



Appeal Decision

Site visit made on 1 April 2025

by P Brennan BSc (Hons) DipTP MRTPI

an Inspector appointed by the Secretary of State

Decision date: 2 June 2025

Appeal Ref: APP/W2845/W/24/3354841

Land Rear of 22 The Green, Evenley, Brackley NN13 5SQ

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
 - The appeal is made by Messrs. Charles and Nicholas Woodgate against the decision of West Northamptonshire Council.
 - The application Ref is 2023/6232/FULL.
 - The development proposed is a proposed single dwelling with parking, turning and amenity.
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Decision

1. The appeal is allowed, and planning permission is granted for a proposed single dwelling with parking, turning and amenity at land to the rear of 22 The Green, Brackley NN13 5SQ in accordance with the terms of the application, Ref 2023/6232/FULL, and the plans submitted with it, subject to the conditions in the attached schedule.

Application for costs

2. An application for costs was made by Messrs. Charles and Nicholas Woodgate against West Northamptonshire Council. This application is the subject of a separate decision.

Preliminary Matters

3. The description of the proposed development refers to an adjoining garage that was removed from the plans prior to the Council issuing its decision. The Council amended the description of development from that seen on the application form. I have adopted the description of the development from the decision notice in the banner heading above in the interests of clarity.
4. The West Northamptonshire Local Plan Review is at consultation stage (Regulation 18). Due to the draft plan's early stage, I have only afforded limited weight to its policies.
5. The Decision Notice dated 10 May 2024 included in its first and third reasons for refusal, paragraph numbers of the National Planning Policy Framework (the Framework) which have subsequently altered following publication of the revised version in February 2025. I have referred to the updated paragraph numbers in this decision. The third reason for refusal also refers to a policy within the West Northamptonshire Joint Core Strategy Local Plan (Part 1) (WNJCS) that does not relate to the proposed development (Policy BN2) but rather refers to biodiversity. In consideration of the Council's statement of case, it appears that the relevant

reference within the WNJCS should refer to Policy BN5, relating to historic environment and landscape which I have taken into consideration.

6. The appeal site includes a small stone building, which the evidence suggests may have been in situ since 1882 and would be demolished as part of the appeal proposal. The Council, within its officer report evidence, has suggested that due to its age, it would be classed as a Non-Designated Heritage Asset (NDHA). However, after requesting clarification, the Council confirmed that the stone building is not regarded as a NDHA.
7. The evidence indicates that the site has been previously used for grazing livestock and has been part of a garden. However, the evidence provides contradictory comments on the lawful use of the site. Nonetheless, whether in agricultural or residential use, the site is regarded as being within the built-up limits of the settlement and its lawful use is not a determinative matter.
8. The occupiers of The Barn House have advised that viewing the site from this property would be of use for the Inspector when undertaking the site visit. However, upon review of the plans and having undertaken a visit to the site and its surroundings, I am satisfied that I was able to make a full assessment of the proposal without attending The Barn House.

Main Issues

9. The main issues are:
 - whether the proposed development would preserve or enhance the character or appearance of the Evenley Conservation Area (ECA);
 - the effect of the proposal on the character and appearance of the site and the surrounding area; and
 - the effect of the proposed development on highway safety, with particular regard to visibility at the access.

Reasons

Heritage Matters

10. The appeal site is within the ECA wherein I have a statutory duty under Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 (the Act) to pay special attention to the desirability of preserving or enhancing the character or appearance of the area.
11. The ECA covers a considerable proportion of the village including the Church of St George and Evenley village green. Evenley has grown in a southeastern direction from around the Church of St George in its northwestern position, towards the village green in the southeast of the village. Outside of the ECA, modern residential development has expanded the village. The appeal site is an undeveloped parcel of land to the rear of existing residential and commercial plots. Beyond the rear boundary sits The Barn House with open countryside beyond. The site slopes down from its access point on The Green to its boundary with The Barn House to the rear.
12. The ECA's significance derives from its history as groups of dwellings that emerged and later planned, around a large area of common land during the 17th

and 18th Centuries. The Evenley Conservation Area Appraisal and Management Plan (ECAAMP) concurs with this identification of significance. I also find that the distinctive architecture, forming groups of dwellings around the green, also contribute to the ECA's significance.

