Viewed from Ham Farm Road only a modest part of the rear first floor extension would be visible, and the impression would not be one of a bulky or

overly deep development on the site. The depth would not appear excessive even with a rendered external finish and the proposed glazing and Juliette balcony would not be disproportionate in their overall size and scale to the size of the dwelling.

31. In relation to appeal A above I have identified the significance of the Conservation Area. The reasons I have given in paragraphs 10-14 & 17-20 above, apply equally to the proposed first floor rear extension in this appeal (C). On this issue therefore, I conclude that the proposed first floor rear extension would not harm the character or appearance of the host dwelling or the Conservation Area. There would be no conflict with policies LP1 or LP3 of the LP, policy C2 of the NDP or the *House Extensions and External Alterations SPD*.

Trees and Ecology

32. The Council is concerned that the proposal does not supply sufficient information in relation to direct or indirect ecological and/or arboricultural impacts to be able to demonstrate that unacceptable harm to trees or ecology would occur. However in relation to trees, following approval of application ref. 21/1406/HOT which was accompanied by an Arboricultural Impact Assessment dated 22 April 2021 and a notice of decision which attached a tree condition, works have started on site. 19 trees on the site were approved for removal. A pre-start meeting was held on site with the Council's tree officer. Following this meeting all tree works that were approved have now been removed and appropriate tree protection is in place. Therefore, I do not consider that this reason for refusal warrants refusal of planning permission for the appeal C proposal in relation to trees.
33. The ecological concern centres on the presence of badgers in and around the appeal site. I note that in relation to appeal A the Council's Ecologist was aware of badgers in the area and was consulted. He or she raised no objections to the appeal A proposal subject to the imposition of suitable planning conditions. Suitable planning conditions would also overcome any potential harm to ecological interests in relation to appeal C. I have imposed wildlife-related conditions and I deal with this under Conditions below.
34. Consequently, I conclude that there is no overall lack of information in relation to trees or ecology and no reason why suitably drafted conditions cannot ensure that any direct or indirect impacts are made acceptable. There are no policy breaches.

Other Matters

35. I have taken into account objections raised by third parties and residents but none of them raise planning issues which warrant refusal of planning permission in the appeals. I do not consider that the grant of permission would set a precedent such that the Council would have difficulty refusing similar applications in the future, because each decision is taken on its own individual merits arising from the individual circumstances of each plot and building on it.

Conditions – All Appeals

36. I have considered the imposition of conditions in the light of advice in National Planning Practice Guidance. The Council suggested conditions in the event that

the appeals were successful and I have shortened conditions in the light of the model conditions and only included necessary conditions for each appeal proposal. In addition to the statutory time limit condition, conditions which tie the development to the submitted plans is necessary in the interests of certainty. In order to protect the character and appearance of the host dwelling and the Conservation Area I have attached conditions controlling external materials and I have made clear in the decision that some rendering of the existing building or extensions would not be harmful. For the same reason I have attached conditions requiring hard and soft landscaping to be approved, requiring an April 2021 Arboricultural Impact Assessment to be followed (for Appeals A & B) and for a tree planting scheme to be approved by the Local Planning Authority. Given that a pre-start meeting in relation to trees in relation to a 2021 planning permission has taken place other tree-related conditions suggested by the Council are not necessary.

37. In order to protect residential amenity I have imposed conditions prohibiting use of roofs as amenity areas and controlling non-road mobile machinery emissions. Given the other conditions and my findings it is not necessary to impose a condition which requires a specification for the privacy screen or expressly requires it in perpetuity. Compliance with a fire safety strategy is necessary in order to meet policy D12 of the London Plan 2021. In order to protect and enhance biodiversity I have imposed conditions requiring an ecological enhancement plan and the approval and implementation of an ecological construction method statement or plan.

Conclusion – All Appeals

38. Having taken all representations into account, for the reasons set out above, I allow appeal A, appeal B and appeal C.

Megan Thomas QC

INSPECTOR

Schedule of Conditions for Appeal A

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following plans: 1200; 1201; 1202 and S20/7999/02.
- 3) No new external finishes (including fenestration) including works of making good, shall be carried out other than in materials to match the existing unless otherwise stated on the submitted drawings or in the application documentation.

- 4) The development shall be carried out in accordance with the provisions of the Planning Fire Safety Strategy received by the Local Planning Authority on 14 September 2021.
- 5) During on-site construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel-powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner Official diesel' or 'green diesel'). Any deviation from the requirements in this condition shall be applied for in writing in advance of use from the Local Planning Authority and the equipment or vehicle shall not be used on the site until the Local Planning Authority has approved the use in writing.
- 6) The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described in the "Arboricultural Impact Assessment for 29 Ham Farm Road" dated 22/04/2021, unless otherwise previously agreed in writing with the Local Planning Authority.
- 7) Prior to the occupation of the development hereby approved, a tree planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. If within a period of 5 years from the date of planting a tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the Local Planning Authority.
- 8) No works shall start until an Ecological Construction Method Statement/Plan (or equivalent) is submitted to and approved in writing by the Local Planning Authority. The document should include all possibilities where harm could come to wildlife and what mitigation will be implemented, in particular with respect to badgers.
- 9) Prior to the completion of the development hereby approved details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects. All hard and soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.

