

**4/03474/15/FUL - CONSTRUCTION OF BUILDING TO PROVIDE SHORT-TERM BOARDING ACCOMMODATION FOR CATS.
12 SINGLETS LANE, FLAMSTEAD, ST ALBANS, AL3 8EP.
APPLICANT: Mrs S Martin.**

[Case Officer - Rachel Marber]

Summary

The proposed outbuilding for operation as a cat hotel business would be an appropriate use within the designated small village in the Green Belt due to providing a local facility which would meet the needs of the village. In addition, the outbuilding would be domestic in scale and design and as a result would not impact upon the visual amenity of the existing dwelling house, adjacent Conservation Area and would assimilate into surrounding residential village. The proposal is therefore in accordance with saved appendixes 3 and 7 of the Dacorum Local Plan (1991), policies CS6, CS11, CS12 and CS27 of the Core Strategy (2013) and the NPPF (2012).

Site Description

The application site is located on the south side of Singlets Lane, Flamstead, St Albans. The site comprises of a two storey detached dwelling house which falls within a designated small village in the Green Belt. The dwelling house is externally finished in white render with a brown concrete tiled pitched roof. To the front of the property there is a driveway formed of hardstanding, adjacent to the dwelling house there is an attached single garage; parking provision would be sufficient to accommodate three domestic cars.

Singlets Lane is characterised by detached dwelling houses which are relatively regimented in regards to separation gap, height and build line. All properties however, vary in regards to architectural detailing and size. Nonetheless, the surrounding area has a distinctive verdant aspect, emphasised by the generous front gardens of the properties to the south, and the open fields to the north.

Proposal

The application seeks permission for the construction of an outbuilding, to be located in the rear garden of the dwelling house. The outbuilding would be utilised as a cattery for business purposes.

The cat hotel would be able to accommodate up to 16 cats within the six room facility.

Referral to Committee

The application is referred to the Development Control Committee due to the contrary views of Flamstead Parish Council.

Relevant History

4/03509/15/FHA SINGLE STOREY FRONT EXTENSION - NEW PORCH
Granted
18/12/2015

Policies

National Policy Guidance

National Planning Policy Framework (NPPF)

Adopted Core Strategy

CS1 – Distribution of Development
CS5 - Green Belt
CS6 - Selected Small Villages in the Green Belt
CS11 - Quality of Neighbourhood Design
CS12 - Quality of Site Design
CS27 - Quality of the Historic Environment

Saved Policies of the Dacorum Borough Local Plan

Policy 13 – Planning Conditions and Planning Obligations
Appendix 3- Gardens and Amenity Space
Appendix 7 - Small-scale House Extensions

Summary of Representations

DBC Licensing

Comment

"In addition to planning permission, the proposed business will require licensing under the Animal Boarding Establishments Act 1963. A licence must be obtained prior to the commencement of trade, but should not be viewed as a pre-requisite to the grant of planning consent. Full details of these licence can be found on the Council's website, at <http://www.dacorum.gov.uk/home/environment-street-care/licensing/animal-welfare-licences/animal-boarding-establishments>

When considering a licence application for a business of this type, the licensing authority will have regard to the CIEH's model conditions and guidance for cat boarding, available at <http://www.cieh.org/policy/model-licence-conditions-and-guidance-for-cat-boarding-establishments.html>"

Flamstead Parish Council

Objection

"The Parish Council strongly objects to the application for boarding accommodation for cats:

Concern that the location of the "hotel" is closer to no 19 Church Rd than the property at 12 Singlets Lane.

Concern over noise - increased number of people in the garden, cleaning out the cubicles, cats who may howl.

Concern over the estimated amount of waste and its odour especially as waste is taken away fortnightly by DBC and there is no other disposal mechanism in place; concern over number of extra cars parked on Singlets Lane as most people will be unlikely to pull in off the road due to uncertainty about sufficient space to turn round. Singlets Lane is a busy road with regular buses, agricultural vehicles, shop delivery lorries etc so parked cars along Singlets Lane always create a hazard.

Concern that it is not mixed use, but change of use.

Cat boarding facilities already exist in Markyate and Redbourn.

Concern that a residential street with a close network of gardens is not the place for such a business.

The Council has been advised of a number of objections from neighbours and the Council would support these views."

Environmental Health

Comment

"The Council has standards for the size and construction of Catteries which are obtainable from the licensing department. All Units must comply with this standard and be licensed by the Council."