13. The ECA has a pattern of development consisting of a single line of dwellings along sequential individual plots. Nonetheless, there are several examples of buildings, situated behind frontage buildings around the appeal site, including dwellings and outhouses. This includes The Barn House and 26 The Green, alongside other plots towards the church on Church Lane. Broughton Terrace, adjacent to the appeal site, is also situated perpendicular to the highway. Limestone is the predominant building material and is a key feature of the ECA.
14. Around the village green, buildings are generally two to three storeys and have little or no boundary to frontages. These contribute to the ECA's significance as part of the 'planned' northern edge of the common land where building lines, the scale and form of houses and their architectural features form a largely consistent vernacular. The appeal site forms a transition from the buildings around the village green to the countryside beyond. Due to its backland location, and separation from frontage buildings, the site makes a limited contribution to the significance of the ECA.
15. The proposal would accord with the historic layout of the ECA by respecting the existing hierarchy of buildings and being a subdued addition to the local streetscene. Accordingly, the prevailing development set around the village green would be unaffected by the proposed development. Consequently, the setting of the ECA, in this respect, would not be harmed. The modest scale and overall form and layout of the proposed development, alongside the use of stone and slate, in reference to the local historic material palette, would complement the appearance of existing built form. Furthermore, the scale of the proposed dwelling would be akin to several outbuildings within the ECA.
16. Due to its scale, the sloping nature of the appeal site and the proposed lowering of the site level, the development would have limited visibility from public vantage points within the ECA and from the open countryside to the rear. As such, I find that the proposed dwelling would complement the overall grain of development, resulting in a neutral effect on the significance of the ECA.
17. The Council and interested parties have drawn my attention to a previous appeal decision in 1990¹ and previous refusal of planning permission for four dwellings in 2015², with respect to the effect on character and appearance. However, I am not aware of the full circumstances of either decision. Nonetheless, these are of limited weight in the consideration of this appeal as the planning application was refused for a differing development to that now proposed and the appeal decision is dated. As such, I cannot make a clear comparison between them that could attract any weight in either direction.
18. For the reasons given above, and in the exercise of the statutory duty, I find that the proposed development would preserve the character and appearance of the ECA. Accordingly, the proposed development would comply with Policies HE1 and HE6 of the South Northamptonshire Local Plan Part 2 2011-2029 (SNLP), WNJCS

¹ T/APP/Z2830/E/89/805309/P8 dated 24 April 1990

² S/2015/0620/OUT

Policy BN5 and the Act. These policies seek to conserve and enhance designated heritage assets, secure the heritage asset through an assessment of their significance via a heritage assessment and, within conservation areas, ensure that development respects the character and appearance through scale, form, massing, design, materials, and detailing.

19. As I have found no harm to the ECA from the proposed development, paragraph 215 (referred to as 208 on the decision notice) of the Framework is not considered relevant.

