



Appeal Decision

Site visit made on 23 August 2023

by Hannah Guest BSc (Hons) MA MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 October 2023

Appeal Ref: APP/M3645/W/22/3307368

6 Beadles Lane, Oxted RH8 9JJ

- 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 Oliver Watkins of Beaufort Construction against the decision of Tandridge District Council.
 - The application Ref TA/2021/2149, dated 13 December 2021, was refused by notice dated 16 May 2022.
 - The development proposed is demolition of existing buildings and erection of 5 residential dwellings.
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Decision

1. The appeal is allowed and planning permission is granted for demolition of existing buildings and erection of 5 residential dwellings at 6 Beadles Lane, Oxted RH8 9JJ in accordance with the terms of the application, Ref TA/2021/2149, dated 13 December 2021, subject to the conditions in the attached schedule.

Preliminary Matters

2. As part of the appeal process, it has been brought to my attention that a revised application¹ for the appeal site has been approved by the Council, and that the approved application was supported by a Bat Survey² (Hereon referred to as the Bat Survey 2022). While the Bat Survey 2022 supports a revised proposal, it relates to existing buildings on the appeal site that would be demolished as part of the appeal proposal and thus does not amend it. The main parties have had an opportunity to comment on the survey as part of the appeal proceedings. Also, as the survey results would help protect bats, the nature of concerns of those who would normally have been consulted remain clear from the consultation on the original proposal. Therefore, I do not consider that any party's interests would be prejudiced if I take account of the Bat Survey 2022 as part of the appeal.

Main Issues

3. The main issues are the effect of the proposal on:
 - the character and appearance of the area; and
 - the living conditions of occupants of neighbouring properties, with particular regard to privacy and outlook.

¹ Ref TA/2022/1222

² Bat Survey for 6 Beadles Lane, Oxted, Surrey, prepared by Urban Edge Environmental Consulting, dated June 2022.

Reasons

Character and Appearance

4. The appeal site is located off Beadles Lane, close to the centre of Old Oxted, comprising Godstone Road and High Steet. The immediate area comprises a mixture of houses and businesses. Many of the buildings are historical. However, they differ in their age, form, features and materials. Variations in their height and roof profiles adds visual interest to the roofscape. This diversity is a key characteristic of the immediate area. Nonetheless, there is consistency in their overall scale with the majority being two-storeys, some with rooms in the roof.
5. The centre of Old Oxted, particularly the High Street, has a tight urban grain. The buildings are predominantly terraced or semi-detached and they sit close to the highway, which is relatively narrow.
6. The appeal site is located on the edge of the centre. It sits behind the established frontage, in a similar way to some of the adjacent buildings, before the more open traditional arrangement of houses further along Beadles Lane. Existing landscape, including at the site entrance, make the immediate area more verdant than the High Street. However, the houses opposite the site are set close to the highway as is the adjacent nursery, which reflects the tight urban grain of the centre. Given this, while the area could be considered transitional, its built character more closely reflects that of the centre and High Street than the rest of Beadles Lane.
7. I saw on my visit that the existing buildings on the appeal site are visible from the site entrance on Beadles Lane, as is the neighbouring development, 1-3 Glassworks. The appeal site sits above the highway and while landscaping at the entrance helps to soften the built form, it does not screen it. Notwithstanding this, the existing buildings on site and 1-3 Glassworks are set back relatively far from the highway and are not prominent in the street scene.
8. The proposed dwellings would be two-storey with rooms in the roof and would therefore reflect the scale and appearance of other buildings in the immediate area. The bulk and mass of the two semi-detached pairs and one detached dwelling would also be comparable to other nearby buildings.
9. The proposed detached dwelling on Plot 5 would be in a similar position to the existing building closest to the site entrance and would therefore be the most noticeable in the street scene. While it would be taller than the existing buildings, the appeal site sits below the neighbouring site and as a result it would be shorter than the adjacent building, 1-3 Glassworks. Furthermore, the side elevation of the proposed dwelling that would be visible from Beadles Lane would have a similar gable end form to the existing building. This elevation would also include windows providing visual interest and natural surveillance to Beadles Lane.
10. The proposed semi-detached dwellings, plots 1-4, would sit behind the detached dwelling on Plot 5 and would only be partly visible from Beadles Lane. This pattern of backland development is not unique in the immediate area. Rather plots 1-4 would be located in a similar manner to No 12 Beadles Lane. While the proposed dwellings on plots 1-4 would be slightly taller than the

dwelling on plot 5, given the difference in ground level, they would be a comparable height to 1-3 Glassworks.

