



Appeal Decision

Site visit made on 29 July 2025

by **SE Hughes BA (Hons) PGDip MA MRTPI**

an Inspector appointed by the Secretary of State

Decision date: 05 November 2025

Appeal Ref: APP/Q3115/W/25/3366842

The Mount, Rotherfield Road, Henley-on-Thames RG9 1NR

- 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 Kingerlee Homes against the decision of South Oxfordshire District Council.
 - The application Ref is P23/S4036/FUL.
 - The development proposed is for the "(Phased) - Demolition of existing house and associated outbuildings and structures and redevelopment to provide two dwellings with associated access, hard and soft landscaping and other infrastructure".
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Decision

1. The appeal is allowed and planning permission is granted for the phased demolition of the existing house and associated outbuildings and structures and redevelopment to provide two dwellings with associated access, hard and soft landscaping and other infrastructure at The Mount, Rotherfield Road, Henley-on-Thames RG9 1NR in accordance with the terms of the application, Ref P23/S4036/FUL, subject to the conditions in the attached schedule.

Preliminary Matters

2. I have used the description of development provided on the application form in the heading above as the evidence before me does not provide details of the appellant's formal agreement to change the description of development.
3. Since the appeal application was determined, the Chilterns National Landscape Management Plan 2025-2030 and the Chilterns Lighting Planning Guidance have been published (in June 2025). In addition, the Council has updated the 2017 South Oxfordshire Landscape Character Assessment (SOLCA) with the 2024 Landscape Character Assessment (LCA 2024). Given the Council's Statement refers to these documents, and the appellant has had an opportunity to comment on it, I have considered this new evidence insofar as it relates to the development's landscape impact.
4. The proposed development relates to the replacement of an existing dwelling (referred to as Plot 1) and the erection of a second dwelling on the site to the south (referred to as Plot 2). I note that the Council's concerns relate to Plot 2. From my observations on site, I see no reason to disagree. Therefore, the focus of this appeal is the proposed development of the second dwelling on Plot 2. I have determined the appeal on this basis.

Main Issue

5. The main issue is the effect of the proposed development on the character and

appearance of the area, with particular regard to the Chilterns National Landscape (CNL) formerly known as the Chilterns Area of Outstanding Natural Beauty (AONB).

Reasons

6. The appeal site known as 'The Mount' is situated on Rotherfield Road, a leafy residential neighbourhood on the edge of Henley-on-Thames. To the west of The Mount the houses have substantial, well vegetated gardens to the rear. However, to the east, several properties have been developed behind the original street fronted properties. This includes 'Belvedere', which lies adjacent to Plot 2, and is noticeable in the landscape from views from the south.
7. In terms of its topography, The Mount is situated on the south facing slope of a narrow valley. At the bottom of the valley is Harpsden Cricket Ground and a public highway known as Harpsden Way. Beyond Harpsden Way, on the opposite side of the valley, is the well wooded countryside of the CNL, an area designated for its landscape and scenic beauty.
8. Paragraph 189 of the Framework states that great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and National Landscapes (NL) which have the highest status of protection in relation to these issues. It also advises that development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas. Policy ENV1 of the South Oxfordshire Local Plan 2011-2035 (SOLP) also seeks to conserve and enhance NL, stating development affecting their setting will only be permitted where it conserves, and where possible, enhances the designation's character and natural beauty.
9. At a local level, the southern part of the appeal site lies within the 'Chilterns Plateau with Valleys Landscape Character Area 10' (LCA10) defined in the South Oxfordshire Landscape Character Assessment (SOLCA). LCA10 is made up of several different landscape types, with the southern area lying within 'Landscape Character Type 16 Semi-enclosed Dipslope' (LCT16). In the more recent LCA 2024 this area has been redefined as 'LCA 4A Chiltern Wooded Chalk Plateau and Valleys' and covers a much larger area than LCT16. Given its more finely grained focus, I therefore find that the advice in the SOLCA with regards to LCT16 remains relevant for the purpose of this appeal.
10. The SOLCA highlights that LCT16 is generally rural "*with some 'suburbanising' influences within rural settlements*" and "*localised intrusion of built development*". The SOLCA's guidelines for development, expansion and infilling of settlements, include promoting the use of building materials and a scale of development appropriate to the landscape type and minimising the visual impact of intrusive land uses at the fringes of towns and villages with the judicious planting of tree and shrub species characteristic of the area to screen the development and integrate it more successfully with its surrounding countryside.
11. The appeal proposal would increase the amount of built form at the site in depth and width, introducing a second dwelling into an area where there are presently no buildings. However, the development would appear as part of the existing low-density residential development to the east which includes Belvedere. Furthermore, the bulk, scale and massing of the proposed dwellings and garages themselves would be similar to other properties in the area. As such, the development would