Character and Appearance

20. Policy SS2 of the SNLP identifies that planning permission will be granted where development maintains the individual identity of towns and villages and integrates with its surroundings and the distinctive local character of the area. Policy GS4 of the SNLP and the South Northamptonshire Council Design Guide (SNCDG) identify that residential development in backland situations will be permitted where it does not adversely affect the character of that part of the settlement; adversely affect neighbouring amenities; and where suitable access and parking can be provided.
21. The village, as a whole, has a nucleated settlement pattern with development that has established along main routes during its evolution. Buildings predominantly follow roadways, but the settlement includes several short cul-de-sacs and backland sites for infill dwellings that create a disordered and haphazard layout. The surrounding built form includes outhouses and dwellings located to the rear of frontage buildings and development that is perpendicular to the highway.
22. The appeal site is in an unkempt state with a small, stone barn in the centre. The site is screened from the public realm and does not contribute positively to the outlook from adjoining dwellings. Due to its unkempt state, the site makes a neutral or even negative contribution to the character and appearance of the area. The proposed development would entail the loss of a small area of undeveloped land that has in the past been used as private open space and for rearing pigs.
23. The proposed single storey dwelling would be sited centrally in the appeal site, sharing the existing access with number 22 The Green (No 22), with its principal elevation fronting the rear garden of 2 Church Lane. Whilst the proposed driveway would be visible from The Green, the dwelling would be primarily hidden due to the angle of the shared driveway and the garage and car port of No 22.
24. Moreover, whilst the proposed dwelling would not directly address The Green, the proposal would represent an acceptable form of development in siting, scale, and articulation. Furthermore, the dwelling, whilst being more contemporary in its design than the surrounding dwellings, would include several features that would complement its surroundings. Further architectural details of the dwelling's fenestration, eaves and verge treatment could be adequately addressed through the imposition of a specific condition. As such, the proposal would make a positive contribution to the non-uniform grain of development in this part of Evenley. Consequently, the proposed development would complement the character and appearance of the area.
25. Despite having found that the ECA has a linear pattern of development, the settlement as a whole is more nucleated with non-linear development that includes

backland infill sites. As such, the proposal would comply with the character and appearance of the area. Consequently, I find no conflict with Policies SS2 and GS4 of the SNLP or the SNCDG, whose objectives have been set out above, with respect to backland development and its effect on the character and appearance of the area.

Highway Safety

26. Policy SS2 of the SNLP supports development that includes a safe and suitable means of access for all people, and where it is in reasonable proximity to a range of local facilities without the need for private car journeys. Paragraph 116 of the Framework (referred to as 115 by the Council) identifies that development should only be refused on highway grounds where there would be an unacceptable impact on highway safety or the cumulative impact on the road network would be severe. Paragraph 117 acknowledges that development should create places that minimise the scope for conflict between pedestrians, cyclists, and vehicles.
27. The appeal site is accessed off The Green via a shared driveway with No 22 that is around 3.2m wide. This is an existing access. The Council regards this as 'sub-standard' as, in places, it is 0.1m below the 3.3m access width requirement, identified in the South Northamptonshire Council Parking SPD, having two pinch-points along its length. No 22 has a front door with porch that is also accessed from the shared driveway, further impeding the width of the accessway.
28. The appeal proposal would provide three car parking spaces, allowing one space for visitors and sufficient turning space to allow vehicles to exit the site in a forward gear. The existing users of the site, along with occupiers of No 22, currently use the driveway and either occupier could reasonably intensify its current usage.
29. Whilst on my site visit, I observed on street parking on The Green, particularly around the access point. This appears to obstruct some visibility around the access. Around the village green, the on-street parking reduces the two-lane carriageway to one lane for vehicle movement. As the carriageway layout is tight and visibility is hindered in places, I observed that vehicles generally traversed the road around the village green extremely slowly.
30. Due to the carriageway and building layout, and on-street car parking around the village green, the appeal site access does not meet the standard visibility splay requirements. Motorists would have to partly emerge onto the footway and at times the carriageway, to view oncoming vehicles, when exiting the site. Vehicles entering the site would also have to turn slowly and carefully to avoid parked vehicles either side of the entrance. In this context, the use of the access for the proposed development would accord with existing manoeuvres on the highway and would not introduce new or unusual activity. As such, the access would operate in a manner that would not result in an adverse impact on highway safety, a conclusion shared by the Highway Authority.
31. I note the planning history for the site, as referenced above. However, the planning application refusal for four dwellings would have resulted in a substantial intensification of the existing access, in contrast to the current proposal. Furthermore, as previously acknowledged, the appeal decision is an extremely dated decision that can only be afforded limited weight in my assessment of the merits of the scheme.