11. Overall, while the proposed dwellings would be taller than the existing buildings, the pattern of development, scale, bulk, and mass of the proposed dwellings would not be out of keeping with the tight urban grain and built form in the immediate area. The proposal would therefore not appear cramped or incongruous. Although the proposed dwellings would be visible from Beadles Lane, they would be shorter or similar in height to the neighbouring building, 1-3 Glassworks, and, given they would be set back from the highway, would not be overly prominent.
12. Accordingly, for the reasons above, the proposal would not result in appreciable harm to the character and appearance of the area. It would therefore accord with Policy CSP18 of the Tandridge District Core Strategy (2008) (Core Strategy) and Policy DP7 of the Tandridge Local Plan Part 2: Detailed Policies (2014) (Local Plan Part 2) in this regard. These seek to ensure that new development is of a high standard of design that reflects and respects the character, setting and local context, including features that contribute to local distinctiveness.

Living conditions of occupants of neighbouring properties

13. The appeal site borders several properties, including 1-3 Glassworks, No. 12 Beadles Lane and Nos 9 and 11 Godstone Road.
14. The proposed detached dwelling on plot 5 would be positioned adjacent to 1-3 Glassworks with its rear elevation facing the side elevation of the terrace and the frontage to the properties. However, the rear elevation of the proposed dwelling would include only one window, a dormer window serving the staircase to the second floor, and any views taken from this window would be predominantly of the flank elevation of the terrace, which is blank at this height. Furthermore, a condition could be imposed requiring the window to be obscure glazed and non-opening below 1.7 metres from the floor level.
15. While the proposed dwelling on plot 4 would be less than 22 metres from 1-3 Glassworks, from the evidence before me and my observations on site, it would be sufficiently far to not be overbearing. The habitable rooms of the properties would not be in direct alignment and any views from the proposed dwelling of 1-3 Glassworks, their rear gardens and vice versa would be oblique. Moreover, additional planting is proposed along the boundary, which could be secured by condition. Given the above, I am not of the view that unacceptable effects on the occupants of 1-3 Glassworks would result in terms of privacy and outlook.
16. The proposed dwelling on plot 4 would be positioned adjacent to the boundary with No. 12 Beadles Lane. Nonetheless, there would be no windows in the side elevation that would face the property and its rear garden. There would therefore be no unacceptable effects in terms of privacy.
17. As a result of the proposal, the outlook from No.12 Beadles Lane and its rear garden would change. However, while the proposed dwelling would be taller than the existing building on site, it would not be as deep, and would therefore run along less of the garden boundary. Furthermore, the proposed dwelling would be positioned to the north of No. 12 Beadles Lane and is therefore unlikely to affect the light to the property or rear garden. Given this, although

there would be a change in outlook, it would not be to such a degree that it would harm the living conditions of the occupants of No. 12 Beadles Lane.

18. Plots 1-4 would share a boundary with the rear garden of No. 9 Godstone Road. However, they would be relatively far from the house itself and none of the proposed dwellings would have windows fronting the rear elevation of the house. No. 9 Godstone Road has a generous rear garden and, while the rear elevations of the proposed dwellings would face part of it, the section that would be overlooked does not form part of the main garden space and would be small in comparison to the total garden space available. Given this, while the privacy of part of the garden space would be compromised, it would not result in appreciable harm to the living conditions of the occupants of No. 9 Godstone Road.
19. Despite the difference in ground level, there would be sufficient distance between No. 9 Godstone Road and the flank elevation of the proposed dwelling on plot 1 for it not to be overbearing. The arrangement and resulting relationship between the proposed dwelling on plot 1 and No. 9 Godstone Road would not be uncommon. Moreover, the rear garden of No. 9 Godstone Road is wide and therefore only part of the outlook from No. 9 Godstone Road would be affected. Given this, and the distance between the properties, although there would be a change in the outlook, it would not be to such a degree that it would harm the living conditions of the occupants of No. 9 Godstone Road.
20. The proposed dwellings on plots 1-2 would be closer to the house at No. 11 Godstone Road than the house at No. 9. Nonetheless, any views from the proposed dwellings into the house itself would be at a right angle and not direct. Like with No. 9 Godstone Road, the proposed dwellings would face some of the rear garden space of No. 11. However, a relatively large amount of the garden space would not be directly overlooked. Given this, although the privacy of part of the garden space would be compromised, it would not result in appreciable harm to the occupants of No. 9 Godstone Road.
21. Accordingly, for the reasons above, the proposal would not result in harm to the living conditions of occupants of neighbouring properties, with particular regard to privacy and outlook. It would therefore accord with Policy CSP18 of the Core Strategy and Policy DP7 of the Local Plan Part 2 in this regard. These seek to ensure that new development would not significantly harm the amenities of the occupiers of neighbouring properties, including by reason of overlooking, overshadowing and visual intrusion.