maintain the area's existing rural character with some 'suburbanising' influences and would therefore assimilate well into the grain of the neighbourhood. Whilst the Council have raised concerns about the urbanising effect of the second property and increased human activity and vehicular movements, given the existing use, the substantial size of the appeal site and the existing suburban influences, I do not consider that this would cause harm.

12. With regards to the CNL, I have considered the concerns of the Council and others that the position of the second dwelling will cause it to be visually prominent, from views from the south and that 15 years is too long to wait for tree planting to mature. I have also considered the development's similarities with Belvedere and the role of the southern part of the site and its contribution to LCA10 and LCT16 and to the setting of the CNL.
13. I am satisfied with the findings of the appellant's detailed Landscape and Visual Appraisal (LVA) that the muted colour of the brick, along with the retention and strengthening of the site's existing tree cover would ensure that the proposed development would generally be well concealed from public vantage points of the site from the south, including from the CNL. However, noting the LVA's findings that the development would have a 'minor adverse' effect from a few viewpoint locations in the CNL¹, I agree with the Council's Landscape Officer that it is necessary to require further planting at the same level as the second dwelling. This can be secured by way of a condition and will further reduce the visibility of the proposal from the CNL².
14. With regards to the impact of glazing, it would be filtered by intervening boundary vegetation and a condition to provide a coating would ensure that it would not be a detraction. Similarly, existing and proposed boundary vegetation would limit views of any domestic paraphernalia associated with the dwelling.
15. With regards to light pollution this has potential to effect habitats and tranquillity. Paragraph 198 of the Framework encourages decisions should 'limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes, and nature conservation.' Given that the site is already in residential use in a residential neighbourhood it is not an intrinsically dark neighbourhood. Nevertheless, noting the large windows in the southern elevation and the potential for further external lighting, I am satisfied that planning conditions requiring bat sensitive lighting and light reducing and low reflectivity glazing, in combination with the landscaping proposals, will ensure that light pollution from the appeal site would not cause harm.
16. In view of the above, I therefore find that the proposal would at the very least conserve the landscape and natural scenic beauty, visual qualities and essential characteristics of the CNL, and the character and appearance of the surrounding countryside.
17. Accordingly, I conclude that the proposed development would be acceptable in terms of its effect on the character and appearance of the area, including the CNL. It would, therefore, comply with SOLP Policies DES1, DES2 and ENV1 and policy

¹ Viewpoint locations 2, 3, 5 and 6.

² Local Planning Authority Statement, paragraph 6.10: *"the Landscape Officer confirmed that tree planting needed to be brought to the same level as the building in order to be most effective in filtering views. The Landscape Officer suggested that the trees are located on level ground at the top of the slope, levels should be indicated on the landscape plan and that this could be secured by way of a soft landscape condition with the permanent retention of the proposed planting"*.

SD3 of the Joint Henley and Harpsden Neighbourhood Plan 2020-2035 - Referendum Version and the Framework. These policies and the Framework collectively seek, amongst other things, development that is high quality and which complements the surroundings and conserves the character and natural beauty of the National Landscape.

Other Matters

18. I acknowledge the concerns raised by local residents in relation to historic value of The Mount, ecological impacts, the living conditions of neighbours, disturbance during construction and precedent. However, I find no reason to disagree with the Council's conclusions in relation to these matters that the proposed development would be acceptable, or could be made acceptable through the use of appropriately worded conditions, with any excessive disturbance during construction controllable by statutory nuisance provisions.
19. Section 66 (1) of the Act requires that, in considering whether to grant planning permission for development which affects a listed building or its setting, special regard must be given to the desirability of preserving the building, or its setting, or any features of special architectural or historic interest which it possesses.
20. Past Field, a Grade II listed building, is to the east of the appeal site whose special interest and significance is architectural. It forms no part of the Council's case that the proposed development would harm its setting. Due to the separation distances and the intervening property Belvedere and vegetation, I agree with that position.