32. I am also cognisant that the Council's concerns with respect to highway safety are without the benefit of technical highway evidence or detailed explanation. Furthermore, there is no evidence before me that the existing access is dangerous, or its use has led to incidents relating to the safety of pedestrians using the footways on The Green. As such, no unacceptable highway impacts have been established by the Council to support its concerns that the proposed access would not be safe or suitable.
33. The existing access does not meet the required visibility splay and some minor conflict between users of the shared access may occur. However, the use of the proposed access would not materially increase the risk of accidents due to the limited new movements associated with the proposed small single dwelling. Accordingly, I find no conflict with Policy SS2 of the SNLP or paragraphs 116 and 117 of the Framework, the requirements of which have been outlined above, in respect of highway safety with particular regard to visibility at the access.

Other Matters

34. I have had regard to the statutory duty set out in Section 66 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990. The appeal site lies within the setting of No's 21, 22 and 24 The Green, which are grade II listed buildings. The appeal site sits directly behind No 22 with its access running alongside and between both No's 21 and 22 The Green. Part of the appeal site boundary sits alongside the boundary to number 24.
35. Number 21 The Green's listed building significance derives from its architectural interest as one of a group (numbers 14 to 21) of eight terraced, 18th century, two storey limestone cottages. Its architectural significance derives from its nine bay windows and roof tiles laid in bands of blue and yellow. No 22 The Green's significance derives from its architectural interest as a 19th Century limestone, 2-storey house with a roof of fish scale tiles in bands of blue and orange with a 20th Century doorway and porch entrance to its left side. They are both included due to their group value located around the village green. The significance of No 24 derives from its architectural interest as a 17th/18th Century, thatched roof cottage with original wood lintels and newel staircase. The significance of all the identified listed cottages lies primarily in their age, vernacular construction and design, the group value of the terrace and visual presence around the village green as a whole, alongside the survival of historic fabric form and features.
36. In terms of their setting, the buildings at No's 21 and 22 are situated adjacent to the road, almost at the back of the footway, in a consistent building line located around the village green. Whilst No's 14 to 21 were remodelled as part of The Green in the 19th Century, their setting along with No 22 has remained significantly unchanged. The access to the appeal site is alongside the side elevations of No's 21 and 22 and adjacent to the side entrance of No 22. All the cottages along the terrace, including No 24, share a setting. At the back of the footway, they share a consistent building line, which together with the large open village green they address, provide an attractive setting which makes a positive contribution towards their significance.
37. Notwithstanding the appeal site's proximity to No's 21, 22 and 24 The Green, the intervisibility and functional link between them and the appeal site is limited. Due to its subdued relationship to these buildings, the appeal proposal would preserve the

setting of 21, 22 and 24 The Green, the significance of which would not be harmed.

38. The Council's evidence notes that there is potential for archaeological remains to exist on the application site, albeit truncated by more recent activity. Alongside the small stone barn, which is to be demolished, it considers that a low level of building recording may be appropriate. However, as no evidence is before me regarding the presence of archaeological remains on the appeal site, an assessment of significance cannot be undertaken. Nonetheless, to ensure that features of archaeological interest are properly examined and recorded, a condition could be imposed to require site recording through a written scheme of investigation.
39. Currently, the site is substantially higher than the ground level of the adjacent neighbouring dwelling The Barn House. Nevertheless, following the proposed excavation of the site, the plans indicate that the proposed ground level would only be marginally higher than this neighbouring property. Furthermore, the proposed dwelling's height, would be lower than neighbouring properties and would therefore, not be overbearing to the neighbouring property or impact its outlook. The proposed fenestration would ensure that no direct overlooking to any of the surrounding residential properties would occur. Also, whilst future occupiers of the dwelling, when in the garden, would gain some views towards neighbouring dwellings, these would be limited, and oblique only.
40. Three car parking spaces are proposed adjacent to the boundary with The Barn House. These are unlikely to have a detrimental impact on the adjacent properties at The Barn House, Broughton Terrace, 2 Church Road or 22 The Green due to the size of the proposed dwelling and the modest activity anticipated to be associated with the development. Whilst the proposed development would introduce a domestic use into the rear of existing dwellings, the resulting effect in terms of noise and light pollution would be minimal. However, to ensure that the development does not impact on adjacent residential amenity in the future, conditions relating to landscaping and lighting details and the removal of permitted development rights for extensions could be imposed to protect neighbour's living conditions.
41. Interested parties have noted that within the evidence there is reference to the development being for self-build housing, but it is not supported by a legal mechanism. However, there appears to be no reason in policy terms for it to need to be a self-build unit. As such, this proposal is considered as an open market dwelling.
42. Relevant ecological surveys are provided within the evidence before me, as are the Council's ecologist's comments. The surveys note the existence of protected species on or adjacent to the site. As the existence of both bats and great crested newts is acknowledged, the impact on these ecological interests could be adequately addressed through the imposition of suitable conditions.
43. Issues regarding the neighbour notification undertaken, tree retention and submission of heritage and design and access statements have also been raised by interested parties. From the evidence before me, notification to neighbouring properties was undertaken in the form of letters, site, and press notices. Although a tree survey does not form part of the evidence before me, the plans identify that