Other Matters

22. The appeal site is located within the Oxted Conservation Area (OCA). Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires me to pay special attention to the desirability of preserving or enhancing the character and appearance of the conservation area.
23. The significance of the OCA derives from the architectural value of the buildings within it, including its medieval hall houses, and the palette of materials, including exposed timber, historical brickwork, ironstone, and Greensand stone. The Council's Historic Buildings Officer identifies a small brick structure on the appeal site to be a significant structure which reveals information about the historic interest of Oxted in the mid to late 19th century. As part of the proposal this structure would be demolished.

24. From my observations on site, the small brick structure is the only structure on site that adds positively to the significance of the OCA. The other buildings, given their simple form and relatively low profile have a neutral effect.
25. From the evidence before me, I am of the same view as the Council that the loss of this structure would result in harm to the significance of the OCA, albeit this harm would be very localised and would be at the lower end of less than substantial. As such, paragraph 202 of the National Planning Policy Framework (the Framework) requires this harm to be weighed against the public benefits of the proposal.
26. As concluded above, the pattern of development proposed, and the scale, bulk, and mass of the proposed dwellings would be in keeping with the tight urban grain and built form of the immediate area. The proposed dwellings would also not be prominent in the street scene. For these reasons, except for the demolition of the small brick structure, the proposal, like the existing buildings, would have a neutral effect on the OCA and would not harm its significance.
27. In terms of benefits the proposal would result in the provision of five dwellings close to local services and facilities, which would contribute to the District's housing supply. I note that the Council does not currently have a five-year supply of deliverable housing sites. Housing Delivery Test data from 2021 returns a result of 38%, which shows housing delivery to have declined since 2020, which returned a result of 50%. The provision of any additional housing therefore carries significant weight, and the five dwellings in this case would be a worthy contribution to the District's housing supply.
28. The proposal would also have moderate social and economic benefits resulting from the construction of the new dwellings and their subsequent occupation, as future occupants would be likely to contribute to the viability of local services and facilities.
29. Paragraph 199 of the Framework gives great weight to the conservation of designated heritage assets including conservation areas. This is irrespective of whether any harm amounts to substantial harm, total loss or less than substantial harm. Nevertheless, in this case, the provision of five dwellings and the social and economic benefits resulting from their construction and subsequent occupation would outweigh the less than substantial harm I have identified.
30. The appeal site is also within the vicinity of two Grade II Listed Buildings, The White House, 7 Godstone Road and Beadles Cottage, 2 Beadles Lane. Section 66(1) of the 1990 Act requires me to give special regard to preserving the buildings or their setting or any features of special architectural or historic interest which they possess.
31. The appeal site borders the plots of both listed buildings and, although the proposed dwellings would be a fair distance from them, there is intervisibility between the listed buildings and the appeal site, particularly The White House and the appeal site. Thus, the appeal site and any development on the site would form part of the listed buildings setting.
32. Nonetheless, the significance of both the listed buildings relate to their architecture. Their existing setting is characterised by a tight urban grain, which comprises several other buildings, including the existing buildings on the

appeal site. While the proposed dwellings would be taller than the existing buildings, and plots 1 and 2 would be positioned closer to The White House, they would be in keeping with the immediate area and would use more appropriate materials. For these reasons, the proposal would have a neutral effect on the setting of the Listed Buildings.