Conditions

21. The Council has suggested a number of conditions in the event that the appeal is upheld. I have considered these against the Framework and the Planning Practice Guidance, revising where necessary to reflect its advice and for the purpose of clarity.
22. Condition 1 is necessary as the standard time condition. Condition 2, requiring the development to be carried out in accordance with the approved plans, is also necessary to provide certainty as to the development permitted.
23. Condition 3 is necessary in the interests of clarity and visual appearance to ensure that the site levels outside the buildings permitted are maintained unless a change in level has been approved first by the Council.
24. Condition 4, requiring the materials to be approved by the Council, is necessary to safeguard the character and appearance of the area.
25. Conditions 5, 6 and 8 relating to fenestration and boundary screens are necessary to protect the living conditions of the occupants of neighbouring properties.
26. Condition 7, requiring a glass coating to fenestration to be approved by the Council, is necessary to safeguard the character and appearance of the area and prevent light spill.
27. In the interest of conserving the landscape and natural scenic beauty, visual qualities and essential characteristics of the CNL, conditions 9 and 10 which remove permitted development rights, are necessary to ensure that further development at the site is controlled.

28. Condition 11 is necessary to ensure high standards of sustainable design and condition 12 is required to protect the occupants of nearby residential properties from loss of amenity due to noise disturbance from air source heat pumps.
29. Conditions 13, 14 and 15 are necessary in the interests of highway safety and to secure the provision and retention of suitable access, parking, turning areas and vehicle charging points to meet the expectations of development plan policies. Given that it is not clear what the highway authority's specifications are, I have amended the condition to require access improvements onto Rotherfield Road to be approved by the Local Planning Authority (LPA).
30. Conditions 16 and 17 are necessary to ensure the provision, management and maintenance of landscaping in order to safeguard the character and appearance of the area and to provide biodiversity enhancement. However, even taking into account the requirement for additional planting at the same level of the second dwelling to further mitigate the 'minor adverse' effect of the development in some viewpoint locations in the CNL, 20 years for the landscape management plan is not reasonable. Rather I consider a period of 5 years will be sufficient for the trees to mature to the point that the LPA can decide whether to make a Tree Preservation Order to provide legal protection to those trees it considers would have a significant adverse effect upon the local environment were they to be removed.
31. Condition 18 is necessary to ensure trees are protected during demolition, site clearance and construction and during the life of the development.
32. Conditions 19, 20, 21 and 22 are necessary to compensate for the net loss of biodiversity resulting from the development and provide biodiversity enhancements offsite, ensure that features to enhance biodiversity are provided onsite, and to protect biodiversity from insensitive external lighting and harm during construction.
33. Conditions 23, 24, 25 and 26 are necessary to manage drainage and prevent flooding.
34. Condition 27 is necessary to ensure the occupation of the garages and annexes are only for purposes ancillary to their host dwelling.
35. I have removed the Council's suggested condition requiring details of the cycle parking facilities to be provided within the site. I consider there would be sufficient space within the site, or in the double and triple garages for the secure parking of cycles therefore the condition is unnecessary.

Conclusion

36. For the reasons given above and having considered all other matters raised, I conclude that the proposed development would be in accordance with the development plan when read as a whole and the appeal should be allowed.