the trees located along the site boundaries would be retained and their removal would require explicit consent.

44. Contrary to the assertion of some interested parties, a heritage statement and a design and access statement were submitted as part of the planning application and are in evidence before me. These have been taken into consideration in my decision.
45. Concerns have been raised by interested parties regarding access to the site for fire tenders due to the access width. It seems unlikely that the access is of sufficient width to accommodate such a vehicle. However, the driveway is relatively short, and measures could be incorporated into the final design of the dwelling at building regulations stage to ensure adequate fire protection would exist.
46. With respect to matters regarding the impact of construction vehicles and the manner in which the site would be suitably drained could be adequately addressed through the imposition of specific conditions.

Conditions

47. The Framework states that conditions should be kept to a minimum and only imposed where they are necessary, relevant to planning and to the development to be permitted, enforceable, precise, and reasonable in all other aspects. I have considered the conditions put forward by the Council against the Framework and where necessary I have amended the wording in the interests of effectiveness and precision.
48. To ensure certainty and clarity, I have imposed the standard conditions relating to the commencement of development and approved plans [1 and 2].
49. In the interests of highway safety and impact on neighbouring occupiers, a condition requiring details of construction management including site compound, deliveries, storage of plant and materials, parking and dust control measures is required [3]. To ensure that features of archaeological interest are properly examined and recorded, a condition requiring the submission of a written scheme of investigation is required [4]. A contaminated land remediation condition is necessary to ensure that risks from land contamination to the future users of the site and neighbouring land are minimised [5].
50. I have also imposed conditions relating to the submission of a great crested newt reasonable avoidance measures statement [6] and a further bat emergence survey [7] to ensure that the development does not cause harm to the identified protected species or their habitats.
51. Conditions relating to foul and surface water drainage [8] and materials for external walls, roof, and driveway [9, 10 and 11] are necessary to ensure that the site is adequately drained and that the materials used are appropriate for the site and surrounding area. A condition relating to the submission of further drawings outlining further architectural detailing is necessary to ensure that the proposed development accords with the surrounding conservation area [12].
52. Details of the proposed landscaping [13] and replacement landscaping should any die within five years [14], are necessary to secure a mix of appropriate landscaping for the ecological interests of the site allowing for its establishment. To ensure that

the development is undertaken in accordance with the recommendations of the ecological appraisal and within set periods of the year, conditions are also considered necessary [15 and 16].

53. In the interests of protecting neighbouring living conditions relating to privacy and overlooking, it is considered necessary to remove permitted development rights for extensions and alterations to the dwelling [17]. It is also considered necessary to remove permitted development rights for buildings and structures within the curtilage [18] to safeguard the character and appearance of the conservation area.
54. The Council also requested conditions relating to electric vehicle (EV) charging, removal of permitted development rights relating to internal operations increasing floor space and external meter housing location and colour. These conditions are not however considered necessary and are not imposed. EV charging for residential development is now a requirement of building regulations and is therefore covered by that legislation. The removal of permitted development rights relating to the increase in internal floorspace for the protection of neighbouring privacy, is appropriately covered by condition 17 which covers both dormer windows and rooflights. With regards to the meter housing condition, the reason for its imposition is superfluous as the proposed dwelling would not be in the public view and, the need to therefore control the position and colour of any external meter housing would not be necessary.