33. As part of the application, the Surrey Wildlife Trust raised concerns regarding the presence/likely absence of bats in existing buildings on the appeal site. A Preliminary Roost Assessment³ was submitted to support the application and this appeal, which recommended that presence/absence surveys for bats were required for buildings B2 and B4 and should be undertaken between May and August. It appears from the Council's Officer Report that these additional surveys would have been secured by condition if the application had been approved.
34. Nevertheless, Circular 06/2005⁴ advises that it is essential that the presence or otherwise of protected species, and the extent that they may be affected by the proposed development, is established before planning permission is granted. It goes on to advise that the need to ensure that ecological surveys are carried out should only be left to coverage under planning conditions in exceptional circumstances. I am not convinced that any such circumstances exist in this case.
35. As part of the appeal, I now have before me the Bat Survey 2022, which includes these additional surveys. The dusk emergence surveys were undertaken on 10 May 2022 and the dawn re-entry survey on 24 May 2022. This is the appropriate season to undertake the surveys. The results provide a good level of confidence that bats were absent from the building during the 2022 peak breeding season. Therefore, no specific avoidance, mitigation or compensation measures for bats are required. However, precautionary measures are recommended.
36. I note that the surveys are now 15 months old. However, the precautionary measures recommended in the Bat Survey 2022 advise that if commencement of the works is significantly delayed (e.g. by more than 18 months from the survey date), updated active season surveys will need to be undertaken to record any changes in roosting status. Given this, provided the precautionary measures are secured by condition, I am satisfied that the proposal would not have an unacceptable adverse effect on bats. Thus, it would accord with the provisions of the Framework that protect habitats and biodiversity and would meet the statutory duties I have set out above.
37. I have taken careful consideration of the representations of those nearby, including in respect of parking, an existing right of way across the site, and asbestos. I appreciate that Beadles Lane is a relatively narrow highway, and that on-street parking is near capacity. However, the proposed site plan⁵ shows the provision of 16 parking spaces as required. I am therefore not of the view that unacceptable effects would result in this regard.

³ Prepared by Urban Edge Environmental Consulting for 6 Beadles Lane, Oxted, Surrey, dated November 2011.

⁴ Government Circular: Biodiversity and Geological Conservation – Statutory Obligations and their Impact within the Planning System, dated 16 August 2005.

⁵ Number: 0415-P-100 Revision A.

38. From the evidence before me and my observations on site it appeared that the existing right of way would be maintained. Nonetheless, if access was obstructed it would be a private matter between the relevant parties.
39. With regards to the presence of asbestos on the site, there is no evidence before me that it could not be satisfactorily dealt with by other existing regulations and controls. In any case, its safe removal could be addressed by condition.

Conditions

40. The Officer Report recommends 14 conditions be imposed, which I conclude on below. In imposing conditions, I have had regard to the approach in the Framework and the Planning Practice Guidance. I have accordingly modified the wording or form of certain conditions without altering their fundamental aims. The numbers given in brackets (x) refer to the conditions being imposed, with the order being prescribed by the time when the condition needs to be complied with.
41. In addition to the statutory time limit condition (1), a condition specifying the plans that are approved and that the development shall be undertaken in accordance with them (2) is required in the interests of certainty.
42. To protect bats and birds during the development works a condition is required to ensure that the recommended precautionary measures set out in the Bat Survey 2022 are complied with (3). The Officer Report also recommended a condition requiring no net increase in external artificial lighting at primary bat foraging and commuting routes across the development site. Nevertheless, the Bat Survey 2022 recorded low levels of foraging and commuting activity and concluded direct or indirect impacts to foraging or commuting habitat to be very unlikely. This condition is therefore not necessary.
43. In the interests of highway safety, a condition is necessary to ensure the preparation of and accordance with a Construction Transport Management Plan (4). This condition must be pre-commencement so that it covers the whole development process, including demolition and site clearance. I have removed the requirement for condition surveys of the highway and a commitment to fund the repair of any damaged caused, as other vehicles would be using the highway during the construction period and therefore any damage during this time would not necessarily be caused by the vehicles associated with the construction of the development. This condition has been agreed by the appellant. Also, in the interests of highway safety, a condition is required to construct the vehicle parking spaces and turning areas prior to occupation (12).
44. In accordance with the Framework a condition is necessary to ensure a record, in line with Historic England guidance, is made of the brick stable building (5). This condition must be pre-commencement to ensure the integrity of the brick stable building while the record is being made. This condition has been agreed by the appellant.
45. To safeguard the public and the environment, it is necessary to impose conditions requiring a written scheme of assessment of contaminated land (6) and a remediation scheme (7). These conditions must cover the whole development process, including demolition and site clearance to ensure there is

no risk to the public or the environment and therefore must be pre-commencement. This condition has been agreed by the appellant.