SE Hughes

INSPECTOR

Schedule of Conditions

- 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 accordance with the following approved plans: 21080-PS300-B, PL-02 rev A, PL-01 rev A, PL-05, 6576-MJA-SW-XX-DR-C-001 PL07, 21080-PE202-B, 6576-MJA-SW-XX-DR-C-600 PL03, 21080-PP203-B, 21080-PP201-B, 6576-MJA-SW-XX-DR-C-002 PL08, LAS 320 05B, 21080-PP100-D, 21080-PP0011, 21080-PE102-A, 21080-PP103-A, 21080-PE101-A, 21080-L01, Sheet 1 and Sheet 2, except as controlled or modified by conditions of this permission.
- 3) Except in the case of any building work hereby permitted, no change in the levels of the land shall take place unless in accordance with a detailed scheme which shall have been submitted to and approved in writing by the Local Planning Authority before any development commences on site. The scheme shall include details of existing and proposed ground levels.
- 4) No development above slab level shall take place until a photographic schedule of all materials to be used in the external construction and finishes of the development hereby permitted has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.
- 5) The first floor windows in the east and west-facing elevation of the dwellings hereby permitted shall be glazed in obscure glass with a minimum of level 3 obscurity, and shall be fixed shut with the exception of a top hung openable fanlight (or other means of opening to be first agreed in writing by the Local Planning Authority) before the buildings are occupied and shall be permanently retained as such thereafter.
- 6) The cill level of the rooflights in the east facing elevations of the garages / annexes hereby permitted and the rooflight in the west facing elevation of Plot 2 shall be at least 1.7 metres above the floor level of the associated rooms and shall be permanently retained as such.
- 7) Prior to the construction of the development hereby approved above slab level, details of the specification of glass coating to be applied to the external glazing of openings on the south-facing elevation of Plot 2, shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the glazing shall be implemented as approved before the buildings are occupied and retained in perpetuity.
- 8) Prior to the construction of the development hereby approved above slab level, details of 1.7 metre high privacy screens for the east and west sides of the proposed first floor rear balconies of the dwellings hereby approved shall be submitted to and approved in writing by the Local Planning Authority, and thereafter the privacy screens shall be implemented as approved prior to first occupation and retained as such in perpetuity.
- 9) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order) the erection or construction of gates, fences, walls or other means of enclosure as described in Schedule 2, Part 2, Class A of the Order shall not be

- undertaken without obtaining planning permission from the Local Planning Authority.
- 10) Notwithstanding the provisions of the Town and Country (General Permitted Development Order) 2015 (or any Order revoking or re-enacting that Order), no development as specified in Schedule 2, Part 1, Class A - Extensions, Class B - Roof Extensions, Class E - Outbuildings, Class F - Hardsurfacing shall be undertaken without obtaining planning permission from the Local Planning Authority.
 - 11) Prior to first occupation, all carbon reduction energy efficiency measures shall be implemented in accordance with the Energy Statement hereby approved and a Verification Report shall be submitted to the Local Planning Authority and approved in writing. The Verification Report shall demonstrate (with photographic evidence) that the energy efficiency measures have been implemented. These measures shall be retained and maintained as such thereafter in accordance with the Energy Statement and Verification Report.
 - 12) The air source heat pumps hereby approved shall meet Microgeneration Installation Standard: MCS 020 to qualify as permitted development. If this MCS Certification cannot be met, the approved air source heat pumps shall be so installed and thereafter operated and maintained so as to ensure that the rating noise level from the equipment does not exceed the background noise level at the boundary of the premises. Measurement and rating of noise for the purposes of this condition shall be in accordance with BS4142 (2014) 'Method for rating industrial and commercial sound' and the measurement location shall be 1 metre from the facade of the nearest noise sensitive receptor.
 - 13) Prior to first occupation of the dwellings hereby approved, the existing means of access onto Rotherfield Road shall be improved and laid out and constructed strictly in accordance with details that shall first have been submitted to and approved in writing by the Local Planning Authority and shall be retained as such thereafter.
 - 14) Prior to the first occupation of the development hereby approved, the parking and turning areas shall be provided in accordance with the approved plan 21080-PP100-D and shall be constructed, laid out, surfaced, drained and completed to be compliant with sustainable drainage (SuDS) principles, and that area shall be kept available at all times for the parking of motor vehicles by the occupants of the dwellings and their visitors and for no other purpose.
 - 15) Prior to the first occupation of the development hereby approved, an Electric Vehicle Charging Point shall be installed for each dwelling and shall be permanently retained as such thereafter.
 - 16) Prior to the construction of any development above slab level a scheme for the landscaping of the site, including the planting of live trees and shrubs, the treatment of the access road and hard standings, and the provision of boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. These details shall include schedules of new trees and shrubs to be planted (noting species, plant sizes and numbers/densities), the identification of the existing trees and shrubs on the site to be retained (noting species, location and spread), any earth moving operations and finished levels/contours, and an implementation programme. The scheme shall be implemented prior to the first occupation or use of development and thereafter shall be maintained in

accordance with the approved scheme. In the event of any of the trees or shrubs so planted dying or being seriously damaged or destroyed within 5 years of the completion of the development, a new tree or shrub or equivalent number of trees or shrubs, as the case may be, of a species first approved by the Local Planning Authority, shall be planted and properly maintained in a position or positions first approved in writing by the Local Planning Authority.