DBC Strategic Planning

"The application site is located in the village of Flamstead and within the curtilage of the existing residential property (within the rear garden). As well as being within the Green Belt, the application site also falls within the area designated as a 'Small Village within the Green Belt'. The site is also located near to the Flamstead Conservation Area which centres on St Leonards Church of England church in the middle of the village.

Principle:

The proposed development should be considered against Core Strategy Policy CS1 which advocates a settlement hierarchy within the Borough. The village of Flamstead is identified as an area of development constraint where the rural character of the borough will be conserved. Core Strategy Policy CS1 also states that development that supports vitality and viability of the local community, causes no damage to the existing character of the village and/or surrounding area and is compatible with policies protecting (inter alia) the Green Belt will be supported.

The proposed development involves the construction of an outbuilding in the rear garden of an existing residential plot. This existing dwelling sits within a row of single or two-storey properties alongside the southern side of Singlets Lane where the rear garden is enclosed by the backs of properties off Church Road and boundary treatments between adjoining garden areas. In terms of the character of the village and surrounding area, it is considered that the proposed development would not cause detrimental harm to the character of this location, particular as the boarding accommodation would be constructed to a size which is commensurate with the size,

height and scale of outbuildings (i.e. sheds and summerhouses) typically found within the curtilage of residential properties.

Green Belt:

Paragraph 89 of the NPPF regards the construction of new buildings as inappropriate development within the Green Belt. Whilst there are exceptions to this, the proposed development does not fall within the definition of any of these listed exceptions and is therefore inappropriate development in national planning policy terms. Paragraph 87 states that inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances.

Core Strategy Policy CS5 seeks to apply national policies in respect of the Green Belt to protect the openness and character of the Green Belt, local distinctiveness and the physical separation of settlements. It continues to state that small-scale development will be permitted and lists a number of examples. The proposed development does not fall within any of these additional local exceptions.

Core Strategy Policy CS6 states that within (inter alia) Flamstead (a Selected Small Village in the Green Belt) a number of other developments will be permitted including (f) local facilities to meet the needs of the village. Such developments must be (i) sympathetic to its surroundings and (ii) retain and protect features essential to the character and appearance of the village. The applicant states that there are no existing cattery boarding facilities available within Flamstead and the nearest facilities also provide boarding accommodation for dogs – whilst not entirely clear, it is assumed that the applicant is inferring that a mixed boarding facility could be construed as less desirable. However, they have provided a small number of letters in support of this facility which do demonstrate interest and demand for their services.

As referred above, it is considered that the proposed development would be situated within an existing built-up part of the village, would not be incongruous with similar domestic outbuildings typically found within the curtilage of residential properties. Additionally, the height of the proposed building would not be intrusive or impinge upon the openness of the Green Belt at this location given that the garden area is enclosed by neighbouring development and boundary treatments. As such, subject to you being satisfied that the proposal meets a local need, it is considered that the proposed development satisfies the requirements of Core Strategy Policy CS6.

Design and Setting of the Conservation Area:

The application site lies in close proximity to the designated Conservation Area. Consideration should be given to Core Strategy Policy CS27 which states that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and, if appropriate, enhanced. The proposed development is not likely to detrimentally impact upon the setting of the Conservation Area by virtue of its proposed siting within an established residential area and the proposed scale, height, bulk and massing of the cattery accommodation. However, the views of the Design and Conservation Team should nevertheless be sought and taken into account.

Highways:

The applicant states that the driveway to the front of the residential property

accommodates three vehicle parking spaces and customers of the proposed cattery would visit by appointment only to pick up or drop off their pets. Saved Local Plan Policy 51 states that the acceptability of all development proposals will be assessed in highway and traffic terms and should have no significant impact upon (inter alia) (a) the nature, capacity and use of the highway network; (d) the design and capacity of parking areas and the implications for on-street parking; and (e) the environmental and safety implications of the traffic generated by the development. However, given the scale of the proposed business and regularity of customers visiting the facility, the proposal is not likely to create a significant amount of vehicle movements to detrimentally impact upon the capacity of the local highway network. Nevertheless, the Local Highway Authority's views should be sought and taken into account,

Amenity:

The proposed development would involve the keeping of up to 16 cats within 6 kennels located within the curtilage of a residential property which is bordered immediately on both sides and to its rear by further residential properties. The introduction of this use could give rise to amenity issues, such as noise and odour, which need to be taken into account. Consideration should therefore be given to Core Strategy Policy CS12 which states that development should (b) avoid visual intrusion, loss of sunlight and daylight, loss of privacy and disturbance to the surrounding properties. We note that the applicant argues that this would not be an issue given the quality of service to be offered, the nature of the building and materials used, and the associated hygiene regime. It may be prudent to seek the views of the Environmental Health team.