Conclusion

55. For the reasons given above, I conclude that the proposal would comply with the development plan as a whole and there are no material considerations, including the Framework, which indicate that the development should be determined otherwise than in accordance with it. For the reasons given above, I conclude that the appeal should be allowed.

P Brennan

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 approved plans listed below:
 - Location Plan - reference: 5174, dated July 2021
 - Proposed Site Plan - reference: 5174 20/G, dated December 2023
 - Proposed Floor Plans and Elevations - reference: 5174 21/E, dated December 2023
- 3) No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to, and approved in writing by the Local Planning Authority. The Statement shall provide for:
 - a) Detailed plan showing the location of on-site stores and facilities including the site compound, contractor & visitor parking and turning as well as un/loading point, turning and queuing for HGVs.
 - b) The routeing of HGVs to and from the site.
 - c) Loading and unloading of plant and materials.
 - d) Storage of plant and materials used in constructing the development.
 - e) The erection and maintenance of security hoarding.
 - f) Wheel washing facilities including type of operation (automated, water recycling) and road sweeping.
 - g) Details of debris management programme to control debris spill/ tracking onto the highway, this must also include dust management.
 - h) A scheme for recycling/ disposing of waste resulting from demolition and construction works.
 - i) Delivery, demolition, and construction working hours. Site HGV delivery / removal hours restricted to the hours of 08:00 – 18:00.
 - j) Detailed work programme / timetable.
 - k) Supply of any pre-journey information on routeing and site restrictions to contractors, deliveries, and visitors.The approved Construction Method Statement shall be adhered to throughout the construction period for the development.
- 4) No development shall take place until the implementation of a programme of archaeological work has been secured in accordance with a Written Scheme of Investigation, which has first been submitted to and approved in writing by the Local Planning Authority. This written scheme will include the following components, completion of each of which will trigger the phased discharging of the condition:
 - i) Fieldwork in accordance with the agreed Written Scheme of Investigation.
 - ii) Post-fieldwork assessment (to be submitted within six months of the completion of fieldwork).

iii) Completion of post-excavation analysis, preparation of a site archive ready for deposition at a store (Northampton ARC) approved by the Local Planning Authority, completion of an archive report and submission of a publication report to be completed within two years of the completion of fieldwork.

Development shall be undertaken in accordance with the approved Written Scheme of Investigation.

- 5) Development, other than that required to be carried out as part of an approved scheme of remediation, shall not commence until parts A to D detailed below have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing until clause D has been complied with in relation to that contamination.

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme shall be submitted to and approved in writing by the Local Planning Authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report shall be submitted to and approved in writing by the Local Planning Authority. The report of the findings must include:

(i) a survey of the extent, scale, and nature of contamination.

(ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines, and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- archaeological sites and ancient monuments.

(iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Land Contamination Risk Management (LCRM)'

B. Submission of Remediation Scheme

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment must be prepared and shall be submitted to and approved in writing by the Local Planning Authority. The scheme must include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme must ensure that the site will not

qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

C. Implementation of Approved Remediation Scheme

The approved remediation scheme must be carried out in accordance with its terms prior to the commencement of development other than that required to carry out remediation. The Local Planning Authority must be given two weeks written notification of commencement of the remediation scheme works. Following completion of measures identified in the approved remediation scheme, a verification report that demonstrates the effectiveness of the remediation carried out must be produced and shall be submitted to and approved in writing by the Local Planning Authority.

D. Reporting of Unexpected Contamination

If contamination is found at any time when carrying out the approved development that was not previously identified it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken in accordance with the requirements of condition A, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition B and shall be submitted to and approved in writing by the Local Planning Authority. Following completion of measures identified in the approved remediation scheme a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with clause C.