- 17) Concurrent with the submission of comprehensive details of the proposed landscape works, a maintenance schedule and a management plan (for a period of 5 years), for the soft landscaping works shall be submitted to and approved in writing by the Local Planning Authority. The Landscape Management Plan shall include:

a) Details of design principles and objectives.

b) Management responsibilities, maintenance schedules and replacement provisions for existing retained landscape features and any landscape to be implemented as part of the approved landscape scheme including hard surfaces, street furniture within open spaces and any play/ youth provision.

c) A plan detailing which areas of the site the Landscape Management Plan covers and also who is responsible of the maintenance of the other areas of the site.

d) A summary plan detailing different management procedures for the types of landscape on site e.g. wildflower meadows, native or ornamental hedgerows.

The schedule and plan shall be implemented in accordance with the agreed programme.

- 18) No development shall commence, including any site works or operations, including demolition and site clearance relating to the development hereby permitted, until an Arboricultural Method Statement and accompanying Tree Protection Plan has been submitted to and approved in writing by the Local Planning Authority. The Arboricultural Method Statement must include the following:

(1) A specification of any pruning or tree surgery works to any trees to be retained, to prevent accidental damage by construction or demolition activities;

(2) The specification and location of temporary tree protective fencing and any ground protection required to protect all retained trees in accordance with the current edition of BS 5837 "Trees in relation to design, demolition and construction", and details of the timing and duration of its erection;

(3) The location of areas for the storage or stockpiling of materials, temporary on-site parking, site offices and huts, mixing of cement or concrete, and fuel storage;

(4) The means of demolition of any existing site structures, and of the re-instatement of the area currently occupied thereby;

(5) The route and method of installation of drainage or any underground services in the vicinity of retained trees; Consideration will be made to avoid siting utilities and service runs within the Root Protection Area (RPA) of all trees to be retained. Only where it can be demonstrated that there is no alternative location for the laying of utilities, will encroachment into the RPA be considered. Methodology for any installation works within the RPA will be provided and must be in compliance

with the current edition of NJUG 'Guidelines for the planning and installation and maintenance of utility apparatus in proximity to trees'.

(6) The details and method of construction of any other structures such as boundary walls in the RPA of retained trees and how these relate to existing ground levels;

(7) The details of materials and method of construction of any roadway, driveway, parking, pathway or other surfacing within the RPA, which is to be of a 'No Dig' construction method, in accordance with the principles with in Arboricultural Association Guidance Note 12 "The use of cellular confinement systems near trees" and in accordance with current industry best practice; and is appropriate for the type of roadway required in relation to its usage.

(8) Provision for the supervision of any works within the RPA of trees to be retained, and for the monitoring of continuing compliance with the protective measures specified, by an appropriately qualified arboricultural consultant, to be appointed at the developer's expense and notified to the Local Planning Authority, prior to the commencement of development; and provision for the regular reporting of continued compliance or any departure there from to the Local Planning Authority.

Thereafter the development shall be carried out in accordance with the approved details with the agreed measures being kept in place during the entire course of development.