Conclusion:

Subject to you being satisfied that the proposed development does not give rise to significantly adverse amenity or highway impacts and that there is a sufficient local need for this facility, the proposal is considered to be acceptable in principle on the basis that it falls within one of the exceptions for small-scale development identified in Core Strategy Policy CS6."

Hertfordshire Highways

No Objection

"With regards to the additional information contained within Michael Fearn's email of 3rd of December 2015, I can confirm that the highway authority is now content with this proposal (ref 4/03474/15/FUL) to establish a cat hotel at 12 Singlets Lane, Flamstead.

As there will be no works to the highway, no transportation issues with capacity or safety on the highway network nor parking concerns with on street parking outside, the highway authority would not wish to object to this this planning proposal."

DBC Conservation

No Objection

"12 Singlets Lane is located in the village of Flamstead, to the east of the village centre

and just outside the Flamstead Conservation Area Boundary.

The application proposes the construction of an outbuilding in the garden to be used as boarding accommodation for cats. The outbuilding is single storey, of timber construction and seems of an acceptable scale and form in relation to the surrounding residential development. As such the proposal is not considered to harm the setting of the nearby Flamstead Conservation Area, no objection."

Comments received from local residents:

10 Singlets Lane

Objection

"We at number 10 Singlets Lane, strongly object to the planning application.

Our objections are:

Change of use. Running a commercial business from back garden is not in keeping with a residential rural village. When purchasing our property all searches returned the statement that Singlets Lane is a residential lane in a rural village.

The application makes references to the NPPF, and refers to economic development in main town centres, which Flamstead is not.

Policies

The site is within the Green Belt where restrictive planning policies apply and new buildings are generally considered inappropriate development. Paragraph 89 of the NPPF lists buildings or uses which are not considered inappropriate in the Green Belt, buildings for a cattery are not listed in this paragraph and would therefore be considered inappropriate development in the Green Belt.

The application suggests that as the building would not be visible it would not have any harm on the openness of the Green Belt. Openness is the absence of development and therefore any new building would have some harm on the openness of the Green Belt.

The application sets out that Core Strategy policies CS5 and CS6 support the proposal. Policy CS5 states that "within the Green Belt, small-scale development will be permitted . . . (a) building for the uses defined as appropriate in national policy." As set out above the building is not for a use in accordance with national policy and therefore policy CS5 does not support the proposal.

Policy CS6 states:

"Within Chipperfield, Flamstead, Potten End and Wigginton the following will be

permitted:

- (a) the replacement of existing buildings;
- (b) limited infilling with affordable housing for local people;
- (c) conversion of houses into flats;
- (d) house extensions;
- (e) development for uses closely related to agriculture, forestry and open air recreation, which cannot reasonably be accommodated elsewhere; and
- (f) local facilities to meet the needs of the village.”

This policy does not support the proposal for the cattery as it does not fall into any of the listed categories above. The application suggests that the proposal represents an enterprise which would help to meet local needs, this is not what the policy requires. The policy specifically sets out that to be permitted it would need to be a local facility to meet the needs of the village- it is doubtful that a cattery would meet the needs of the village and in reality would serve a much wider area, and therefore does not need to be sited in this location.

In fact we would go so far as to say that local opinion is such that this is not needed within the village- There are already 3 catteries within 1 mile radius which adequately serve the needs of the village:-

Orchard Farm Cattery, AL3 7PR

Little Revel End Kennels & Cattery, Little Revel End, Redbourn, Herts, AL3 7AJ

Country Cat Hotel, Markyate, Herts. AL3 8LR

The supporting letters provided in the application are all from Harpenden, and therefore do not constitute as village support.

Parking

There is no detail on the plans regarding the existing parking provision or parking for customers; in fact the application form states that there would be no additional parking provided and customers could overflow onto the road which could lead to on-street parking causing a highway safety issue.

Singlets Lane is as its name suggests a single track lane, and a main bus route. Any overflowing parking onto the road will have the potential to cause traffic problems. As the lane is narrow, customers may decide to park up on the pavement which would obstruct the pedestrians on the way to the Village School or other village amenities.