46. To protect the character and appearance of the area, it is necessary to impose a condition requiring details of the external surfaces of the development (8). For the same reason, and also to enhance the biodiversity of the area, conditions are needed to require the preparation of a soft and hard landscaping scheme (9) and a scheme of ecological enhancement (10). In the interests of clarity, I have set out separate conditions for the soft and hard landscaping scheme and scheme of ecological enhancement in a similar manner to those imposed on permission Ref TA/2022/1222.
47. In the interests of mitigating and adapting to climate change, it is necessary to impose a condition requiring details of the proposed photovoltaic cells and confirmation that they achieve a 10% saving in carbon dioxide emissions (11).
48. To encourage active and sustainable travel, a condition is necessary to require the provision of fast charge sockets for electric vehicles (13) and secure and covered parking for bicycles (14).
49. To ensure adequate living conditions for the occupants of 1-3 Glassworks, a condition is required to ensure the window in the rear elevation of the dwelling on Plot 5 is and remains obscured glazed and non-opening below 1.7 metres from the floor level (15).
50. The Officer Report also recommends a condition is imposed to remove the proposed dwellings permitted development rights to be extended or altered without the permission of the Local Planning Authority. This is to maintain a high standard of development. Paragraph 54 of the Framework is clear that planning conditions should not be used to restrict national permitted development rights unless there is clear justification to do so. There is no explanation before me as to why these permitted development rights need to be removed to maintain a high standard of development. This condition is therefore not necessary or reasonable.

Conclusion

51. For the reasons above, I find that the proposal would be in accordance with the development plan, read as a whole. It has not been demonstrated that there are any material considerations of sufficient weight to indicate that a decision should be taken otherwise in accordance with it. The appeal is therefore allowed subject to the conditions in the schedule below.

Hannah Guest

INSPECTOR

SCHEDULE OF CONDITIONS

- 1) The development hereby permitted shall begin not later than 3 years from the date of this decision.
- 2) The development hereby permitted shall be carried out in accordance with the following approved plans: 0415-P-100 REV A; 0415-P-101 REV A; 0415-P-102 REV A; 0415-P-103 REV A; 0415-P-104 REV A; 0415-P-105 REV A; 0415-P-106 REV A; 0415-P-107 REV A; 0415-P-108 REV A; 0415-S-001.
- 3) The development hereby permitted shall be carried out in accordance with the recommended precautionary measures set out in the Bat Survey, prepared by Urban Edge Environmental Consulting, dated June 2022, Report No: UE0479_BeadlesLn_Bats_0_220610.
- 4) No development shall take place, including demolition and site clearance works, until a Construction Transport Management Plan (CTMP) has been submitted to and approved by the Local Planning Authority. The CTMP shall include details of:
 - parking for vehicles of site personnel, operatives and visitors;
 - loading and unloading of plant and materials;
 - storage of plant and materials;
 - vehicle routing;
 - measures to prevent the deposit of materials on the highway; and
 - on-site turning for construction vehicles

It shall also confirm that throughout the period of demolition, site clearance and construction, no heavy goods vehicle (HGV) movements to or from the site shall take place between 0830 – 0915 and 1515 – 1600 nor shall the contractor permit any HGVs associated with the development at the site to be laid up, waiting, in Beadles Lane during these times.

The approved CTMP shall be adhered to throughout the period of demolition, site clearance and construction of the development.