- 10) An ecological enhancement plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details prior to the occupation of the development hereby permitted. The plan shall include the following: two bat boxes on the dwelling & one log sunk into the ground for a stag beetle loggery. Badger access points into the garden must be retained and if necessary formal gaps/gates created. The details shall include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.
- 11) The roof area of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Schedule of Conditions for Appeal B

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following plans: 1300, 1301, 1302 and S20/7999/02.
- 3) No new external finishes (including fenestration) including works of making good, shall be carried out other than in materials to match the existing unless otherwise stated on the submitted drawings or in the application documentation.
- 4) The development shall be carried out in accordance with the provisions of the Planning Fire Safety Strategy received by the Local Planning Authority on 14 September 2021.
- 5) During on-site construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel-powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner Official diesel' or 'green diesel'). Any deviation from the requirements in this condition shall be applied for in writing in advance of use from the Local Planning Authority and the equipment or vehicle shall not be used on the site until the Local Planning Authority has approved the use in writing.
- 6) The development hereby approved shall not be implemented other than in accordance with the principles and methodology as described in the "Arboricultural Impact Assessment for 29 Ham Farm Road" dated 22/04/2021, unless otherwise previously agreed in writing with the Local Planning Authority.
- 7) Prior to the occupation of the development hereby approved, a tree planting scheme (including species, planting specification, season of planting & 5 year aftercare) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme. If within a period of 5 years from the date of planting a tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged) then the tree shall be replaced to reflect the specification of the

approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the Local Planning Authority.

- 8) No works shall start until an Ecological Construction Method Statement/Plan (or equivalent) is submitted to and approved in writing by the Local Planning Authority. The document should include all possibilities where harm could come to wildlife and what mitigation will be implemented, in particular with respect to badgers.
- 9) Prior to the completion of the development hereby approved details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects. All hard and soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.
- 10) An ecological enhancement plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details prior to the occupation of the development hereby permitted. The plan shall include the following: two bat boxes on the dwelling & one log sunk into the ground for a stag beetle loggery. Badger access points into the garden must be retained and if necessary formal gaps/gates created. The details shall include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.
- 11) Other than the formal roof terrace shown on the drawings, the roof area of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

Schedule of Conditions for Appeal C

- 1) The development hereby permitted shall begin not later than three years from the date of this decision.
- 2) The development hereby permitted shall be carried out in strict accordance with the following plans: 1600 Rev A, 1601, 1602, S20/7999/01 & S20/7999/02.
- 3) No new external finishes (including fenestration) including works of making good, shall be carried out other than in materials to match the existing unless otherwise stated on the submitted drawings or in the application documentation.

- 4) The development shall be carried out in accordance with the provisions of the Planning Fire Safety Strategy received by the Local Planning Authority on 2 February 2022.
- 5) During on-site construction of any phase of development, all non-road transportable industrial equipment or vehicles which are fitted with an internal diesel-powered compression ignition engine between 37 and 560KW and not intended for transporting goods or passengers on roads are required to meet Stage IIIB of EU Directive 97/68/E and be NRMM registered. Such vehicles must be run on ultra low sulphur diesel (also known as ULSD 'cleaner Official diesel' or 'green diesel'). Any deviation from the requirements in this condition shall be applied for in writing in advance of use from the Local Planning Authority and the equipment or vehicle shall not be used on the site until the Local Planning Authority has approved the use in writing.
- 6) The roof area of the extensions hereby permitted shall not be used as a balcony, roof garden or similar amenity area.
- 7) No works shall start until an Ecological Construction Method Statement/Plan (or equivalent) is submitted to and approved in writing by the Local Planning Authority. The document should include all possibilities where harm could come to wildlife and what mitigation will be implemented, in particular with respect to badgers.
- 8) An ecological enhancement plan shall be submitted to and agreed in writing by the Local Planning Authority and thereafter implemented in accordance with the approved details prior to the occupation of the development hereby permitted. The plan shall include the following: two bat boxes on the dwelling & one log sunk into the ground for a stag beetle loggery. Badger access points into the garden must be retained and if necessary formal gaps/gates created. The details shall include specific location (including proposed aspect and height), specific product/dimensions and proposed maintenance.
- 9) Prior to the completion of the development hereby approved details of both hard and soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. These details shall include proposed finished levels or contours; means of enclosure; car parking layouts; hard surfacing materials. Soft landscape works shall include planting plans; written specifications (including cultivation and establishment); details of the quantity, density, size, species, position and proposed planting programme together with an indication of how they integrate with the proposal and surrounding streetscape in the long term with regard to their mature size and maintenance. All species should be of native or non-native plants of known value for wildlife and include examples of seed/fruit bearing species, pollinator plants and those which attract night flying insects. All hard and soft landscaping works shall be carried out in accordance with the approved details and in any event prior to the occupation of any part of the development, unless otherwise agreed in writing with the Local Planning Authority.
- 10) Prior to the occupation of the development hereby approved, a tree planting scheme (including species, planting specification, season of planting & 5 year aftercare) shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the

approved scheme. If within a period of 5 years from the date of planting a tree or any tree planted in replacement for it, is removed, uprooted, destroyed or dies (or becomes in the opinion of the Local Planning Authority seriously damaged) then the tree shall be replaced to reflect the specification of the approved planting scheme in the next available planting season or in accordance with a timetable agreed in writing with the Local Planning Authority.