Waste

The application states that only 1 additional bag of rubbish will be generated by up to 16 cats- how can 16 cats only generate 1 bag of waste? Where will all the cat litter, food packaging etc. be going? We are also concerned about additional rubbish bringing foxes closer into the residential area, especially when many of us neighbours have children. Foxes are present in the fields opposite, and if people incorrectly store

rubbish it does attract them.

Noise and Smell

We are concerned over the noise increase- the cats will be out of their familiar environment, and are largely nocturnal creatures, who will cry overnight. Unlike purpose built catteries which are usually on farms with lots of land, the proposed cattery will be extremely close to our house; and we are worried- especially having young children- that their sleep will be disturbed by the noises.

The same applies to smell from cat urine and faeces.

Building Size and components, and concerns over light pollution

Due to the size and scale of the building, we will be able to clearly see this from the rear of our house and garden.

We chose to live in a residential village with minimal light pollution and as such would not welcome the addition of an increase in light pollution. Although the application does state that the lights will be switched off late at night, realistically and particularly at this time of year, lights will need to be on for much of the time. Heaters will need to be running through the night will give off a glow all throughout the night.

The photographs submitted with the application show trellising in front of a building that is similar to that which is being proposed; however the detailed plans of the proposed development do not include any details of trellising, therefore it must be assumed that facing us will be a wall of windows letting out light."

(19/11/15)

14 Singlets Lane

Objection (as summarised)

- Parking on Singlets Lane will detrimentally affect use of the road, due to narrow passage.
- Not a suitable use within a residential area.

(23/11/15)

Key Considerations:

Principle of Development

The application site is located with the small village of Flamstead, which Core Strategy Policy CS1 identifies as an area of development constraint where the rural character of the borough should be conserved. Core Strategy Policy CS1 expands this further stating, that development which supports the vitality and viability of the local

community, causes no damage to the existing character of the village and is compatible with policies protecting (inter alia) the Green Belt will be supported.

The application Site is located within a selected small village in the Green Belt, wherein accordance to Core Strategy Policy CS6 the following uses are acceptable:

- (a) the replacement of existing buildings;
- (b) limited infilling with affordable housing for local people;
- (c) conversion of houses into flats;
- (d) house extensions;
- (e) development for uses closely related to agriculture, forestry and open air recreation, which cannot reasonably be accommodated elsewhere; and
- (f) local facilities to meet the needs of the village.

The applicant states that there are no existing cattery boarding facilities available within Flamstead and the nearest facilities also provide boarding accommodation for dogs (which is presumed less desirable). In addition, a small number of letters have been provided alongside the application in support of this facility which sufficiently demonstrates an interest and demand for the service.

Such a stance has been reinforced by the Strategic Planning Policy Officer consulted on the proposed; the follow comments were provided:

“The proposal is considered to be acceptable in principle on the basis that it falls within one of the exceptions for small-scale development identified in Core Strategy Policy CS6”

Thus, it is considered that the use of the outbuilding for business use as a cat hotel would fall within the acceptable criteria F, and would constitute an appropriate use and development within this Green Belt village.

Effect on Appearance of Building and Street Scene

Saved appendix 7 of the Dacorum Local Plan (1991), policies CS11, CS12 of the Core Strategy (2013) and the NPPF (2012) all seek to ensure that any new development/alteration respects or improves the character of the surrounding area and adjacent properties in terms of scale, massing, materials, layout, bulk and height.

Paragraph 64 of the NPPF states that permission should be refused for developments of poor design which fail to improve the character and quality of an area. Policies CS27 of the Core Strategy (2013) states that the integrity, setting and distinctiveness of designated and undesignated heritage assets will be protected, conserved and, if appropriate, enhanced reinforce.

In accordance with the submitted application the proposed cat hotel would be

constructed of UPVC walls, a polycarbonate roof and glazed/UPVC windows and doors. These materials are considered acceptable for this type of addition and in-keeping with the existing dwelling house, complying with policy CS12 of the Core Strategy (2013).

The proposed outbuilding would measure 2.3 metres in height, 9.1 metres in width and 4.1 metres in depth. This would result in a total proposed additional floor space of 37.21m². Subsequently the proposed is considered of modest size and would not result in a bulky visual intrusion.