- 6) Prior to the commencement of the development hereby approved, including any demolition and any works of site clearance including vegetation clearance, a Reasonable Avoidance Measures (RAMs) Method Statement for Great Crested Newts, shall be submitted to and approved in writing by the Local Planning Authority. Thereafter, the mitigation works shall be carried out in accordance with the approved details.
- 7) A revised bat emergence survey shall be undertaken prior to the commencement of the development to establish changes in the presence, abundance, and impact on bats. The survey results, together with any necessary changes to the mitigation plan or method statement shall be submitted to and approved in writing the Local Planning Authority. Thereafter, the development shall be carried out in accordance with the approved details.
- 8) No development shall commence until details of a scheme for the disposal of foul and surface water has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details prior to the occupation of the dwelling and retained in perpetuity.
- 9) The external walls of the dwelling shall be constructed in natural limestone or ironstone which shall be laid, dressed, coursed and pointed using a lime-based mortar with brushed or rubbed joints in accordance with a sample panel (minimum 1 metre squared in size) which shall be constructed on site to be inspected and approved in writing by the Local Planning Authority before the stonework is commenced. The sample panel shall be constructed in a position that is protected and readily accessible for viewing in good

natural daylight from a distance of three metres. The panel shall be retained on site for the duration of the construction contract.

- 10) Samples of the slates (including ridge tiles) to be used in the covering of the roof of the dwelling shall be submitted to and approved in writing by the Local Planning Authority prior to commencement of those works. The development shall be carried out in accordance with the samples so approved.
- 11) Prior to the surfacing of the driveway hereby approved, details and samples of the materials to be used in its construction shall be submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 12) Notwithstanding the details shown on the approved plans, further details of the architectural detailing of the exterior of the dwelling hereby approved, including the windows and doors (and their surrounds), together with the eaves and verge treatment shall be submitted to and approved in writing by the Local Planning Authority prior to the construction of the building above slab level. The development shall thereafter be carried out in accordance with the approved details.
- 13) A scheme for landscaping the site shall be provided to and approved in writing by the Local Planning Authority which shall include: -
 - (a) details of the proposed tree and shrub planting including their species, number, sizes, and positions, together with grass seeded/turfed areas and written specifications (including cultivation and other operations associated with plant and grass establishment i.e. depth of topsoil, mulch),
 - (b) details of the existing trees and hedgerows to be retained as well as those to be felled, including existing and proposed soil levels at the base of each tree/hedgerow and the minimum distance between the base of the tree and the nearest edge of any excavation,
 - (c) details of the hard landscaping including hard surfaced areas, pavements, pedestrian areas, and steps.
 - (d) details of the proposed lighting including the dwelling, parking areas and driveway.Such details shall be provided prior to the development progressing above slab level or such alternative time frame as agreed in writing by the developer and the Local Planning Authority. The approved scheme shall be implemented by the end of the first planting season following occupation of the development.
- 14) All planting, seeding, or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building and shall be maintained for a period of 5 years from the completion of the development. Any trees and/or shrubs which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent for any variation.
- 15) The development hereby permitted shall be carried out in accordance with the recommendations set out in Section 4 of the Preliminary Ecological

Appraisal & Bat Activity Assessment by Net Gain Ecology dated 06/06/23.
The recommended measures shall be installed prior to first occupation of the dwelling hereby approved and retained thereafter.

- 16) All site clearance (including the removal of any vegetation or works to hedgerows) should be timed to avoid the bird nesting season, this being during the months of March until August inclusive.
- 17) Notwithstanding the provisions of Classes A-D inclusive of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no enlargement, alteration or improvement of the dwellinghouse (including the provision of rooflights in the roof slope) shall be undertaken at any time without the prior planning permission of the Local Planning Authority.
- 18) Notwithstanding the provisions of Class E of Part 1 of Schedule 2 of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting or amending that order) no building or structure [other than oil or LPG storage tanks] shall be erected or placed within the curtilage of the dwelling hereby permitted without the prior planning permission of the Local Planning Authority.

End of conditions