- 5) No development shall take place, including demolition and site clearance works, until a drawn, written, and photographic record of the brick stable building to level 2 of 'Understanding Historic Buildings' by Historic England (2016) has been submitted to and approved in writing by the Local Planning Authority. This shall include item 2 of the drawn record, items 1, 2 and 4 of the photographic record and items 1-3 and 6 of the written record.
- 6) No development shall take place until a detailed written scheme of assessment for contaminated land has been submitted to and approved in writing by the Local Planning Authority. The assessment shall include site reconnaissance, a conceptual model, risk assessment, a schedule of investigation and an assessment of the risk posed by any asbestos contamination within the buildings to be demolished. This assessment must be undertaken by a suitably qualified contaminated land practitioner, in accordance with British Standards BS 10175: Investigation of potentially contaminated sites – Code of Practice and the Environment Agency – Model

procedures for the Management of Land Contamination (CLR 11) (or equivalent British Standard and Model Procedures if replaced), and shall assess any contamination on the site, whether or not it originates from the site. The assessment of asbestos contamination shall be carried out in accordance with HSG264. All laboratory results shall be provided as numeric values in an electronic formatted spreadsheet in accordance with the standards of the Government Guidance for Land affected by Contamination.

- 7) No development shall take place where (following the assessment for contaminated land) land affected by contamination is found which poses risks identified as unacceptable in the risk assessment, until a detailed remediation scheme shall have been submitted to and approved in writing by the Local Planning Authority. The scheme shall include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. The remediation scheme shall be sufficiently detailed and thorough to ensure that upon completion the site will not qualify as contaminated land under Part IIA of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be carried out and upon completion a verification report by a suitably qualified contaminated land practitioner shall be submitted to and approved in writing by the local planning authority prior to the first occupation of the development hereby permitted.
- 8) Prior to the commencement of works above slab level, details of the materials to be used in the construction of the external surfaces of the buildings hereby permitted shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and retained thereafter.
- 9) Prior to first occupation of the development hereby permitted, a hard and soft landscaping scheme shall have been implemented in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The scheme shall include:
 - proposed finished levels or contours;
 - means of enclosure;
 - car parking layouts;
 - other vehicle and pedestrian access and circulation areas;
 - hard surfacing materials;
 - minor artefacts and structures (e.g. furniture, play equipment, refuse or other storage units, signs, lighting etc.);
 - all proposed and retained trees, hedges and shrubs, including tree and hedgerow planting as compensation for those elements being removed;
 - details of ground preparation, planting specifications and ongoing maintenance, including areas to be grass seeded or turfed; and
 - planting schedules, including details of species, plant sizes and proposed numbers/densities.

Once implemented the scheme shall thereafter be maintained. If, within a period of 5 years from the date of planting, any tree or plant (or any tree or plant planted in replacement of them) is removed, uprooted, destroyed or dies or becomes seriously damaged or defective, another tree or plant of a similar size and species as that originally planted shall be planted at the same place within the first planting season following the removal, uprooting, destruction or death of the original tree or plant.

- 10) Prior to first occupation of the development hereby permitted, a scheme of ecological enhancement shall have been implemented in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The scheme shall demonstrate that a biodiversity net gain will be achieved by the development and shall include:

- species composition;
- species creation;
- species management; and
- maintenance of the proposed habitats.

The scheme shall be managed and maintained thereafter in accordance with the approved details.

- 11) Prior to first occupation of the development hereby permitted, the proposed photovoltaic cells shall have been installed in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The details shall include the size and location of the photovoltaic cells and calculations demonstrating that they achieve a 10% saving in carbon dioxide emissions. Once installed the photovoltaic cells shall be retained thereafter.
- 12) Prior to first occupation of the development hereby permitted, the proposed vehicle parking spaces and turning areas to allow vehicles to enter and leave the site in a forward gear shall have been constructed in accordance with the approved plans. Thereafter the vehicle parking spaces and turning areas shall be retained and maintained, available at all times for their designated purposes.
- 13) Prior to first occupation of the development hereby permitted, fast charge sockets (current minimum requirements - 7 kw Mode 3 with Type 2 connector - 230v AC 32 Amp single phase dedicated supply) shall have been provided for each of the proposed dwellings in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Thereafter the charging sockets shall be retained and maintained.
- 14) Prior to first occupation of the development hereby permitted, the proposed secure and covered parking for bicycles shall have been constructed in accordance with details previously submitted to and approved in writing by the Local Planning Authority. Thereafter the parking for bicycles shall be retained and maintained, available at all times for the parking of bicycles.

- 15) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking, and re-enacting that Order with or without modification), the window in the rear elevation of the dwelling on Plot No 5 shall be obscure glazed and non-opening below 1.7 metres from the pertaining floor level.