It is important to note that such dimensions would adhere to the criteria of Class E, Part 1 of the General Permitted Development Order. This Class permits, amongst other things, any building or enclosure required for a purpose incidental to the enjoyment of a dwellinghouse; such examples include the keeping of poultry, bees, pet animals, birds or other livestock for the domestic needs or personal enjoyment of the occupants of the dwellinghouse. In this instance the cattery would accommodate up to 16 cats for business purposes and therefore such a use would not be deemed incidental. Nonetheless, the permitted development class forms a strong fall-back position which aids the justification of granting planning permission.

No aspect of the proposed outbuilding would be visible from the street scene. As a result there would be no adverse impact on the street scape, preserving both the character and appearance of the existing dwelling house and wider street scene.

Furthermore, the proposed outbuilding has been amended to incorporate a 0.2 metres lower ridge height and additional screening. This additional screening includes trellis surrounding the entire structure in order to assimilate the proposed into the residential surroundings and to further shield the structure from neighbouring residents.

The application site lies in close proximity to the designated Flamstead Conservation Area. The proposed development would not detrimentally impact upon the setting of the Conservation Area by virtue of its proposed siting within an established residential area and the proposed scale, height, bulk and massing of the cattery accommodation. However, the views of the Design and Conservation Team were sought and the following representation was provided:

"12 Singletons Lane is located in the village of Flamstead, to the east of the village centre and just outside the Flamstead Conservation Area Boundary.

The application proposes the construction of an outbuilding in the garden to be used as boarding accommodation for cats. The outbuilding is single storey, of timber construction and seems of an acceptable scale and form in relation to the surrounding residential development. As such the proposal is not considered to harm the setting of the nearby Flamstead Conservation Area, no objection."

Therefore, it is considered that the proposed cattery would assimilate into the

residential surroundings and be of domestic outbuilding size; thus the proposed would not appear overtly visible to neighbouring residents and maintain the characteristics of the residential dwelling house and surrounding area. The proposal is therefore in accordance with saved appendixes 3 and 7 of the Dacorum Local Plan (1991), policies CS11, CS12 and CS27 of the Core Strategy (2013) and the NPPF (2012).

Effect on Amenity of Neighbours

The NPPF outlines the importance of planning in securing good standards of amenity for existing and future occupiers of land and buildings. Appendix 3 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013), seek to ensure that new development does not result in detrimental impact to neighbouring properties and their amenity space. Thus, the proposed should be designed to reduce any impact on neighbouring properties by way of visual intrusion, loss of light or privacy.

The proposed cattery would be single storey in residue and located 20 metres (approximately) away from the rear windows of the neighbouring properties. Furthermore, the proposed outbuilding would be located behind the existing 2.1 metre high brick wall boundary treatment which would shield the proposed from the ground floor windows of number 19 Church Road; the properties to the rear (number 19 and 21 Church Road) are bungalows, therefore no windows reside at first floor level. As a result it is not considered that the proposed would appear as a severe visual intrusion to neighbouring residents, or result in a significant loss of daylight to neighbouring doors/windows.

Overall, the proposed cattery would not detrimentally impact the residential amenity of neighbouring properties and complies with the NPPF (2012), appendix 3 and 7 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

Other Matters

Environmental Health were consulted on the proposal in regards to noise and odour concerns. The following representation was received:

"The Council has standards for the size and construction of Catteries which are obtainable from the licensing department. All Units must comply with this standard and be licensed by the Council."

In turn the Licensing department outlined the following:

"In addition to planning permission, the proposed business will require licensing under the Animal Boarding Establishments Act 1963. A licence must be obtained prior to the commencement of trade, but should not be viewed as a pre-requisite to the grant of planning consent. Full details of these licence can be found on the Council's website, at <http://www.dacorum.gov.uk/home/environment-street-care/licensing/animal-welfare-licences/animal-boarding-establishments>

When considering a licence application for a business of this type, the licensing authority will have regard to the CIEH's model conditions and guidance for cat boarding, available at <http://www.cieh.org/policy/model-licence-conditions-and-guidance-for-cat-boarding-establishments.html>”

In this regard, large amounts of noise, odour and hygiene potentially generated would be mitigated by the proposed adhering to Licensing and Environmental Health standards.

Furthermore, due to the small-scale nature of the cattery (maximum of 16 cats) it is not considered that there would be a considerable amount of noise or odour generated. In addition, preventative measures, such as noise reduction materials to be used in construction, and a meticulous cleaning schedule would help to prevent any such externalities from arising.