- 19) No development shall commence unless and until a certificate confirming the agreement of a Local Offsetting Provider to deliver a Biodiversity Offsetting Scheme, totalling a minimum of 1.78 area biodiversity units, has been submitted to and agreed in writing by the Local Planning Authority. The written approval of the Local Planning Authority shall not be issued before the certificate has been issued by the Offset Provider. The details of biodiversity enhancements shall be documented by the Offset Provider and issued to the Local Planning Authority for their records.
- 20) Prior to the commencement of the development above new slab level, details (including specification, position, height, orientation) of a scheme of biodiversity enhancements to be provided, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be designed in conjunction with a suitably qualified ecologist and bird/bat boxes on buildings shall be integrated into the fabric of the development. Features provided will be additional and separate to those required as mitigation measures under any protected species licence. A minimum number of biodiversity enhancement features shall be provided onsite as follows: two integrated bird nest boxes for house sparrow *Passer domesticus* or swift *Apus apus*, two integrated bat boxes, two bird nest boxes on retained trees and one hedgehog fence tunnel within each length of close-boarded fencing forming a plot boundary (arranged so that each plot is connected to at least two separate adjacent plots or to one other plot and open/public space as appropriate). Thereafter, the development shall be implemented in accordance with the approved details. All features shall be provided prior to first use and shall subsequently be retained in perpetuity.
- 21) No development hereby permitted shall take place except in accordance with the terms and conditions of the Council's Organisational Licence (WML-OR112, or a

Further Licence) and with the proposals detailed on plan The Mount: Impact Plan for great crested newt District Licensing (Version 1), dated 25th September 2024.

- 22) No external lighting shall be installed on site unless and until a sensitive lighting strategy for bats is submitted to and approved in writing by the Local Planning Authority. The strategy shall:
- a) identify those areas/features on site that are likely to be both particularly sensitive for bats and vulnerable to disturbance from artificial lighting, including: known or potential breeding sites, resting places, foraging areas or important routes used to access key areas of their territory.
 - b) show how and where external lighting will be installed (through provision of appropriate lighting plans, isolux contour maps and technical specifications) so that it can be clearly demonstrated that areas to be lit will not disturb or prevent bats using their territory or having access to their breeding sites or resting places.
- All external lighting shall be installed in accordance with the specifications and locations set out in the strategy. Under no circumstances should any other external lighting be installed without the prior consent from the Local Planning Authority.
- 23) No development shall commence, with the exception of any demolition, until a full surface water drainage scheme following the disposal method as shown within document "Drainage Statement & Appendices rev B.pdf" has been submitted to, and approved in writing by the Local Planning Authority. The design of the surface water drainage system shall be in accordance with the non-statutory technical standards for sustainable drainage systems, including details of BRE 365 soakage testing, levels, size, position and construction of all drainage works. The drainage scheme shall be sized to accommodate a minimum of the worst case 1 in 30 year storm, with evidence to demonstrate that the site can accommodate the worst case 1:100 year storm + 40% Climate Change storm, without any flows exiting up to this storm event and any storage on site not causing a nuisance or flooding to property. The approved scheme shall be implemented in accordance with the approved details prior to the occupation of the development and maintained thereafter in accordance with the approved drainage scheme.
- 24) Prior to first occupation of any of the dwellings hereby approved, a SUDS compliance report prepared by an appropriately qualified engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the sustainable drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following;
- 1) Inclusion of as-built drawings in DWG or DXF format,
 - 2) Inspection details of key SUDS features such as flow controls, storage features and volumes and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated,
 - 3) Details of any remediation works required following the initial inspection,
 - 4) Evidence that that remedial works have been completed,
 - 5) CCTV survey.

- 25) No development shall commence, with the exception of any demolition, until a full foul water drainage scheme following the disposal method as shown within document "Drainage Statement & Appendices rev B.pdf", has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme shall include details of method, levels, size, position and construction of the drainage scheme and shall be implemented in accordance with the approved details prior to the occupation of the development and maintained thereafter in accordance with the approved drainage scheme.
- 26) Prior to first occupation of any of the dwellings hereby approved, a foul water drainage compliance report prepared by an appropriately qualified engineer must be submitted to and approved by the Local Planning Authority. This must suitably demonstrate that the foul water drainage system has been installed and completed in accordance with the approved scheme (or detail any minor variations). This report should as a minimum cover the following:
- 1) Inclusion of as-built drawings in DWG or DXF format,
 - 2) Inspection details of key foul water drainage features such as the manhole chambers, and critical linking features or pipework undertaken, with appropriate photographs and evidence of inspections incorporated,
 - 3) Details of any remediation works required following the initial inspection,
 - 4) Evidence that that remedial works have been completed,
 - 5) CCTV survey.
- 27) The garage and annexe accommodation for the dwellings hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwellings that they would serve.

End of Schedule