Impact on Car Parking Provision and Operation of Adjacent Highway

Saved Local Plan Policy 51 states that the acceptability of all development proposals will be assessed in highway and traffic terms and should have no significant impact upon (inter alia) the nature, capacity and use of the highway network; the design and capacity of parking areas and the implications for on-street parking; and the environmental and safety implications of the traffic generated by the development.

Hertfordshire Highways were consulted on the proposal and responded:

“As there will be no works to the highway, no transportation issues with capacity or safety on the highway network nor parking concerns with on street parking outside, the highway authority would not wish to object to this this planning proposal.”

Moreover, the additional traffic expected to be generated from the proposed would only be an average of one car per day. In addition, (as stated within the application's supporting information) each visit would last an average of about 10 minutes for drop-off/pick-up and would only take place during the hours of 0900 - 17.00 (i.e. outside peak travel times) between Monday to Saturday. The minimum stay would only be for 3 days and therefore there would be no repeat movements. It is also considered that the three available off street parking spaces would be sufficient in order accommodate the additional visitor capacity generated.

As a result, it is not considered that the proposal would impact on the safety and operation of the adjacent highway. The proposal meets the requirements of policy CS12 of the Core Strategy (2013) and saved policy 51 of the Local Plan (1991).

Consultation Response:

Several concerns were received as a result of the application. The main concerns are addressed below:

Business Use in Rural Residential Village- The principle of a cat hotel within the designed

residential village has been addressed within the Principle of Development section above. The cat hotel would be of domestic outbuilding size and has been amended to include heavy landscaping. This would ensure that's the proposed is domestic in scale and appearance, assimilating into the residential surroundings.

Parking and Highway Concerns- Please see The Impact on Car Parking Provision and Operation of Adjacent Highway section above.

No Local Need for Cattery- The onus of proof is on the applicant to submit sufficient evidence to demonstrate sufficient need for the cat hotel; the Local Authority is satisfied with the evidence provided indicating such need.

Noise and Smell generated by cattery- This is addressed within the Other Matters section above.

Light pollution generated from Cattery- Such concerns were put to the applicant who responded: *"Only small diffuser lights are used and these are sited so as to be inward facing. Neither is there any light overspill via the roof, as this is insulated with opaque panels. Lights are switched on separately when needed, so if only two cats are in residence two lights will be on at inspection times only. At all other times the lights will be switched off to save energy."*

Visual obtrusion of outbuilding- This has been addressed within the Effect on Amenity of Neighbours and Effect on Appearance of Building and Street Scene sections above.

RECOMMENDATION - That planning permission be **GRANTED** for the reasons referred to above and subject to the following conditions:

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

Reason: To comply with the requirements of Section 91 (1) of the Town and Country Planning Act 1990 as amended by Section 51 (1) of the Planning and Compulsory Purchase Act 2004.

- 2 The cattery hereby approved shall be used to accommodate a maximum of 16 cats at any one time.**

Reason: In order to enable the council to monitor any intensification of use and in the interests of the residential amenities of the occupants of the adjacent dwellings and for highway safety; in compliance with Saved policy 51 of the Local Plan (1991) and policy CS12 of the Core Strategy (2013).

- 3 The deliveries and collection of cats to and from the premises shall only take place between the hours of 9am to 5pm Monday to Saturday, nor at any time on Sundays, Bank or Public Holidays.**

Reason: In the interests of the amenities of the occupants of neighbouring dwellings in accordance with policy CS12 of the Core Strategy (2013)>

- 4 **The development hereby permitted shall be constructed in accordance with the materials specified on the approved drawings or such other materials as may be agreed in writing by the local planning authority.**

Reason: To ensure a satisfactory appearance to the development in accordance with policy CS12 of the Core Strategy (2013).

- 5 **The development hereby permitted shall be carried out in accordance with the following approved plans:**

BLOCK PLAN
PROP PLAN REV A
FRONT ELEVATION REV A
REAR ELEVATION REV A
LEFT SIDE ELEVATION REV A
RIGHT SIDE ELEVATION REV A

Reason: For the avoidance of doubt and in the interests of proper planning.

Article 35 Statement

Planning permission has been granted for this proposal. The Council acted pro-actively through positive engagement with the applicant during the determination process which led to improvements to the scheme. The Council has therefore acted pro-actively in line with the requirements of the Framework (paragraphs 186 and 187) and in accordance with the Town and Country Planning (Development Management Procedure) (England) (Amendment No. 2) Order 2015.